

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
September 7, 2011



BOARD OF COUNTY COMMISSIONERS
September 27, 2011

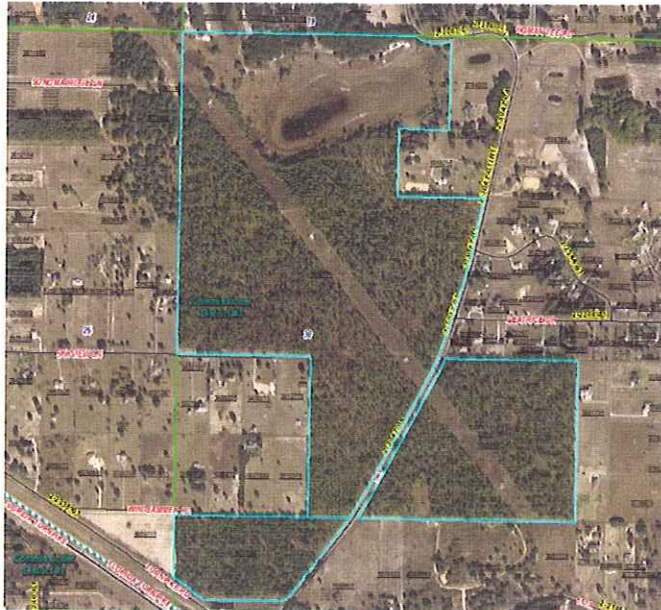
PH #15-11-3 Highway 561 – BLR Property	Case Manager: Steve K. Greene, AICP	Agenda Item #2
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Applicant: George Kramer, AICP, LEED AP (the "Applicant")
Owner: C. David Brown on behalf of BLR – 561 LLC, (the "Owner")

Requested Action: Approve rezoning 258-acres of Agriculture property to Planned Unit Development (PUD) zoning to facilitate the development of a 50-lot residential subdivision of single family detached dwellings.

Site Location and Information

The aqua border denotes approximate site location



Size	Approx. 258.6 acres	
Location	Along CR 561, north of the Turnpike	
Alternate Key #	1508771 & 1027896	
Future Land Use/ Density	Current Suburban	Proposed -2030 Rural
	Existing Zoning	Proposed Zoning
Zoning District	Agriculture	PUD
Density	1 du/5-acres	1 du/5-acres (net)
Intensity (FAR/ISR)	LDR – FAR (.10)	LDR – FAR (N/A)
	LDR – ISR (.10)	LDR – ISR (.30)
Joint Planning Area	Unincorporated (Minneola)	
Utility Area	Minneola	
Road Classification	CR 561 (rural – minor collector)	
FIRM Panel/Flood Zone	AK #1508771- Panel 0470D: Zone AE (w/in 100-yr. flood) & Zone X (outside 500-yr. flood)	
	AK #1028771-Panel 0500D: Zone X (outside 500-yr. flood)	
Commission District	3 - Conner	

Site Visit(s): August 15, 2011
Sign(s) Posted: August 17, 2011 (2)

Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Single family dwellings	
South	Suburban	R-1 (Rural Residential)/CFD/A	Single family dwellings	
East	Suburban	A & R-1	Single family dwellings	
West	Rural	A & R-1	Single family dwellings	

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **approval** of the PUD rezoning application, with conditions, as proposed.

ZONING BOARD RECOMMENDATION:

-Summary of Analysis-

The Applicant seeks to rezone approximately 259-acres of vacant and undeveloped property from Agriculture and Rural Residential zoning to Planned Unit Development (PUD). County Road (CR) 561 bisects the property just north of where it crosses the Florida Turnpike, west of the City of Minneola. The rezoning application proposes development of a 50-lot rural residential subdivision. Five (5) of the 50-lots are pursuant to wetland density credit. The property contains approximately 31.4-acres of wetlands (29.43) and open water (1.97).

