

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING & ZONING BOARD
August 6, 2014



BOARD OF COUNTY COMMISSIONERS
August 26, 2014

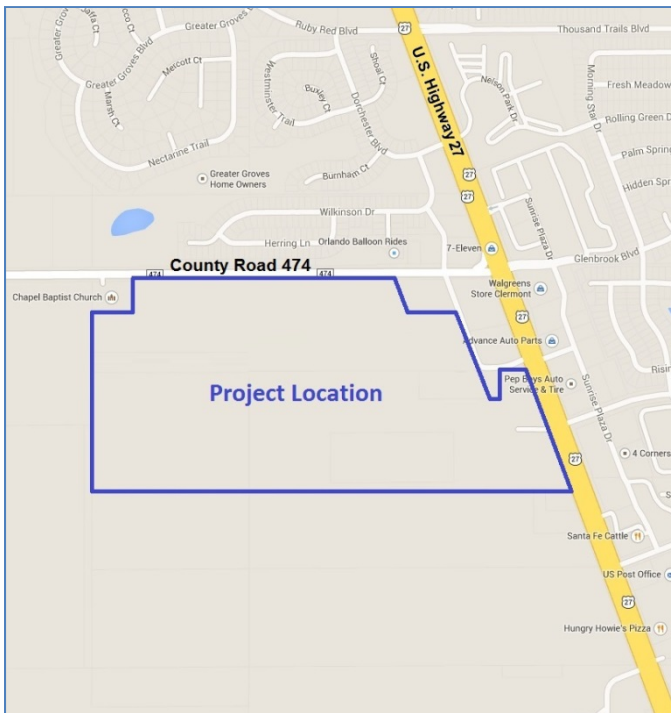
PH #15-14-1 Camden Park Subdivision (AKA Millbrook Manor) PUD Amendment	Case Manager: Melving Isaac, Planner	Agenda Item #4
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Owner: GG Assets LLC & Warminster Investments Corporation (the "Owner")

Applicant: Suresh Gupta, GG Assets LLC (the "Applicant")

Requested Action: Amend the Planned Unit Development (PUD) Ordinance #2008-67 to increase the number of residential units and to add commercial uses. Ordinance #2008-67 will be rescinded and replaced by the proposed ordinance.

- Site Location & Information -



Approximate site location outlined in Blue

Site Visit July 24, 2014

Sign Posted July 24, 2014 (2 posted)

Size	137.2 +/- acres	
Location	South of Clermont area, southwest of the U.S. Highway 27/County Road 474 intersection	
Alternate Key #'s	multiple (see ordinance)	
Future Land Use	Green Swamp Ridge (4 du/ net ac. max.)	
	Existing	Proposed
Zoning District	PUD	PUD
Impervious Surface Ratio Comprehensive Plan (Policy I-4.2.2)	0.45 max	0.45 max
	0.25 max	0.25 max
Floor Area Ratio		
Joint Planning Area	N/A	
Utility Area:	South Lake Utilities	
Site Utilities	Central water and sewer (proposed) - South Lake Utilities	
Road Classification	U.S. 27 - Rural Principal Arterial - Other CR 474 - Rural Major Collector	
Flood Zone/ FIRM Panel	(X, A)/750	
Commissioner District	1 (Sullivan)	

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Green Swamp Rural Conservation	Planned Unit Development (PUD), Community Facility (CFD)	Residential Subdivision	Adjacent to County Road 474
South	Green Swamp Ridge	Planned Unit Development (PUD)	Orange Grove	Rubin Groves of Clermont PUD (undeveloped, PUD Ordinance amended on 2014)
East	Green Swamp Ridge, Conservation, Urban Low Density	Planned Commercial (CP), Neighborhood Commercial (C-1)	Commercial	Adjacent to U.S. Highway 27
West	Green Swamp Rural Conservation	Agriculture (A)	Wetlands	

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed rezoning request, with conditions, as set forth in the attached Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to amend the Planned Unit Development (PUD) Ordinance #2008-67 (Attachment #1) to increase the number of residential units from 396 to 434 residential units (217 single-family and 217 multifamily dwelling units) and to add commercial uses. Ordinance #2008-67 will be rescinded and replaced by the proposed ordinance.

The subject property consists of 137.2 acres and is located in the South of Clermont area, southwest of the U.S. Highway 27/County Road 474 intersection. The property is currently undeveloped.

The proposed rezoning request is consistent with the Comprehensive Plan and the Land Development Regulations (LDR), which permits residential and commercial uses in the Green Swamp Ridge Future Land Use Category (FLUC). The requested increase in residential units does not exceed the maximum density of four (4) dwelling units per net buildable acre allowed by the FLUC. The request is also consistent with the LDR which permits residential communities and commercial uses in the PUD Zoning District, as established in LDR Section 4.03.02, *Permitted Uses*.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The proposed rezoning amendment is consistent with the LDR as seen in Section 4.03.02 *Permitted Uses*, which permits residential communities and commercial uses in the PUD Zoning District.

The LDR Section 9.01.06B *Landscape Buffers* requires landscaping between the proposed PUD and the adjacent properties. There are wetlands along the western property line and adjacent properties to the west. In recognition of this situation, an ordinance condition is proposed to allow the use of the existing wetlands, trees and vegetation to serve as the required landscape buffer area along the western property line. These existing wetlands, trees and vegetation will serve to screen the west side of the property; therefore no additional landscape buffer is being required at this location. A condition has been included in the proposed ordinance indicating that no landscaping is required at the west property line adjacent to wetlands. This condition addresses the required 50-foot agricultural buffer pursuant to the Comprehensive Plan.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The PUD zoning request is consistent with Comprehensive Plan Policy I-4.2.2, *Green Swamp Ridge Future Land Use Category*, as residential and commercial uses are allowable in the Green Swamp Ridge FLUC.

