



## **MOUNT DORA NORTH PLANNED UNIT DEVELOPMENT**

### **PROJECT NARRATIVE**

The ten (10) parcel subject property (“Property”) is approximately 260+/- acres and is generally located north of State Road 46 and east of Round Lake Road in unincorporated Lake County. The Property is classified as improved pasture and single family residential. The surrounding land use pattern includes a transitional mix of agricultural and large-lot residential to the north and east, institutional to the west, and light industrial, residential, and arterial level roadways to the south.

Richland Developer – Florida Inc. (“Applicant”) is requesting approval of a Rezoning application to designate the entire 260+/- acre subject Property as Planned Unit Development (PUD). Currently, the Property has four zoning designation categories: Rural Residential (R-1), Estate Residential (R-2), Agriculture (A), and Planned Industrial (MP). Additionally, the majority of the Property is within the Wolf Branch Innovation District (WBID), a collaboratively developed master plan that was created between the City of Mount Dora and Lake County to diversify the economic base.

#### **A. Whether the rezoning is in conflict with any applicable provisions of the Land Development Code:**

The proposed rezoning complies with the Land Development Code and will not require any waivers through the PUD Concept or Land Use Plan. The proposed PUD rezoning follows the intent of Section 4.03.01 of Lake County’s Land Development Code. The utilization of the diverse uses, structures, and open space will provide compatibility with the abutting land uses. As shown on the provided PUD concept plan, the project features a centralized mixed-use/employment center. Lake County has already invested in the infrastructure/roadways including the interchange at SR 46 (Sorrento Avenue) and SR 453 that will serve as a major means of access for the Wolf Branch Innovation District (WBID) and the Property. Additionally, the residential portion of the proposed rezone will feature compatible low and moderate-density single-family residential structures that comply with Section 4.03.04 Residential Development Standards. The average proposed residential development density is 12.45 dwelling units/acre which is well below the 18 DU/Acre permitted under the moderate density residential use which makes up more than half of the proposed program.

#### **B. How the application is consistent with all elements of the Comprehensive Plan:**

The rezoning application is intended to facilitate a development that provides a mixed-use master-planned project that utilizes the intent of the WBID. Through this rezoning, the subject property will create employment-generating uses and substantial mixed-use/employment, as well as housing in a well-designed and integrated development. As presented in the surrounding development patterns to the north and east, the area is transitioning from agricultural to residential uses, according to Lake County’s Comprehensive Plan as well as the WBID Implementation Plan where the area is intended for development. The proposed development demonstrates the intent to locate the more mixed-use/employment uses adjacent to the SR-46/SR-453 interchange to allow for adequate access into/from the surrounding area. The remaining portion of the Property



is planned for mostly moderate-density and some low-density residential uses. There is also a conservation area to protect environmentally-sensitive lands. These conservation areas will also provide connectivity to off-site preserve lands to ensure large contiguous tracts of protected habitat for the area's flora and fauna.

**C. How the proposed rezoning is inconsistent with existing and proposed land uses:**

Through a companion future land use amendment, the proposed rezoning will follow consistently with the land uses. Currently, the subject Property is categorized as Regional Office and Rural Transition on the future land use map with a proposed amendment to Planned Unit Development. The proposed density and intensity would not be in alignment with the current FLU as Regional Office is only compatible with multi-family and incompatible with low and moderate density single family development. On the other hand, Rural Transition, while compatible with single-family development only allows for 1 dwelling unit per several acres. The companion PUD land use amendment will provide consistency and balance between the uses and sequentially provide congruent zoning for the proposed development.

In addition to balance, the proposed rezoning is consistent with the proposed land uses and provides consistency with the proposed WBID future mixed-use/employment area to the south of the Property.

**D. A statement describing any changed conditions that would justify the rezoning:**

The Regional Office and Rural Transition future land use categories has been in place for decades and has remained vacant. The rezoning will allow a mix of land uses similar to and compatible with the surrounding infrastructure and existing uses. The proposed rezoning also facilitates a springboard for development that aligns with the vision of the WBID as most of the land is within the district.