- Analysis -

(Standards for Review - LDR 14.03.03)

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

The proposed rezoning request does not conflict with the PUD provisions of the LDR. The proposed PUD rezoning is consistent with LDR Section 4.03.03 and Section 4.03.04 that specifies the site development standards and residential standards for PUD's. Additionally, the proposed density of 1 dwelling per 5-acres is consistent with the agriculture density specified in LDR Section 3.02.06. The proposal of 5-lots for the 29.43-acres of wetlands is consistent with LDR Section 6.01.04(B) of maximum development densities for wetland acreage.

The request is consistent with the allotted density of 1.0 dwelling per 5.0 net acres plus 5 dwelling units allotted with wetland density credits. Approximately 68.4 acres of the net buildable area is provided as open space (buffers, retention, and recreation).

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

The rezoning application proposes 25% common open space which is consistent with Comprehensive Plan (Comp Plan) Policy 1-1-2. The application is consistent with Comp Plan Policy 1-1.15 because the proposed density of 1 dwelling per 5-acres is consistent with density of the Suburban Future Land Use Category (FLUC). The proposal of 50-foot wide buffers along the perimeter of the property to minimize impacts to adjacent agriculture zoning properties is consistent with Comp Plan Policy 1-1B.6.

Informational: The proposed 2030 Comprehensive Plan and Future Land Use Map denote the proposed project area as being within the Rural Future Land Use. The 2030 Comprehensive Plan, Policies 1-1.4.1 and 1-5.1.1 allow residential development at a maximum of 1 dwelling unit per 5 net acres. The proposed project is also consistent with Policy 1-5.1.4, *Development Design Standards*, requiring clustering of development and the protection of open space and wetlands.

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

The proposed PUD rezoning is consistent with the existing and proposed land uses. The proposed density of 1-dwelling per 5-acres is consistent with the density of a majority of surrounding agriculture and rural zoned parcels.

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

Other than a 1987 rezoning for single family subdivision (Sugar Ridge) to the east and a CFD rezoning in 2007, there has been no changed conditions that prompt the rezoning. However, the applicant indicates that Lake County has been identified as a destination for individuals desiring a rural residential lifestyle.

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;

Schools – The Lake County School Board has indicated that the addition of 45 dwellings will not adversely affect the current attendance zones in the area as identified on Attachment 1.

Solid Waste- A review by Lake County Solid Waste concludes that there is available capacity to handle the solid waste impacts generated by the proposed residential development. Solid Waste capacity analysis will be assessed again at preliminary plat and construction plan review.

Open Space – The Applicant proposes 64.4-acres as common open space, consistent with LDR 4.03.03 (C) that requires 25%. This is also consistent with current Comp Plan Policy 1-1.2 that calls for 25% open space for residential PUD's. The concept plan shows open space areas as perimeter buffers, around the wetlands, and within the utility easement that diagonally bisects the property. The open space areas will be required to be itemized for use and function during the preliminary plat review process.

Fire & Emergency Services – Lake County Station #90 is located approximately 2.5 miles northwest of the property.

Water and Sewage – There are no central water and sewer services available within this area of the County. The application indicates that potable water and sewage needs will be addressed by an on-site well and septic tanks. The application proposes a minimum of .50-acre lots, which is consistent with LDR 6.15.05(C) for the size of residential lots utilizing septic tanks.

Transportation – The traffic study provided indicates that sufficient capacity is available on CR 561. However, Public Works has recommended a full traffic study on the anniversary date of the initial study to re-assess traffic impacts to coincide with the required preliminary plat or final plat applications. This recommendation will be a condition in the proposed ordinance.

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

The concept plan specifies the presence of 29.43-acres of wetlands and 1.97-acres of open water. It shows the required buffers around these natural resource features. The proposed ordinance specifies the submittal of an Environmental Assessment with the development application. Dependent upon the findings of the environmental assessment when submitted, a conservation easement may be required for the total wetland/water area of 31.4-acres to ensure protection consistent with the Comp Plan and LDR, as amended.

The development will also be required to meet the storm water quality and quantity standards of St. Johns River Water Management District and Lake County.