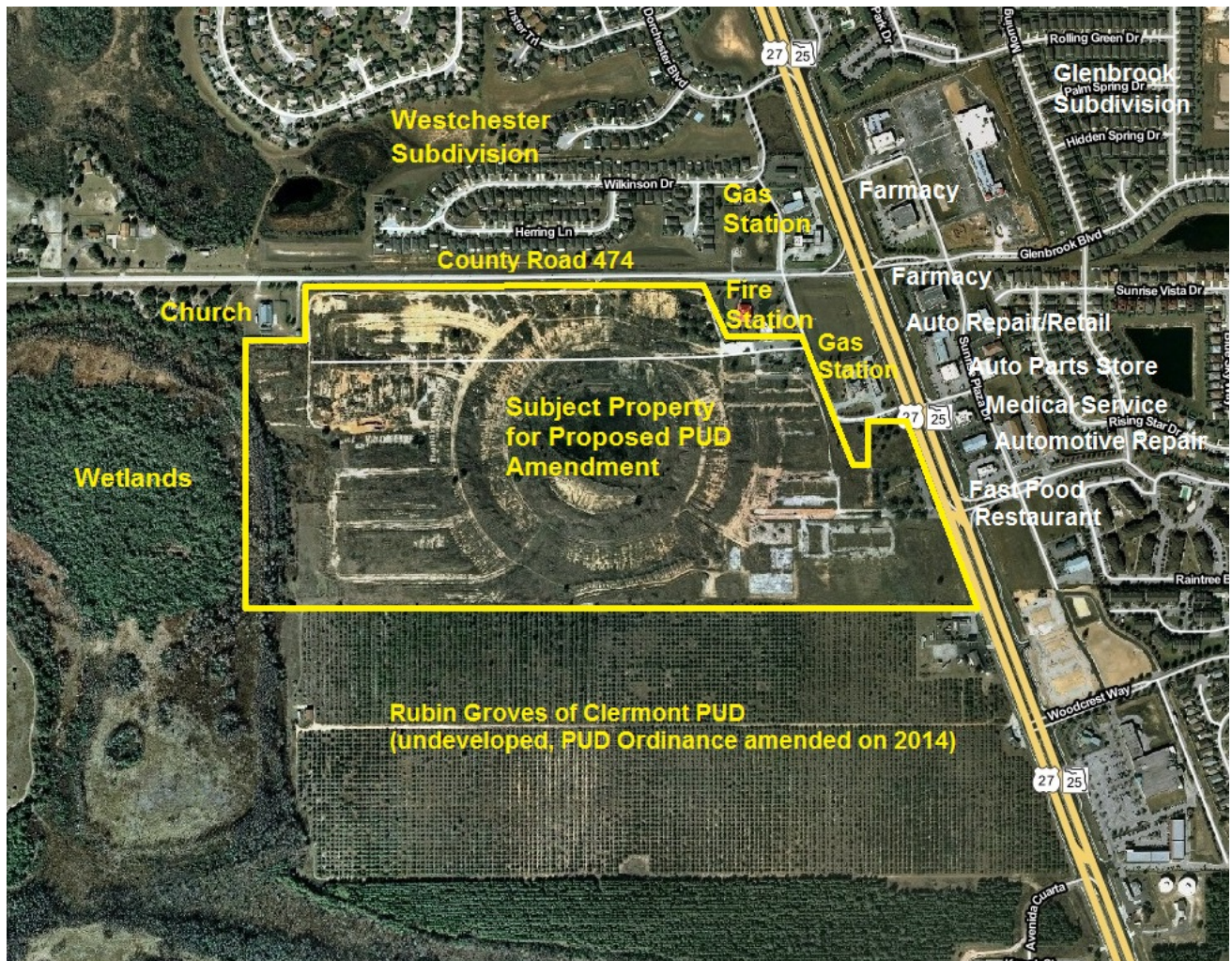
The Applicant is proposing to develop the property located in the Green Swamp Ridge FLUC at a density of 3.7 dwelling unit per net buildable acre consistent with the Comprehensive Plan Policy I-4.2.2 which allows a maximum density of four (4) dwelling units per net buildable acre. A minimum 40% open space is required.

The proposed rezoning amendment is also consistent with the Comprehensive Plan Policy I-4.2.2 which requires that mixed use PUDs in the Green Swamp Ridge FLUC be limited to a maximum of 20% of the net buildable area of the site for commercial use. The proposed commercial area for this development is 8.4 acres which represents a 7% of the net buildable area.

Comprehensive Plan Policy I-7.8.2 *Time frame of Planned Unit Developments* requires that a time frame shall be established in the ordinance for commencement and completion of the development. Conditions have been included in the proposed PUD Ordinance to comply with this policy.

C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;

The property, which is located within the Green Swamp Ridge FLUC, is bordered at the north by County Road (CR) 474 and Westchester Subdivision, wetlands on the west, U.S. Highway 27 and commercial uses to the east, and by orange groves to the south (the Rubin Groves PUD mixed-use development). As shown in the map below, the immediate properties are characterized by residential and commercial uses. These existing single and multi-family residential uses range from a density of 3.53 to 5.86 dwelling unit per acre. The proposed PUD amendment will have a density of 3.7 dwelling unit per net buildable acre. Retail stores, gas stations, automotive repair/services, restaurants and vacant commercial properties exist in the neighboring area which is consistent with the request to add commercial uses to the existing PUD Ordinance.



D. Whether there have been changed conditions that justify a rezoning;

The 2030 Comprehensive Plan designated this area as Green Swamp Ridge. There have been at least 3 rezonings in this area over the past 2 years. The adjacent property to the south was rezoned in 2014 for mixed use residential/commercial. The Applicant seeks to increase the number of residential units from 396 to 434 residential units and to add commercial uses consistent with the Green Swamp Ridge FLUC.

- E. **Whether, and the extent to which, 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;**

Water/Sewage - The property will be served by central water and sewer (South Lake Utilities - Attachment #2).

Transportation - Public Works Transportation Division has indicated that the standard Level of Service (LOS) for the impacted roadway of CR 474 is "C" with a capacity of 603. This segment of roadway Green Swamp Road to U.S. Highway 27 is currently operating at sixteen percent (16%) of its capacity in the peak direction during the peak period. This project will be generating three hundred and forty one (341) peak hour trips; with two hundred and twenty (220) directional pm peak hour trips increasing the volume to capacity ratio (v/c) to fifty two percent (52%). Currently there are no State funded improvements scheduled for this roadway segment. Applicant will be required to complete a full traffic study prior to site plan approval. The full extent of the impacts will be evaluated as part of the site plan review process for the proposed use.

Schools - Lake County School Board has indicated that the rezoning will have an adverse impact on Lake County Public Schools, and specifically that the proposed rezoning will affect Windy Hill Middle School which is over capacity (School Board Comments - Attachment #3). School Concurrency shall be met before final plat approval in accordance with LDR Section 5.03.09 *Educational Facilities*.

Fire and Emergency Services - The subject parcel is contiguous to the Lake County Fire Station 112 (closest fire station), located at 16240 County Road 474, Clermont. As shown in the map above, the fire station is located immediately to the northeast side of the property.

- F. **Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;**

The property is currently undeveloped but has been previously disturbed as shown in the map above. There are wetlands located within the project boundaries. Conditions have been included in the ordinance to require a 50 feet wetlands buffer. Any development would be required to meet applicable standards.

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

The application does not include any information regarding effect of the proposed rezoning on area property values.

- H. **Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern;**

Regarding the addition of commercial uses to the existing PUD, the development pattern for the area surrounding the property is predominantly a mix of residential uses and commercial development along U.S. Highway 27. The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area.

- I. **Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and**

The proposed rezoning amendment will not be in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and LDR.

- J. **Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

N/A.

FINDINGS OF FACT: Staff has reviewed the proposed rezoning and found:

1. The request is consistent with Comprehensive Plan Policy I-4.2.2, *Green Swamp Ridge Future Land Use Category*, as residential and commercial uses are allowable in the Green Swamp Ridge FLUC.
2. The proposed rezoning amendment is also consistent with the Comprehensive Plan Policy I-4.2.2 which requires that mixed use PUDs in the Green Swamp Ridge FLUC be limited to a maximum of 20% of the net buildable area of the site for commercial use. The proposed commercial area for this development is 8.4 acres which represents a 7% of the net buildable area.
3. The request is consistent with Comprehensive Plan Policy I-7.8.2 *Time frame of Planned Unit Developments* with the conditions included in the proposed PUD Ordinance.
4. The request is consistent with LDR Section 4.03.02 *Permitted Uses*, which permits residential communities in the PUD Zoning District.

