



November 7, 2023

Lake County – Office of Planning and Zoning
c/o Melving Isaac, P.E.
P.O. Box 7800
315 W. Main St, Suite 510
Tavares, FL 32778

Re: Rezoning Application - Mount Dora South PUD (RZ-2023-11-4)
Project No. 2022120019, Application Request No. 5174
Alternate Key Nos.: 1112001, 1124841, 1102235, 1085110, 1709261, 3900130, 2731541, 1814596 and
1510767

Dear Mr. Isaac:

Enclosed please find responses in **bold** to Staff's comments dated October 9, 2023. The following items are resubmitted based on staff review.

- 1) Revised Traffic Study,
- 2) Revised Boundary Survey with 50-foot Right-of-Way access; and
- 3) Revised Conceptual Master Plan

Please find below responses to Lake County's comments.

Public Works Department – Engineering Division

1. The traffic study will need to provide the phase one site access impact of traffic on Round Lake Road as the northern access is not foreseen as achievable prior to completion of the onsite infrastructure.

RESPONSE: Please see revised Traffic Study. As discussed at our meeting on 10/17/2023, the east-west collector from Round Lake Road to Plymouth Sorrento will be designed and constructed as part of the initial phase development for the subject project. The northern connections to Coronado Somerset represent the properties legal access to the north and will remain as viable ingress/egress points for the development program until such time as the County and/or future development redirects such traffic through redesigned right-of-way.

2. The traffic study identifies Access West 1 and West 2 on the trip distribution. Please revise as the Trailside Development would prohibit access through it with the current plan they have in place as well as they are under construction. If Access West 1 is the county road Coronado Summerset, then label it as that road and not show as a dedicated new access drive and shift to correct location off Round Lake Road. Additional conversation on this access is required.

RESPONSE: Please see revised Traffic Study.

3. The traffic study identifies Access West 1 and West 2 on the trip distribution. Please revise as the Trailside Development would prohibit access through it with the current plan they have in place as well as they are under construction. If Access West 1 is the county road Coronado Summerset, then label it as that road and not show as a dedicated new access drive and shift to correct location off Round Lake Road. Additional conversation on this access is required.

RESPONSE: Please see revised Traffic Study.

City of Mount Dora

No comments received from the City of Mount Dora for this resubmittal.

RESPONSE: So noted.

Public Works Department – Engineering Division Informational Comments

The following are conditions for the proposed PUD Ordinance:

Transportation:

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

RESPONSE: So noted.

2. Traffic calming will need to be included in the subdivision design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.

RESPONSE: So noted.

3. Coordination with Orange County on the proposed East/West connector road will be required to permit and construction of the roadway.

RESPONSE: So noted.

4. The future Coronado Summerset access and realignment shall require coordination with other property owners prior to improvements to such road and operation of such roadway. The main access to the development until such access is secured, design, permitted, and constructed shall be the East/West connector road on the south side of the property from Round Lake Road to CR 437.

RESPONSE: So noted.

5. Sidewalks will be required per Land Development Regulations, as amended.

RESPONSE: So noted.

6. A trail along Round Lake Road and within the development will be required.

RESPONSE: So noted.

7. Additional right-of-way for Round Lake Rd will be required to meet the PDE and road plan for the ultimate four lane road. Coordination on the amount of right-of-way will need to be made with the Public Work Department.

RESPONSE: So noted.

8. Additional right-of-way for South Coronado Drive and Coronado Summerset Drive will be required.

RESPONSE: So noted.

9. Internal roads within the development shall be designed to meet City of Mount Dora, Florida Greenbook, and Lake County road standards.

RESPONSE: So noted.

10. The internal roads within this development shall be privately maintained by the HOA or CDD. The rights-of-way within the development for the collector and neighborhood connector roads shall remain open to public traffic without gates with no restrictions.

RESPONSE: So noted.

Stormwater Management:

11. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

RESPONSE: So noted.

12. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

RESPONSE: So noted.

Utility:

13. The sewer and water utilities for this development shall be serviced by City of Mount Dora.

RESPONSE: Mt. Dora is not the only or required option for the provision of utilities to this project. Ordinances approved on recent PUD projects located in the Mt Dora/Lake County JPA area have not required that Mt Dora be noted as the provider either. We understand that the applicant shall be responsible for the provision of utilities as part of its site plan approvals and shall identify the provider at such time.

Thank you in advance for your consideration of the above information. Please contact me directly at acrespo@rviplanning.com or (239) 850-8525 if you have any questions or require additional information.

Sincerely,



Alexis Crespo, AICP
Vice President of Planning

CC: Matt Young, P.E. & Matt Cuarta, Richland Communities
Tara Tedrow, Esq., Lowndes