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

The application did not contain any information regarding the effect the proposed rezoning would have on property values in the area.

H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;

Based on the proposed density, the rezoning application would not cause an adverse effect on the existing residential development pattern in 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;

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

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.

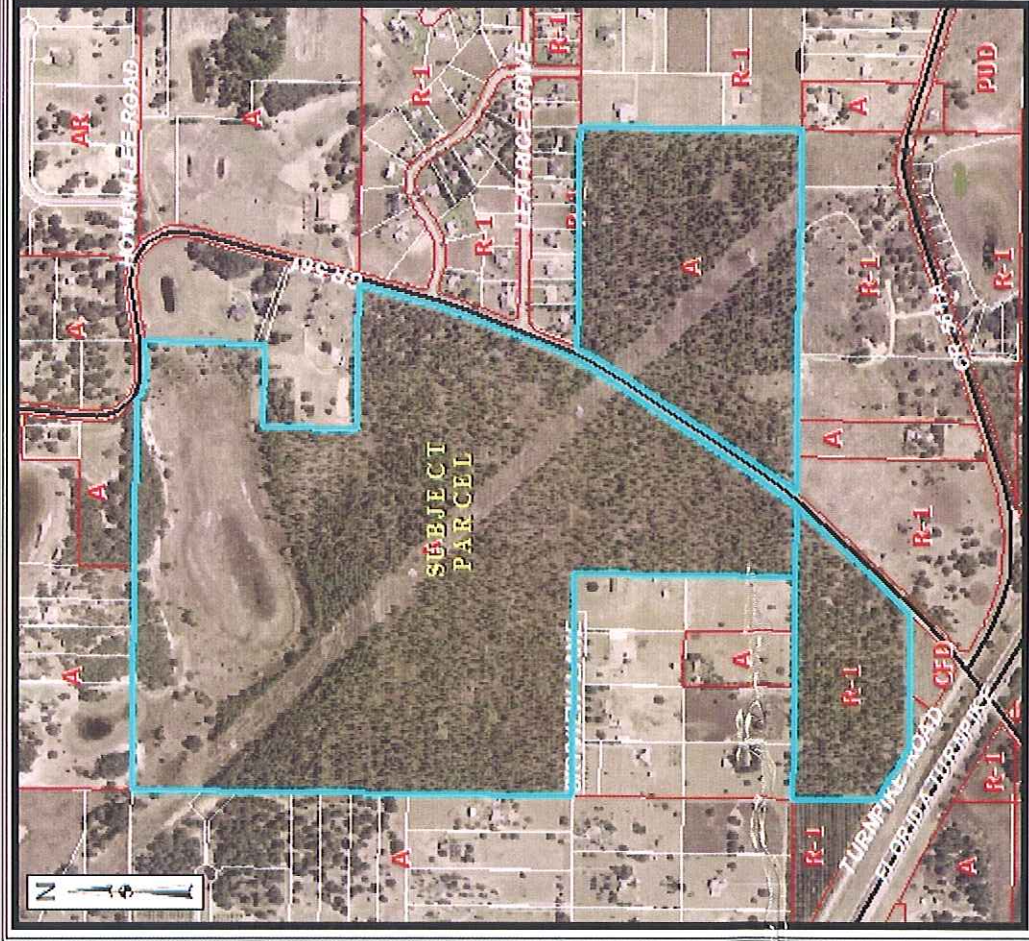
The City of Minneola was contacted; however, the City has yet to provide any comments.

FINDINGS OF FACT: Staff has reviewed the application for this rezoning request and found:

1. The proposed residential density is consistent with LDR 3.02.06 regarding residential density within the Agriculture zoning district.
2. This application request is consistent with consistent with LDR Section 4.03.03 and Section 4.03.04 which specify the site development standards and residential standards for PUD's.
3. The rezoning application is consistent with LDR Section 6.01.04(B) for the creation of 5-lots for the wetland density acreage.
4. The proposed rezoning is consistent with LDR 6.15.05(C) regarding the provision for septic tanks within residential lots of appropriate size.
5. This application request is consistent with Comp Plan Policy 1-1-2. regarding the provision of open space.
6. This rezoning request is consistent with Comp Plan Policy 1-1.15 regarding density within the Suburban Future Land Use Category.
7. This rezoning application is consistent with Comp Plan Policy 1-1B.6 pertaining to buffers to minimize impacts onto adjacent agriculture zoned properties.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as proposed.