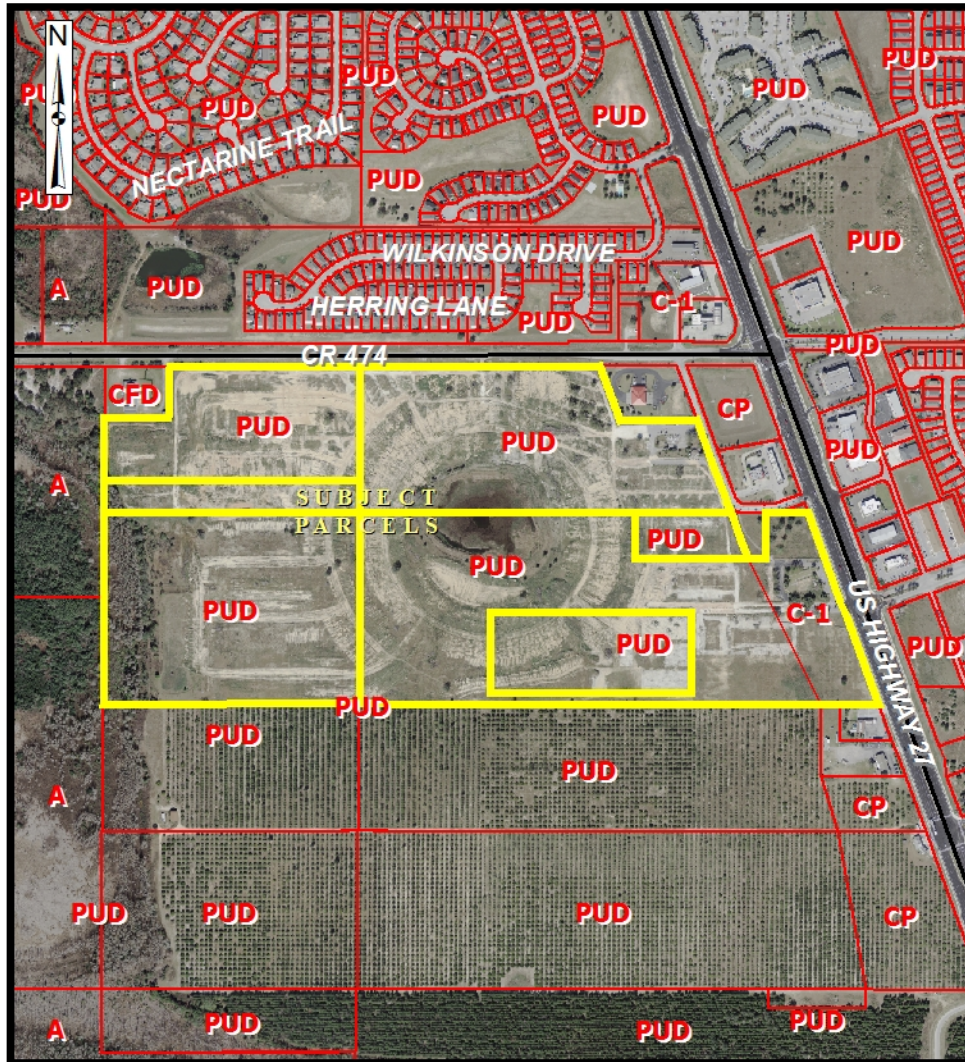
Therefore, based on these findings of fact, staff recommends **APPROVAL with conditions**, subject to the conditions as set forth in the attached Ordinance.

WRITTEN COMMENTS FILED:

Supportive: -0-

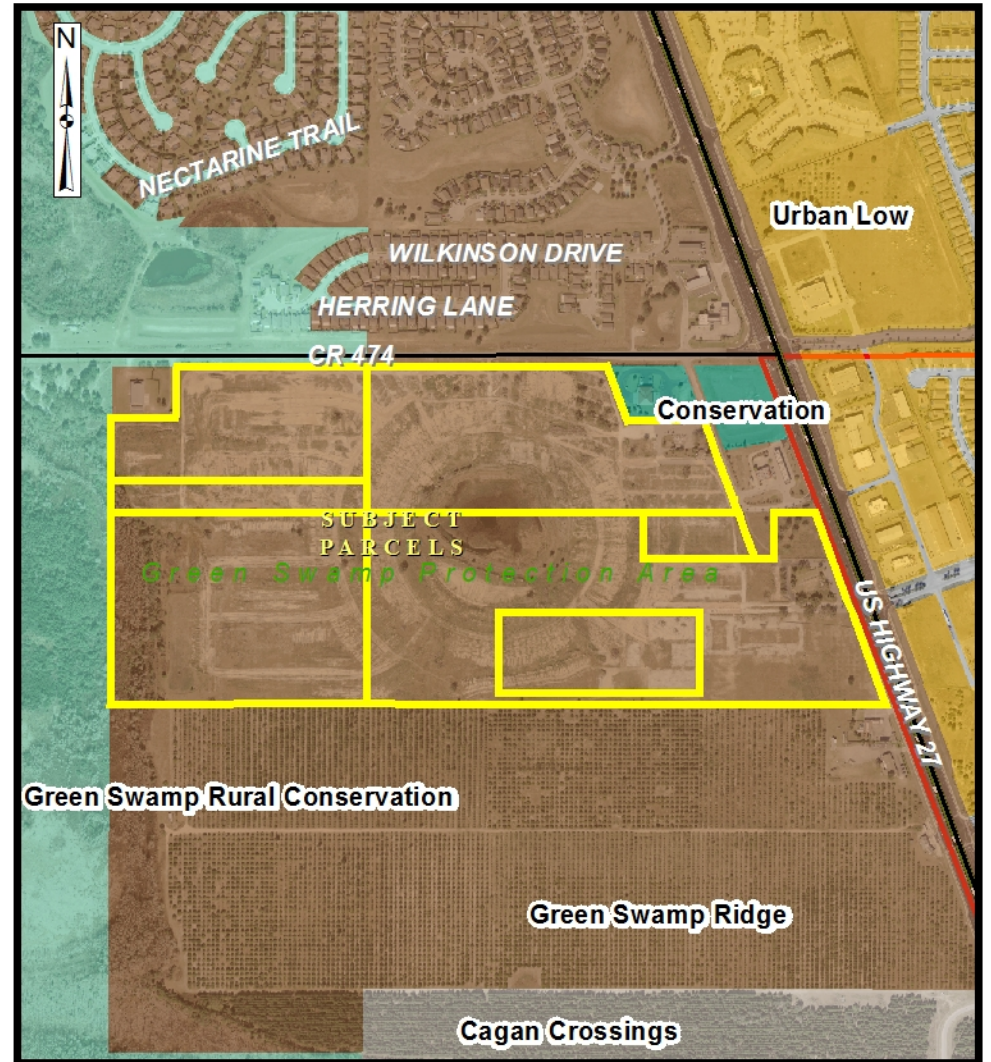
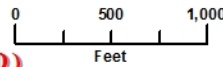
Concern: -0-

Opposition: -0-



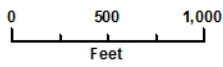
CURRENT ZONING

PLANNED UNIT DEVELOPMENT (PUD)



ADOPTED FUTURE LAND USE

GREEN SWAMP RIDGE



**CAMDEN PARK SUBDIVISION
(AKA MILLBROOK MANOR)
PUD AMENDMENT**

CASE NO.
PH #15-14-1

CASE LOCATION:
S26/27, T24S, R26E

REQUESTING:
Amend the PUD Ordinance #2008-67 to increase the number of residential units and to add commercial uses.

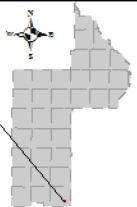
- ZONING**
- LAND USE**
- SUBJECT PARCEL**

DATA SOURCES:

Lake County GIS Department, PlanMetrics, 2008 Aerial Image, Data Compilation and Map production compliments of the Growth Management Department, Planning and Community Design.