**E. Description of how the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities:**

**Transportation:** Through a Traffic Demand Analysis prepared by Traffic and Mobility Consultants, it was evident the that surrounding roadway network has capacity to serve the proposed densities and intensities set forth in related comprehensive plan amendment and will continue to operate at an acceptable level of service per the County's Comprehensive Plan after full project build out.

As shown on the table below the development is projected to generate 30,232 trips per day, of which 2,360 trips occur during the AM peak hour and 2,462 trips occur during the PM peak hours. Additionally, the developer will pay all required roadway impact fees concurrent with development permitting to offset impacts to the roadway network. Any required site-related improvements will be examined at the time of site plan review.



ITE Code	Land Use	Size	Daily		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	87 DU	10.20	888	0.75	66	16	50	1.00	87	55	32
215	Single Family Attached (Townhomes)	2,549 DU	7.60	19,373	0.52	1,320	330	990	0.60	1,525	900	625
230	Low-Rise Residential with Ground Floor Commercial	606 DU	3.44	2,085	0.44	267	61	206	0.36	218	155	63
710	General Office Building	293.334 KSF	10.09	2,960	1.44	422	372	50	1.38	406	69	337
760	Research and Development Center	293.333 KSF	10.54	3,093	1.03	302	248	54	0.98	287	46	241
820	Shopping Center (>150k)	293.333 KSF	37.01	10,859	0.84	246	153	94	3.40	997	479	518
<b>Total Gross Trip Generation</b>				39,259		2,624	1,180	1,444		3,520	1,704	1,816
<i>Internal Trips (15.0% Daily, 7.2% AM, 22.7% PM)</i>				5,889		186	84	103		796	384	411
<i>Pass-By Retail (34%)</i>				3,138		78	48	30		262	126	136
<b>Net New External Trips</b>				30,232		2,360	1,048	1,311		2,462	1,194	1,269

Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition.  
Internal Capture and Pass -By based on ITE Trip Generation Handbook, 3<sup>rd</sup> Edition

**Water and Wastewater:** Water and sewer shall be provided to the development by the City of Mount Dora, if required and if the City declines the provision of such utility services, the developer shall provide central water and sewer through alternative means as approved by the County. A copy of the utility service agreement shall be provided to the County if entered into between the parties.

**Solid Waste:** Solid waste services will be provided by Lake County. The County’s current level of service is sufficient to provide for the proposed development. The proposed Planned Unit Development rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

**Parks and Recreation:** According to Lake County’s Comprehensive Plan, Policy VII-1.4.3 Level of Service requires a minimum level of service of four (4) acres for every thousand (1,000) residents. The proposed community will provide a minimum of 30.7 acres of park land (developed or undeveloped as outlined in the companion PUD future land use amendment petition in compliance with the LDC). Additional park space is provided in the Mount Dora South project. Further, the 3.4+/-acre Sorrento Park is approximately 3 miles from the Property and the 35-acre Lincoln Avenue Community Park is less than 4 miles from the site. The developer will pay the adopted park impact fee concurrent with development to ensure mitigation of impacts to area parks facilities.

**Schools:** The Property will be served by the Lake County School Board and is designated within CSA #5. Round Lake Charter Elementary School is immediately adjacent to the west across from Round Lake Rd. The Property is also served by Mount Dora Middle and High Schools. It is noted in the 2021 Concurrency Report that there is available capacity for both the elementary and middle schools in CSA #5. High school capacity in the neighboring CSA is being created through improvements to Tavares High School. At the time of site plan and plat review, the developer must obtain Concurrency Capacity Reservation approval from the School District. Should capacity fall short during the review process due to expiration of reservation or other reason, the developer



will work with the School Board to provide for mitigation alternatives as needed that will offset project impacts.

**F. Any impacts the rezoning application would affect the natural environment:**

As outlined in the companion future land use amendment, the environmental assessment (EA) report was conducted on the entire 260+/- acre site. The EA indicates that the proposed development will have little effect on the current natural environment. According to the site survey described in the EA, three (3) wildlife species on Florida's Endangered, Threatened, and Species of Special Concern were observed during the site visit. As required by state regulation, any rare, endangered, threatened or species of special concern found on site will be moved to a more appropriate area as allowed with relocation permits.