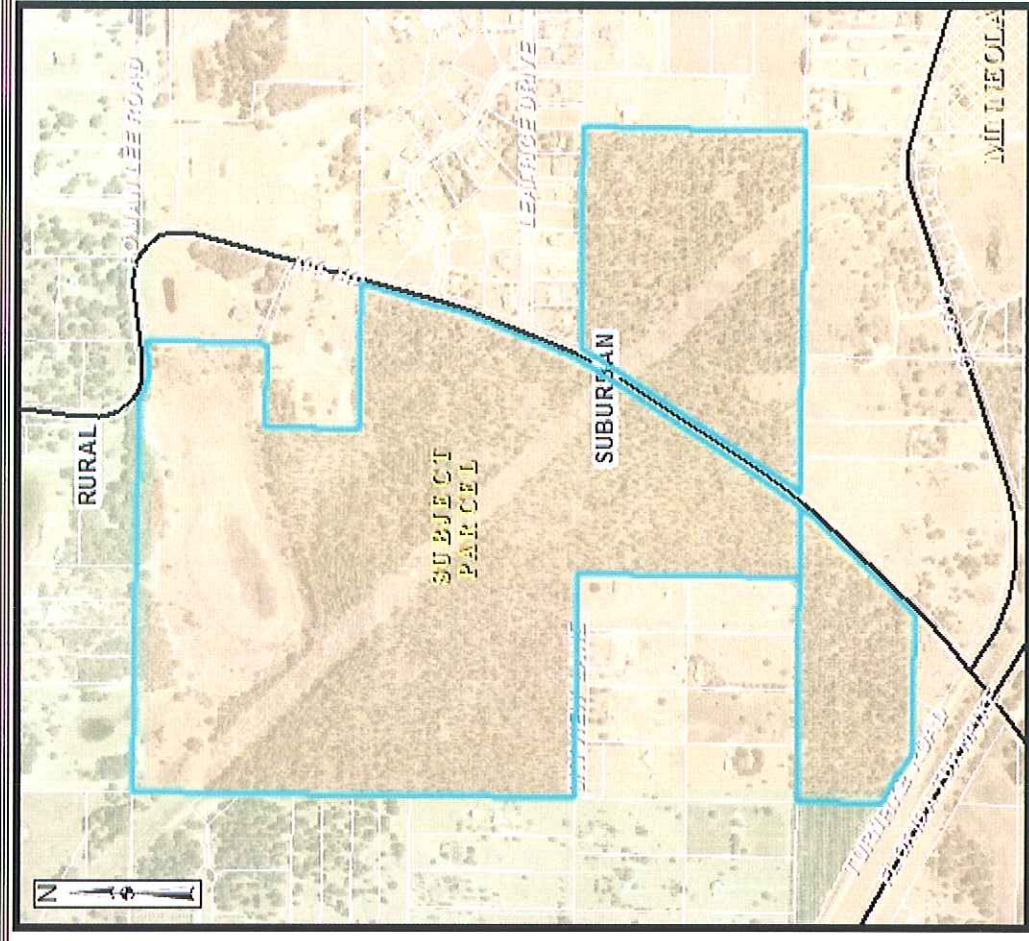
WRITTEN COMMENTS FILED: **Support: -0-** **Concern: -0-** **Oppose: -0-**



CURRENT ZONING

CASE NO.
PH# 15-11-3
CASE LOCATION:
30-21-26
REQUIRING:
AGRICULTURE & R-1 TO
PLANNED UNDEVELOPMENT (PUD)