This map product was prepared from a Geographic Information System established by the Lake County Board of County Commissioners, its employees, agents and personnel, make no warranty as to its accuracy, and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. The Lake County Board of County Commissioners, its employees, agents and personnel MAKE NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESS OR IMPLIED WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data contained on this map product should be obtained by any user of this map.

MAP COMPOSITION:
JANUARY, 2008



1 b. Lot Size: Single-family residential lots shall be a minimum 8,400 square feet. Multifamily
 2 (Townhouses) shall be a minimum 10,800 square feet for 3-units townhouses and a minimum
 3 13,800 square feet for 4-units townhouses.

4 2. Commercial: Commercial uses shall be located according to the Conceptual Plan, and shall be
 5 limited to a maximum of 5,000 square feet or less per parcel pursuant to Policy I-4.2.2 of the
 6 Comprehensive Plan, as amended. However, the square footage can be increased to the
 7 maximum FAR of 0.25 and ISR of 0.45, providing that the development meets or exceeds the
 8 sustainable building rating and certification system, and retains the first three inches (3") of
 9 stormwater runoff on the property.

10 a. Commercial Design Standards: Commercial development shall adhere to commercial design
 11 standards specified in the LDR, as amended.

12 Accessory uses directly associated with the above uses may be approved by the County Manager
 13 or designee. Any other use of the site not specified above shall require approval of an amendment
 14 to this Ordinance by the Board of County Commissioners.

15 B. Open Space: Open space shall be a minimum 40% of the net buildable area of the PUD in accordance
 16 with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

17 C. Setbacks:

18 1. Residential:

19 a. Single-Family:

Front	15 feet
Side	5 feet
Rear	10 feet
Accessory Buildings including Pools	5 feet
Secondary Front Yard for Corner Lots (per Typical Lot Details included in Master Plan)	20 feet front 5 feet/10 feet side

20 b. Multifamily (Townhouses):

Front	30 feet
Side	7.5 feet
Rear	35 feet

21 All other setbacks shall be as established in the LDR, as amended.

22 2. Commercial: Setbacks shall be in accordance with the Comprehensive Plan and LDR, as
 23 amended.

1 D. Development Requirements:

Open Space	minimum 40% of the net buildable area of the project site
Impervious Surface Ratio (ISR)	maximum 45%
Floor Area Ratio (FAR)	maximum 25% for non-residential development
Building Height	maximum 40 feet

2 All development requirements within the Green Swamp Ridge (FLUC) shall be in accordance with
3 the Comprehensive Plan and LDR, as amended.

4 E. Landscaping, Buffering, and Screening:

- 5 1. Western Landscape Buffer: No landscaping buffer is required at the west property line adjacent to
6 wetlands. This condition addresses the required 50-foot agricultural buffer pursuant to the
7 Comprehensive Plan.
- 8 2. A minimum 50 feet wetlands buffer shall be provided and markers shall be placed every 50 feet
9 along the any wetland buffer boundary stating "Wetland Buffer".
- 10 3. All other landscaping, buffering, and screening requirements shall be in accordance with the LDR,
11 as amended.

12 F. Noise: Compliance shall be in accordance with the LDR, as amended.

13 G. Utilities: Central water and sewer connection shall be provided in accordance with the Comprehensive
14 Plan and LDR, as amended.

15 H. Transportation Improvements/Access Management: Requirements shall be determined for the
16 proposed uses at site plan review and in accordance with the LDR, as amended. At a minimum, the
17 Applicant will be required to submit a Traffic Study for development of the property in accordance with
18 the Conceptual Plan attached hereto as Exhibit "B".

19 I. Schools: School Concurrency shall be met before final plat approval in accordance with the
20 Comprehensive Plan and LDR, as amended.

21 J. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-
22 Sky Principles.

23 K. Signage: Signs shall be in accordance with the LDR, as amended.

24 L. Fire Protection and Emergency Services Access: Access and fire safety requirements of the
25 development shall be provided in accordance with the Florida Fire Prevention Code and LDR, as
26 amended.

27 M. Concurrency Management Requirements: Any development shall comply with the Lake County
28 Concurrency Management System, as amended.

29 N. Development Review and Approval:

- 30 1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat,
31 construction plans, and final plat generally consistent with EXHIBIT "B" - Conceptual Plan for
32 review and approval in accordance with the Comprehensive Plan and LDR, as amended.

1 2. PUD Expiration: Physical development shall commence within three (3) years from the date of this
2 Ordinance approval. Failure to commence construction within three (3) years of approval shall
3 cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding
4 documents amended. Prior to expiration of the three-year time frame, the Board of County
5 Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a
6 maximum of two (2) years upon a showing that reasonable efforts have been made towards
7 securing the required approvals and commencement of work.

8 O. Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
9 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and
10 Lake County Land Development Regulations shall include any future amendments to the Statutes,
11 Code, Plans, and/or Regulations.

12 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

13 A. After establishment of the facilities as provided herein, the aforementioned property shall only be used
14 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
15 the Board of County Commissioners.

16 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
17 convert, or demolish any building structure, add other uses, or alter the land in any manner within the
18 boundaries of the above described land without first obtaining the necessary approvals in accordance
19 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
20 governmental agencies.

21 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and
22 the terms, conditions, and provisions hereof, and shall be binding upon the present Owner and any
23 successor, and shall be subject to each and every condition herein set out.

24 D. Construction and operation of the proposed use shall at all times comply with the regulations of this
25 and other governmental permitting agencies.

26 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be
27 included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and
28 aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The
29 purchaser or lessee may request a change from the existing plans and conditions by following
30 procedures contained in the Land Development Regulations, as amended.

31 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
32 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
33 to recommend that the ordinance be revoked.

34 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
35 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
36 affect the validity of the remaining portions of this Ordinance.

37 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to
38 send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance
39 with Section 125.66, Florida Statutes.

1 Section 5. Effective Date. This Ordinance shall become effective as provided by law.

2 ENACTED this _____ day of _____, 2014.

3 FILED with the Secretary of State _____, 2014.

4 EFFECTIVE _____, 2014.

5 BOARD OF COUNTY COMMISSIONERS
6 LAKE COUNTY, FLORIDA

7 _____
8 JIMMY CONNER, Chairman

9 ATTEST:

10 _____
11 NEIL KELLY, Clerk of the
12 Board of County Commissioners
13 Lake County, Florida

14 APPROVED AS TO FORM AND LEGALITY

15 _____
16 SANFORD A. MINKOFF, County Attorney
17

1

EXHIBIT "A" – LEGAL DESCRIPTION

Parcel No. 1

From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West line of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 522.55 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 522.55 feet to the point of beginning.

Together with:

From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 680.70 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 520.41 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 520.41 feet to the point of beginning.

Together with Access Easement for Ingress and Egress:

Highway, road, access, travel, installation and maintenance of water, power, telephone and other utilities. Said easement to run with the land of purchaser and burden of subsequent owners thereof: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet; thence run North 00°04'38" East, 58.00 feet; thence South 89°55'22" East, 522.55 feet; thence North 00°04'38" East, 418.52 feet to the point of beginning; thence North 89°55'22" West, 292.00 feet; thence North 00°04'38" East, 57.00 feet; thence South 89°55'22" East, 1075.94 feet to a point on the West right of way line of U.S. Highway No. 27; thence run South 20°14'13" East along said right of way line, 60.78 feet; thence run North 89°55'22" West, 805.04 feet to the point of beginning.