Further, the Applicant has requested and received a Master Site File Letter from the Department of State indicating that no historical or cultural resources are found within the Property boundary or surrounding area. It is understood that any historic or cultural resources that may be discovered during the development process, activities shall cease, and the proper authority (Federal, State, or Local) shall be notified and authorization and/or necessary permits shall be pulled prior to resuming.

**G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area:**

The proposed rezoning will contribute to the surrounding property values and create a desirable area for living and working. In addition to Lake County's investment in infrastructure, the proposed Planned Unit Development will accomplish the County's vision of the Wolf Branch Innovation District and create a dynamic mix of mixed-use and residential uses to support the employment center creation and provide an enhanced economic base for the region. These uses will substantially add to Lake County's tax base and result in a positive fiscal impact.

Currently, a large portion of the property is improved pastures utilized for grazing cattle. The proposed rezone would allow this area to develop and drastically improve the use of the property and in turn provide a compatible use that would operate in a way that the WBID intended.

**H. How the proposed rezoning would result in an orderly and logical development pattern:**

As noted above, a portion of the Property is located in the WBID. This innovation district is a collaborative master plan between the City of Mount Dora and Lake County with the objective of establishing a regional mixed-use employment area. The WBID plan was created based upon the demand for additional non-residential lands uses in northeast Lake County and infrastructure/roadways improvements that would bring new growth opportunities to the immediate area. This investment made by both municipalities to complete the study proves a clear and concise development pattern that will be applied in the proposed PUD rezoning. As intended, that area will develop in a way that will allow for a mix of uses that will provides higher density residential and light industrial uses.



Additionally, the existing development pattern includes major roadway infrastructure that is immediately south of the Property. The surrounding area roadway network provides a logical development pattern that creates adequate access and connection to larger metropolitan areas. The newly built Highway 453 is evident that growth is anticipated in the area. According to the Bureau of Economic and Business Research (BEBR), Lake County's anticipated 2050 population is projected to increase to 614,500 residents. This represents a 60% increase in population over the next 30+/- years. The proposed rezoning will assist with the demand of new housing by this continued population growth and will do so within the Wolf Branch Innovation District, which is an area targeted for mixed-use development.

**I. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations:**

The proposed rezoning would not be in conflict with the public interest as much as the Property is within the bounds of the WBID which is intended to establish a mixed-use center with regional significance. As emphasized throughout the Wolf Branch Implementation Plan and Guiding Principles, the WBID is intended to create quality professional jobs within east Lake County with convenience to residents of the community. Further, the proposed rezoned shall promote orderly and logical development with attractive design, park-type settings, and will assure appropriate land plans in order to maintain the integrity of existing the future of nearby residential areas.

Additionally, through the WBID guiding principles, the proposed rezoning will ensure that new development provides high quality economic growth to the area while maintaining community character and protecting property rights. New development will follow principles such as; promote development as a mixed-use area with uses ranging from manufacturing to retail to multi-family housing to support the growth of east Lake County. The proposed rezoning will also offer residential uses that create more of a mixed-use environment, allowing employees to live closer to work and promote development that is pedestrian oriented.

The proposal will introduce growth and employment opportunities within the region in close proximity to proposed residential to serve the growing need for housing stock as the area's population continues to grow. The proposal is in-sync with the intent of the WBID guidelines as it includes a mix of mixed-use/employment with residential as a supporting use.

**Conclusion**

In summary, the proposed PUD rezoning is justified as follows:

- 1) Provides a development that is aligned with Lake County's envisioned Wolf Brach Innovation District and provides employment-generating uses as well as housing in a well-designed and integrated development.
- 2) Utilizes the Property to promote infill development in the anticipation of large population growth that is consistent with surrounding existing communities.
- 3) Efficiently uses the County's investment in public infrastructure by locating land uses in areas of the County where adequate and available public facilities and infrastructure exist.