ZONING
LAND USE
SUBJECT PARCEL



ADOPTED FUTURE LAND USE

MAP COMPOSITION:
JANUARY 2015
FOCUS AREA
LAKELAND COUNTY

**HIGHWAY 561 - BLR
PROPERTY**

ORDINANCE NO. #2011-xx
Highway 561 – BLR Property PUD
PH #15-11-3

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

WHEREAS, George Kramer (the "Applicant") submitted a rezoning application on behalf of BLR-561, LLC to rezone Agriculture (A) zoned property to Planned Unit Development (PUD) zoning to accommodate development of a rural residential subdivision; and

WHEREAS, the Subject Property is 258.6 +/- acres, located in the Minneola area along CR 561, north side of the Florida Turnpike in Section 30, Township 21S Range 26E, currently having Alternate Key Numbers 1508771 and 1027896, more particularly described as follows:

LEGAL DESCRIPTION
(Exhibit "A" – Attached)

WHEREAS, the subject property is located within the Suburban Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map; and

WHEREAS, on May 25, 2010, the Lake County Board of County Commissioners adopted the 2030 Comprehensive Plan and Future Land Use Map; and upon the effective date of these documents pursuant to Chapter 163.3184, Florida Statute, the Future Land Use Category for the property as described above will be Rural; and

WHEREAS, the Lake County Zoning Board reviewed Petition PH #15-11-3 on the 7th day of September 2011, after giving Notice on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 27th day of September, 2011, and

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

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

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property subject to the following terms:

1 **Section 1.** Terms: The County Manager or designee shall amend the Lake County Zoning Map in
2 accordance with this Ordinance. The uses of the property shall be limited to the uses
3 specified in this Ordinance and generally consistent with the Conceptual Plan attached
4 hereto as Exhibit "B". To the extent where there are conflicts between Exhibit "B" and this
5 Ordinance, this Ordinance shall take precedence.
6

7 A. Land Uses:

- 8 1. 50 dwelling units, maximum. (5 units for wetland density credit)
9

10 B. Setback Requirements:
11

Minimum Setbacks	Building
Front:	25 feet from the property line.
Secondary Front:	15 feet from the property line.
Side:	10 feet from the property line.
Rear:	10 feet from the property line.
Accessory Structures (Rear)	10 feet from the property line.
Wetland Setbacks:	50 feet from all jurisdictional wetland lines.

12 C. Bulk Standards--

- 13 1. Impervious Surface Ratio: 30% (maximum)
14 2. Building Height: 40-feet (maximum)
15
16

17 D. Utilities:

- 18 1. Water/Wastewater Facilities – Potable water well and on-site septic system shall be
19 required for all residential lots. These facilities shall be provided in accordance with
20 the Land Development Regulations (LDR), as amended; including State of Florida -
21 Department of Health (DOH) and St. John's River Water Management District
22 (SJRWMD) permit guidelines and regulations.
23
24 2. Drainage/Stormwater Management/Floodplain Protection:
25 a) A swale/ditch system shall be required along the CR 561 right of way and
26 shall be constructed and maintained by the HOA.
27 b) The stormwater management system shall be designed and constructed
28 in accordance with SJRWMD permit requirements and the LDR, as
29 amended.
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31 E. Fire Protection and Rescue Services:

- 32 1. In addition to meeting the State Fire Code, all development shall comply with National
33 Fire Protection Standards and the LDR, as amended.

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F. Transportation Improvements:

- 1. An updated traffic study shall be submitted to Public Works Transportation on July 1, 2012 to reassess transportation impacts and impact mitigation as determined necessary.
- 2. Forty (40) feet of right of way dedication shall be required from the CR 561 centerline, additional dedication may be required for turn lane construction.
- 3. Turn lanes and entrance locations of appropriate sight distances shall be shown and detailed on the preliminary plat in accordance with the LDR, as amended.
- 4. Other road improvements as determined necessary by Lake County Public Works shall be in accordance with the LDR, as amended.