2

Parcel No. 2:

All that certain plot, piece or parcel of land lying and situated in Lake County, Florida, State of Florida, more particularly described as follows: That part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, lying West of U.S. Highway 27, less the North 1/8 thereof and less the South 1/8 thereof; and the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, less the North 1/8 thereof and less the South 1/8 thereof; and the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 26 East, less the North 1/8 thereof and less the South 1/8 thereof; and that part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, lying West of U.S. Highway 27, less the North 1/8 thereof and less the South 1/8 thereof.

LESS: From the intersection of the North line of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly right of way line of U.S. Highway 27; run thence North 20°14'13" West, along the said Westerly right of way line, 810.41 feet; thence North 89°55'22" West, 309.32 feet to the point of beginning; run thence further North 89°55'22" West, 677.60 feet; run thence North 00°04'38" East, 234.00 feet to the South line of the North 1/8 of the North 1/2 of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East; run thence South 89°58'22" East along said South line of the North 1/8 of the North 1/2 of the Southwest 1/4 of Section 26, a distance of 677.60 feet; run thence South 00°04'38" West, 234.59 feet to the point of beginning.

LESS: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida; thence South 00°22'09" West along the West line of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 1201.11 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 522.55 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 522.55 feet to the point of beginning.

LESS: From the Northwest corner of the Southwest 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, thence South 00°22'09" West along the West of said Southwest 1/4, a distance of 1158.22 feet to the North line of the South 1/8 of the Northwest 1/4 of said Section 26; thence run South 89°55'22" East along the North line of said South 1/8 of the Northwest 1/4 of the Southwest 1/4, a distance of 680.70 feet to a point; thence run North 00°04'38" East, 58.00 feet to the point of beginning; thence continue North 00°04'38" East, 418.52 feet; thence South 89°55'22" East, 520.41 feet; thence South 00°04'38" West, 418.52 feet; thence North 89°55'22" West, 520.41 feet to the point of beginning.

1

PARCEL A

From the intersection of the North line of the South 1/8 of the NW 1/4 of the SE 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly Right-of-Way line of Highway 27; run thence N 20° 14' 13" W along the said Right-of-Way line, 810.41 feet; thence N 89° 55' 22" W, 309.32 feet; to the Point of Beginning; run thence further N 89° 55' 22" W, 677.60 feet; run thence N 00° 04' 38" E 234 feet to the South line of the North 1/8 of the Northeast 1/4 of the SW 1/4 of Section 26, Township 24 South, Range 26 East; run thence S 89° 58' 22" E along said South line of the North 1/8 of the Northeast 1/4 of the SW 1/4 of Section 26, a distance of 677.60 feet; thence S 00° 04' 38" W, 234.59 feet to the Point of Beginning.

LESS AND EXCEPT:

From the intersection of the North line of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly right of way line of U.S. Highway 27; run thence North 20°14'13" West, along the said Westerly right of way line, 810.41 feet; thence North 89°55'22" West, 309.32 feet to the Point of Beginning; run thence further North 89°55'22" West, 91.26 feet; run thence North 20°14'13" West, 249.98 feet to the South line of the North 1/8 of the Northeast 1/4 of the Southwest 1/4 of said Section 26, Township 24 South, Range 26 East; run thence South 89°58'22" East along said South line of the North 1/8 of the Northeast 1/4 of the Southwest 1/4 of Section 26, a distance of 178.05 feet; run thence South 00°04'38" West, 234.59 feet to the Point of Beginning.

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PARCEL B

The South Half of the Southeast quarter of the Northeast Quarter, LESS the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 24 South, Range 26 East, Lake County, Florida, and LESS the right of way of State Road No. 474.

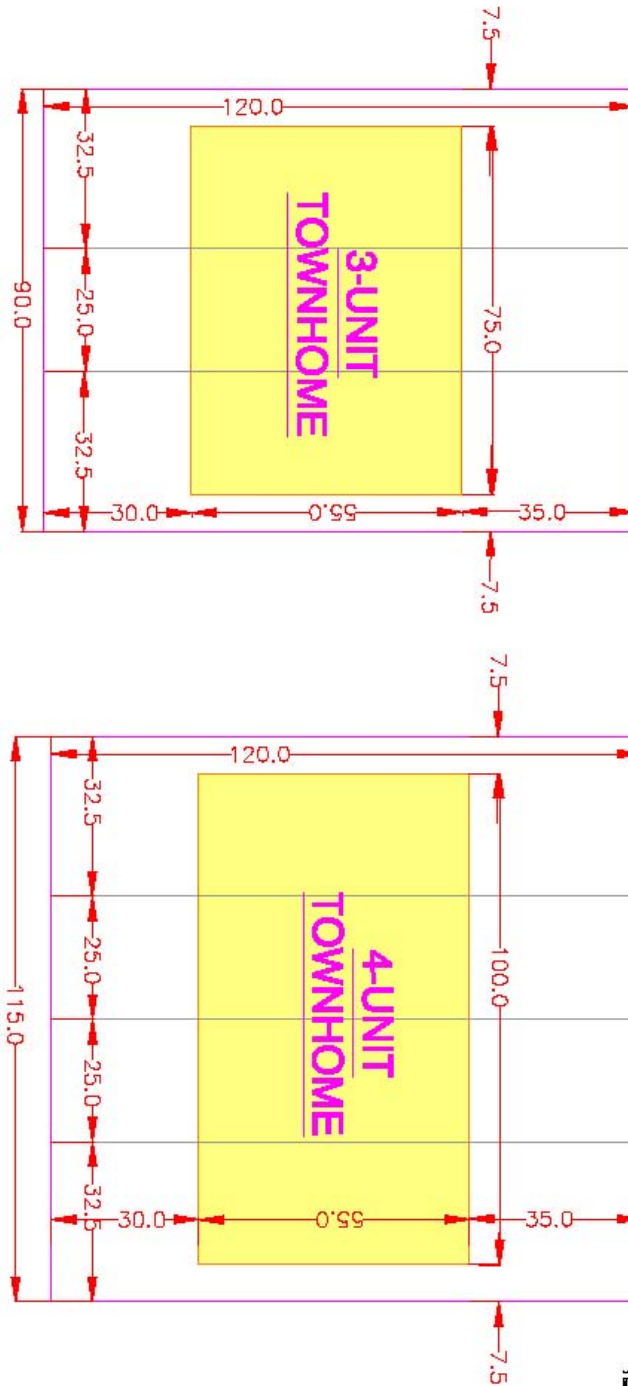
ALSO, The North Quarter of the North Half of the Northeast Quarter of the Southeast Quarter of Section 27, Township 24 South, Range 26 East, and the South Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the right of way of State Road No. 474, and that part of the South Half of the Southeast Quarter of the Northwest Quarter lying West of U.S. Highway No. 27, in Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the right of way of State Road No. 474 and the North Quarter of the North Half of the North Half of the Southwest Quarter lying West of U.S. Highway No. 27 in Section 26, Township 24 South, Range 26 East, Lake County, Florida, LESS the following described parcel of land: Begin at the intersection of the Southwesterly right of way line of U.S. Highway No. 27 and the South right of way line of State Road No. 474; run thence Westerly 800 feet along said South right of way line of State Road No. 474; thence run 300 feet Southeasterly and parallel to the Southwesterly right of way line of U.S. Highway 27; thence run 400 feet Easterly and parallel to the South right of way line of State Road No. 474; thence run Southeasterly and parallel to the Southwesterly right of way line of U.S. Highway No. 27 to the South boundary of the North Quarter of the North Half of the North Half of the Southwest Quarter of Section 26, Township 24 South, Range 26 East; thence run Easterly on the South boundary of the North Quarter of the North Half of the North Half of the Southwest Quarter of said Section 26, to the Southwesterly right of way line of U.S. Highway No. 27; thence Northwesterly along said Southwesterly right of way to the Point of Beginning. All in Lake County, Florida (known as Sunshine Holiday Camper Resort): Together with that 50 foot ingress and egress and sign easement according to the terms and conditions and covenants contained in that certain Easement Agreement and Grant as amended dated March 3, 1978 and recorded in Official Records Book 648, pages 2464 through 2475, public records of Lake County, Florida.

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EXHIBIT "B" - CONCEPTUAL PLAN (continuation)

TYPICAL TOWNHOME PROTOTYPE



<p>PROPOSED CAMDEN PARK SUBDIVISION (FKA MILLBROOK MANOR) SWC of US 27 & CR 474, LAKE COUNTY, FLORIDA</p>		<p>DATE: 11/11/2014 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] SCALE: AS SHOWN</p>	<p>PROJECT NO: 2014-XX SHEET NO: 4 TOTAL SHEETS: 4</p>
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CFN 2008116647
Bk 03686 Pgs 1495 - 1501; (7pgs)
DATE: 10/06/2008 03:33:30 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00

2008 OCT -2 AM 11:55
DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA

FILED

ORDINANCE NO. #2008 - 67
(PH#42-08-2 MILLBROOK MANOR PROPERTY)

ORDINANCE NO. #2008-67
Millbrook Manor
PH #42-08-2

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AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lake County initiates this ordinance to the Official Zoning Map to correct a scrivener's error in the uses specified by Ordinance #2004-94 to add short-term rental use to the approved 396 single-family residential dwelling units. The use of short-term rental was discussed in the Public Hearing on December 24, 2004, but was not included in Ordinance #2004-94;

WHEREAS, the Lake County Board of County Commissioners approved Ordinance #2004-94 on December 24, 2004 to authorize rezoning of approximately 130-acres of property from Agriculture (A) to Planned Unit Development (PUD), generally located on the west of US Highway 27, and

WHEREAS, the subject property of this ordinance consists of roughly 124.85 +/- acres and is located in the Clermont city area on the west side of US Highway 27, in Sections 26 and 27 Township 24S Range 26E and, further described as:

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

WHEREAS, the property is located within the Green Swamp Area of Critical State Concern, within the Ridge Future Land Use Category; and

WHEREAS, the Lake County Zoning Board did on the 3rd day of September, 2008, review Petition PH #42-08-2 to correct the scrivener's error in Ordinance #2004-94 to add short-term rental use;

AND, after giving Notice on petition for a change in the use of land, including a notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 23rd day of September, 2008, and

Millbrook Manor Ord.
PH #42-08-2
September 23, 2008

1 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the
2 Lake County Zoning Board, Staff Report and any comments, favorable or unfavorable from the Public and
3 surrounding property owners at a Public Hearing duly advertised; and

4 **WHEREAS**, this ordinance will replace and supersede Ordinance #2004-94; and,

5 **WHEREAS**, upon review, certain terms and conditions pertaining to the development of the above
6 described property have been duly approved, and

7 **NOW THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Lake County,
8 Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they
9 pertain to the above tract of land, specified by Exhibit "A", subject to the following terms and conditions:

10 **SECTION 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to
11 supersede and replace Ordinance #2004-94 in accordance with this ordinance.

12
13 A. Permitted Uses/Residential Units:

14 1. The applicant shall be allowed to construct a total of 396 (3.04 dwelling units per
15 acre) short-term rental single-family residential dwelling units consistent with
16 Conceptual Plan (Exhibit B). The maximum density shall be subject to the Urban
17 Area Residential Density Chart analysis. The minimum lot size shall not be less than
18 6,000 square feet.

19
20 2. Phasing of Construction:
21 Residential construction shall occur in a single phase.

22
23 3. Building Setbacks – The following setbacks shall be adhered to:

24 Front: 15-feet

25 Sides: 5-feet

26 Rear: 10-feet

27
28 Corner Lots

29 Sides: 10-feet

30
31 Accessory Uses

32 Rear: 5-feet

33
34 4. Building Height:

35 The height of any residential structure shall not exceed 35-feet.

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5. Minimum lot width requirement shall be 50-feet.

B. Open Space:
A minimum of 40 percent of the base site area of the development shall be set aside as open space.

C. Landscaping:
1. The developer shall provide a 15-foot Type B landscape buffer where lots abut the east, west, south, and north lines of the PUD.
2. All other landscaping within the PUD shall comply with the applicable regulations of the landscape standards of the Lake County Land Development Regulations, as amended.

D. Wetland/Tree Protection/Wildlife Requirements:
A tree removal permit may be required pursuant to the tree protection provisions of the Lake County Land Development Regulations, as amended.

E. Utilities:
The development shall be served by central water and sewer.

F. Transportation Improvements:
The applicant shall comply with all Lake County access management requirements, as established in the Lake County Land Development Regulations, as amended.

G. Concurrency Management:
The applicant shall comply with all applicable concurrency management regulations. A concurrency test shall be submitted and approved or an Affidavit of Deferral must be signed prior to final Board action.

H. Development Review and Approval:
Prior to the issuance of any permits, the owner shall be required to submit site plans for review and approval by Lake County. The site plans shall meet all submittal requirements as contained in the Land Development Regulations and comply with all County codes and ordinances, as amended.

I. Future Development Orders:
Any requested development order must comply with the Lake County Land Development Regulations, as amended, and the Lake County Comprehensive Plan, as amended.

J. Future Amendments to Statutes, Code, Plans and/or Regulations:
The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Land Development Regulations and

include any future amendments to the Statutes, Code, Plan, and/or Regulations.

SECTION 2. Severability:

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.


SECTION 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 23rd day of Sept., 2008.

FILED with the Secretary of State Oct 2, 2008.

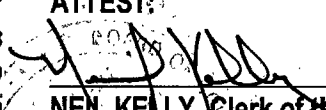
EFFECTIVE Oct 2, 2008.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


WELTON G. CADWELL, CHAIRMAN

This 29th day of Sept., 2008.

ATTEST:


NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY


SANFORD A. MINKOFF, County Attorney

EXHIBIT "A"
Legal Description

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Sec 27 Twp. 24S Rge. 26E: NE 1/4 of SE 1/4 - LESS N 1/8 & LESS S 1/8; E 3/4 of S 1/2 of SE 1/4 of NE 1/4 LESS road – SW 1/4 of SW 1/4 of SE 1/4 of NE 1/4; N 165 ft of NE 1/4 of SE 1/4; Sec 26 Twp. 24S Rge. 26E: N 1/2 of S 1/2 of Sec lying W of r/w of Hwy 27, LESS N 1/8 and LESS 1/8 and LESS from intersection of N line of S 1/8 of NW 1/4 of SE 1/4 & W'ly r/w line of US 27 run NW'ly along W'ly r/w line 810.41 ft. N 89 deg. 55' 22" W 309.32 ft to POB; continue on same line 677.6 ft., N 0 deg. 4' 38" E 234 ft., S 89 deg. 58' 22" E 677.6, S'ly 234.59 ft. to POB and LESS from NW cor of SW 1/4 run S along Sec line 1158.22 ft., S 89 deg. 55' 22" E 680.7 ft., N 0 deg. 4' 38" E 58 ft to POB, run N 0 deg., 4' 38" E 418.52 ft., S 89 deg. 55' 22" E 1042.96 ft., S 0 deg. 4' 38" W 418.52 ft., N 89 deg. 55' 22" W 1042.96 ft to POB; From NW cor of SW 1/4 run S along Sec line 1158.22 ft., S 89 deg. 55' 22" E 680.7 ft., N 0 deg. 04' 38" E 58 ft to POB, N 0 deg. 04' 38" E 418.52 ft., S 89 deg 55' 22" E 1042.96 ft., S 0 deg 04' 38" W 418.52 ft., N 89 deg. 55' 22" W 1042.96 ft. to POB; From intersection of N line of S 1/8 of NW 1/4 of SE 1/4 and W'ly r/w US 27 run N 20 deg. 14' 13" W along said r/w 810.41 ft., N 89 deg. 55' 22" W 309.32 ft for POB, run N 89 deg. 55' 22" W 677.60 ft., N 00 deg. 04' 38" E 234 ft to S line of N 1/8 of NE 1/4 of SW 1/4, S 89 deg. 58' 22" E 677.60 ft., S 00 deg. 04' 38" W 234.59 ft to POB; From intersection of W r/w line of Hwy 27 & S line of N 1/4 of N 1/2 of SW 1/4, run W 400 ft. for POB, run W to Sec line, N along Sec line to r/w of Hwy 474, E to Pt 800 ft W of r/w of Hwy 27, SE'ly 300 ft. parallel to Hwy 27, E'ly 400 ft parallel to Hwy 474, SE'ly to POB. **LESS THE LAND AREA beginning at the intersection of the North line of the South 1/8 of the NW 1/4 of the SE 1/4 of Section 26, Township 24 South, Range 26 East, Lake County, Florida, and the Westerly right-of-way line of U.S. Highway 27, run thence N 89 deg 56' 52" W Along the said North line of the South 1/8 of the NW 1/4 of the SE 1/4, 57.84 feet to the Northwest corner of the said South 1/8 of the NW 1/4 of the SE 1/4; thence N 89 deg 58' 30" W along the North line of the South 1/8 of the NE 1/4 of the SW 1/4 of the said Section 26, 342.74 feet; thence N 20 deg 17' 21" W, 1060.37 feet to the South line of the North 1/8 of the NE 1/4 of the SW 1/4 of said Section 26; thence N 89 deg 58' 30" E along said South line, 400.45 feet to aforesaid Westerly right-of-way line of U.S. Highway 27; thence S 20 deg 17' 21" E along**

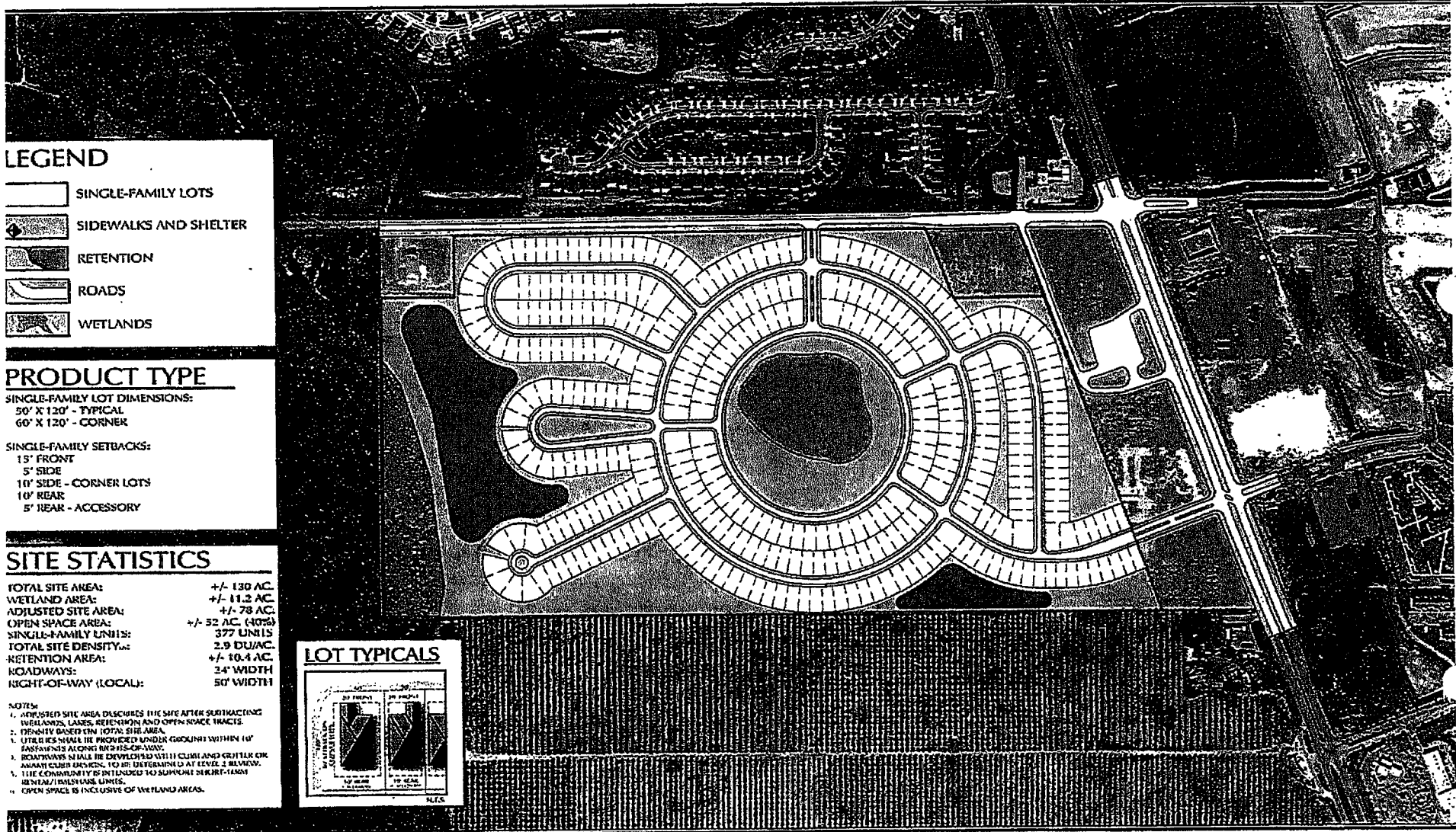
ORDINANCE NO. #2008 – 67
(PH#42-08-2 MILLBROOK MANOR PROPERTY)

1 said right-of-way line, 1060.77 feet to the Point of Beginning, Containing 9.146 acres more or less.