G. Signage:

All signage shall be in accordance with the Land Development Regulations or Orange County regulations if located within Orange County, as amended.

H. Open Space and Environmental Considerations:

- 1. An environmental assessment shall be required with the preliminary plat application to assess the existence of flora and fauna species and associated habitat on the property.
- 2. Twenty-five percent (25%) common open space shall be provided, minimum.
- 3. Wetlands:
 - a) All wetlands within the property shall be placed into a conservation easement that shall run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at the sole option of Lake County. The conservation easement shall require that all wetlands be maintained in their natural and unaltered state. However, any such easement shall allow access to water dependent structures such as docks.
 - b) Wetlands shall not be included as part of any platted lot, other than a lot platted as common area.
 - c) A 50-foot buffer setback from wetlands and water bodies shall be in accordance with the LDR, as amended. This setback shall be established upland of the wetlands and between any development and shall be designated as a "no-build zone". This upland buffer, associated conservation areas, and littoral zone shall be maintained in native vegetation. No pesticide or fertilizers may be used in the "no-build zone" and all exotic and nuisance species shall be replaced with native vegetation, in accordance with the Land Development Regulations, as amended.

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d) The conservation easement shall be established prior to the approval of construction plan approval for the Pine Flatwoods, Wetlands and associated wetland buffers. It shall be delineated with markers stating "Conservation Area." Markers shall be placed at a maximum of 200 feet apart.

- I. Landscaping and Buffering:
 - 1. A minimum of five (5) trees per acre of residential lot area shall be required.
 - 2. A 50-foot wide vegetation buffer shall be required along the perimeter boundary of the PUD and shall be considered as open space. The vegetation shall be consistent with a Type "B" buffer.
 - 3. All other landscaping shall be in accordance with the LDR, as amended.

- J. Noise Study:

A noise impact assessment shall be provided with the preliminary plat application to assess the need for noise mitigation consistent with the LDR, as amended.

- K. Development Review and Approval:
 - a. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for review and approval in accordance with the Comprehensive Plan and the Land Development Regulations, as amended.

 - b. Construction of the subdivision shall not commence without approval or authorization by Lake County.

- L. Concurrency Management Requirements: The Applicant must comply with the Lake County Concurrency Management System, as amended.

- M. 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 Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

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

- A. After establishment of the facilities as provided herein or specified, the aforementioned property shall only be used for the purposes named in this ordinance.

- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the other appropriate governmental agencies.

- 1 C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with
2 the land and the terms, conditions, and provisions hereof, and shall be binding upon the
3 present owner and any successor, and shall be subject to each and every condition herein
4 set out.
5
- 6 D. Construction and operation of the proposed use shall at all times comply with the
7 regulations of Lake County and any other permitting agencies.
8
- 9 E. The transfer of ownership or lease of any or all of the property described in this Ordinance
10 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is
11 made good and aware of the conditions pertaining to the PUD (Planned Unit Development)
12 and agrees to be bound by these conditions. The purchaser or lessee may be required a
13 change from the existing plans and conditions by following procedures contained in the
14 Lake County Land Development Regulations, as amended.
- 15 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code
16 Enforcement Special Master shall have authority to enforce the terms and conditions set
17 forth in this ordinance and to recommend that the ordinance be revoked.
18

19 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be
20 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
21 no way affect the validity of the remaining portions of this Ordinance.
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ORDINANCE NO. #2011-xx
(PH#15-11-3 Hwy-561 Property PUD)

SECTION 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2011.

FILED with the Secretary of State _____, 2011.

EFFECTIVE _____, 2011.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

JENNIFER HILL, CHAIRMAN

This _____ day of _____, 2011.

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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5 NE 1/4 of SW 1/4; NW 1/4 of NW 1/4; S 1/2 of NW 1/4 and all that part of the SW 1/4 of NE 1/4 lying West
6 of the State Highway; NW 1/4 of SE 1/4 all in Section 30, Township 21 South, Range 26 East, Lake
7 County, Florida.