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Millbrook Manor Ord.
PH #42-08-2
September 23, 2008

6



LEGEND

- SINGLE-FAMILY LOTS
- SIDEWALKS AND SHELTER
- RETENTION
- ROADS
- WETLANDS

PRODUCT TYPE

SINGLE-FAMILY LOT DIMENSIONS:
 50' X 120' - TYPICAL
 60' X 120' - CORNER

SINGLE-FAMILY SETBACKS:
 15' FRONT
 5' SIDE
 10' SIDE - CORNER LOTS
 10' REAR
 5' REAR - ACCESSORY

SITE STATISTICS

TOTAL SITE AREA:	+/- 130 AC.
WETLAND AREA:	+/- 11.2 AC.
ADJUSTED SITE AREA:	+/- 78 AC.
OPEN SPACE AREA:	+/- 32 AC. (40%)
SINGLE-FAMILY UNITS:	377 UNITS
TOTAL SITE DENSITY:	2.9 DU/AC.
RETENTION AREA:	+/- 10.4 AC.
ROADWAYS:	24' WIDTH
RIGHT-OF-WAY (LOCAL):	50' WIDTH

LOT TYPICALS

NOTES:

1. ADJUSTED SITE AREA DISCLOSES THE SITE AFTER SUBTRACTING WETLANDS, LADES, RETENTION AND OPEN SPACE TRACTS.
2. DENSITY BASED ON TOTAL SITE AREA.
3. UTILITIES SHALL BE PROVIDED UNDER COORDINATION WITH THE ENVIRONMENTAL AGENCIES AND THE CITY OF MIAMI.
4. ROADWAYS SHALL BE DEVELOPED WITH CLIMATE APPROPRIATE AND APPROPRIATE DESIGN, TO BE DETERMINED AT LATER STAGES.
5. THE COMMUNITY IS INTENDED TO SUPPLEMENT EXISTING RETENTION/PAVEMENT UNITS.
6. OPEN SPACE IS INCLUSIVE OF WETLAND AREAS.

Millbrook Manor

Planned Unit Development - Concept A EXHIBIT B

The quality of this image is equivalent to the quality of the original document.

SCALE: 1" = 100'

DATE: 29 SEPTEMBER, 2001

URBAN RESOURCE GROUP, INC.

Kirby, Hem, and Associates

URBAN RESOURCE GROUP, INC.



April 22, 2014

Mr. Larry Poliner, P.E.
Landsmart Consultants LLC
617 Arvern Drive
Altamonte Springs, FL 32701

Re: Request for Availability of Service for Proposed Development
217 Single Family Homes and 217 Townhome lots
S.W. Corner of U.S. Highway 27 and County Road 474
Lake County, Florida

Dear Mr. Poliner:

Pursuant to our phone conversation yesterday, please be advised that the proposed project is within Southlake Utilities, Inc. (SLU) Certificated Service area, and SLU has water and wastewater plant capacity available to serve the referenced project.

Off-site water, force main and re-use installations will be required to serve this project. (See Attachment One)

It is the obligation of the utility to provide service to an applicant, however only under the terms of a properly executed Developers Agreement along with payment of all appropriate charges and fees. The Agreement shall be executed prior to the utility signing FDEP Water and Wastewater Permit Applications.

Construction plans and permits must be submitted to the utility and all regulatory agencies and approved prior to construction.

Easements are required where utility facilities are located outside of state/county dedicated right-of-ways. A warranty deed is required for a lift station site which is dedicated to the utility.

If you need additional information, please call me at (352) 636-8072.

Sincerely,

Randall W. Corbin

Randall W. Corbin

Copy: Mr. Jeffrey Cagan
Developer File

Attachment One

Water:

This project may require a bore & jack under US Highway 27 to connect to an existing 12" WM if existing 8" WM will not supply required fire flow. The existing 8" WM is currently a long dead end.

Wastewater:

A 10" PVC force main is located in east R/W of US 27 across from subject property. This FM is at committed capacity and cannot accept flow from this project.

There is an existing 8" FM on the western R/W which terminates into a manhole at US 27 Station 75+10 +/- . This FM serves 3 small businesses with private pumping stations and is essentially a gravity flow main. Part of this FM may be utilized if upgrades to the small businesses pumping stations are planned for.

If you use part of the existing 8" FM, your tie in reference point is an extended centerline of the old Millbrook Blvd. which equals Station 96+60+/- on the FDOT plan for US 27. You could utilize 2,150' +/- of the existing FM to Station 75+10 +/- . ($9,660 - 7,510 = 2,150$).

To complete your FM installation you will need to install 3,230' of FM to Station 42+80 +/- (75+10 to 42+80).

The land to the immediate south is slated for future development. This developer will also need to share a FM to the south along US 27 and tie into an existing FM. This could be a joint project between the two land parcels or one developer installs the FM with a pro-rata cost refund from the other.

Please contact Mr. Rubin to discuss a possible joint venture for off-site utility mains.

Mr. Sheldon Rubin
Rubin Groves of Clermont, LLC
9210 Equus Circle
Boynton Beach, FL 33472

Reclaimed water use is not available at this time; however on-site and off-site re-use lines are required by SJRWMD CUP Conditions for future transmission and distribution.



Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
 (352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

Superintendent:
 Susan Moxley, Ed.D.

School Board Members:
 District 1
 Bill Mathias
 District 2
 Rosanne Brandeburg
 District 3
 Tod Howard
 District 4
 Debbie Stivender
 District 5
 Kyleen Fischer

April 23, 2014

Mr. Chris Schmidt, Planning Manager
 Division of Planning and Community Design
 Growth Management Department
 Lake County
 Post Office Box 7800
 Tavares, Florida 32778-7800

RE: Millbrook Manor Rezoning (Project #2005080017, Application Number 2469)

Dear Mr. Schmidt:

The County is currently reviewing a rezoning request of approximately 137 acres to modify an existing Planned Unit Development (PUD).

As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida believes the rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 217 single-family dwelling units and 217 townhomes (for a total of 434 dwelling units) that will contribute 131 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed rezoning and their projected five-year capacity status are as follows:

- **Sawgrass Bay Elementary School** **4% Under Capacity**
- **Windy Hill Middle School** **15% Over Capacity**
- **East Ridge High School** **11% Under Capacity**

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
 Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY
NAME / CASE NUMBER
DEVELOPER/OWNER
ITEM DESCRIPTION

Lake County Division of Planning and Community Design
Millbrook Manor / Project #2005080017, Application Number 2469
Suresh Gupta / GG Assets and Warminster Group

The applicant proposes a rezoning change from Lake County Planned Unit Development (PUD) to Lake County Planned Unit Development (PUD). The applicant proposes to modify the existing PUD of 396 short-term rental dwelling units to 217 single-family dwelling units and 217 townhomes (for a total of 434 dwelling units).

LOCATION

Sections 26 & 27, Township 24S, Range 26E
 Located north of Steves Road, south of Hooks Street, east of Lake Wilma Road, and west of Citrus Tower Boulevard

CURRENT LAND USE
CURRENT ZONING
PROPOSED ZONING

Lake County Green Swamp Ridge (4 dwelling units / 1 acre)
 Lake County PUD (396 dwelling units)
 Lake County PUD (217 single-family dwelling units and 217 townhomes)

NEW DU IMPACT
STUDENT GENERATION
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	MF Impacts	SF Impacts	Totals	DUs
			217	217	434	
0.374	0.235	0.126	51	80	131	
0.172	0.133	0.065	29	37	66	
0.085	0.051	0.029	11	18	29	
0.117	0.051	0.032	11	25	36	

SCHOOL NAME

Sawgrass Elementary
 Windy Hill Middle
 East Ridge High

Projected Enrollment 2017-2018*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
1,291	1,420	91%	1,357	96%	No
1,295	1,149	113%	1,324	115%	No
2,332	2,648	88%	2,368	89%	No

**Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

CSA 14

Elementary School
 Middle School
 High School

Student Enrollment 2017-2018*	Permanent Student Capacity*	% of Permanent Capacity
1,291	1,420	91%
1,295	1,149	113%
0	0	0%

**Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

COMMENTS:

The proposed rezoning will add 217 multi-family residential dwelling units and 217 single-family dwelling units, which will adversely impact area schools.
School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District

Date: 4/23/2014