8 From the Southwest corner of Section 30, Township 21 South, Range 26 East, in Lake County, Florida, run
9 North 0° 12' East along the West line of said Section 626.3 feet to the Point of Beginning; run thence East
10 along a line parallel with the North line of the Southwest quarter of the Southwest quarter of said Section,
11 1177.8 feet more or less to the center line of State Road No. 19; Begin again at the point of beginning and
12 run thence North 0° 12' East along the West line of said Section 693.7 feet more or less to the Northwest
13 corner of the Southwest quarter of the Southwest quarter of said Section; thence East along the North line
14 of the South half of the Southwest quarter of said Section to the center line of State Road No. 19, thence
15 Southerly and Southwesterly along the center line of State Road No. 19 to intersect the first line of this tract
16 as above defined; thence West along first above described line to the POB.

17 LESS 20 feet off West side for roadway and LESS Right of way of State Road No. 19, along East side
18 thereof.

19 W 1/2 of NE 1/4 of NW 1/4 and NE 1/4 of NE 1/4 of NW 1/4 and that portion of the SE 1/4 of NE 1/4 of NW
20 1/4 beginning at a point 181.5 feet East of the Southeast corner of the SW 1/4 of NE 1/4 of NW 1/4 of
21 Section 30, Township 21 South, Range 26 South, running North 525 feet; thence East 492 feet; thence
22 North 135 feet; thence West 673.5 feet; thence South 660 feet; thence East 181.5 feet to POB, all in
23 Section 30, Township 21 South, Range 26 East, Lake County, Florida.

24
25 **ALSO DESCRIBED AS:**

26 The Northwest Quarter of the Northwest Quarter; the West Half of the Northeast Quarter of the Northwest
27 Quarter; the Northeast Quarter of the Northeast Quarter of the Northwest Quarter, less and except the right
28 of way of State Road No. 561; that part of the Southeast Quarter of the Northeast Quarter of the Northwest
29 Quarter, bounded and described as follows: begin at a point 181.5 feet East of the Southeast corner of the
30 Southwest Quarter of the Northeast Quarter of the Northwest Quarter, run North 525 feet, thence East 492
31 feet, thence North 135 feet, thence West 673.5 feet, thence South 660 feet, Thence East 181.5 feet to the
32 POINT OF BEGINNING; the Southwest Quarter of the Northwest Quarter; that part of the Southeast
33 Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northeast Quarter lying
34 Westerly of the Westerly line of the right of way of State Road No. 561; the Northeast Quarter of the
35 Southwest Quarter and the Northwest Quarter of the Southeast Quarter, less the right of way of State Road
36 No. 561; that part of the South Half of the Southwest Quarter bounded and described as follows: beginning
37 at a point on the West line of the said Southwest Quarter that is 626.3 feet from the Southwest corner of the
38 said Southwest Quarter; thence run East to the Westerly line of the right of way of State Road No. 561,
39 thence Northeasterly along the Westerly line of State Road 561 to the North line of the South Half of the
40 Southwest Quarter; thence West along the North line of the South Half of the Southwest Quarter to the
41 West line of the said Southwest Quarter; thence South along the West line of said Southwest Quarter to the
42 POINT OF BEGINNING, less the West 20 feet thereof, and also less that part thereof conveyed to the
43 Florida State Turnpike Authority by a deed recorded in Official Records Book 251, Page 383, Public
44 Records of Lake County, Florida; all being in Section 30, Township 21 South, Range 26 East, in Lake
45 County, Florida.

EXHIBIT - B

Legend

- Proposed Development
- Existing Development
- Water
- Wetlands

Shaded areas indicate areas to be rezoned as shown on the map.

Proposed Development

Existing Development

Water

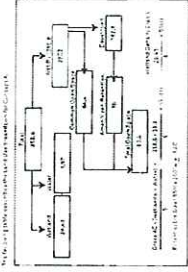
Wetlands

Map Scale: 1" = 100'

North Arrow

Map Scale: 1" = 100'

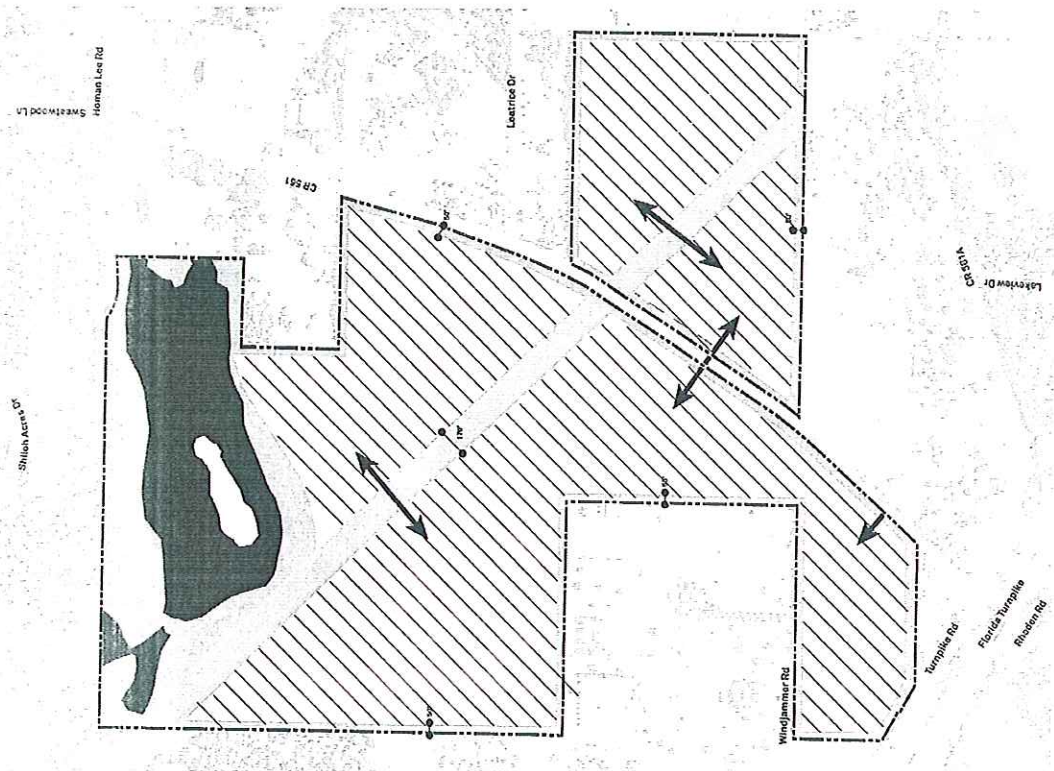
North Arrow



AECOM
 AECOM Technical Services, Inc.
 150 N. Orange Avenue, Suite 200
 Orlando, Florida 32801
 Phone: 407-843-6552

Highway 561
 Lake County, Florida
 003 - Land Use Plan

Date: 8/10/2011



Project Description: The proposed rezoning provides for a rural residential community of 45 units on 288.8 acres. The rezoning to PUD, at a one unit per five-acre density, is compatible with the existing Future Land Use designation of Suburban and is in keeping with the Comprehensive Plan. The proposed master plan demonstrates a form of rural residential design, including development buffers, that is both consistent and compatible with the surrounding properties and overall rural character of the area.



ATTACHMENT 1



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
Jim Miller
District 2
Rosanne Brandeburg
District 3
Tod Howard
District 4
Debbie Stivender
District 5
Kyleen Fischer

August 9, 2011

Mr. Brian Sheahan, Director
Division of Planning and Community Design
Growth Management Department
Lake County
Post Office Box 7800
Tavares, Florida 32778-7800

RE: Highway 561 Zoning Case (Project #2011070003, Application #1868)

Dear Mr. Sheahan:

The County is currently reviewing a rezoning of approximately 258.6 acres from Lake County Agriculture District and Lake County Rural Residential (R-1) to Lake County 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 not 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 2011-2015, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 45 new dwelling units that will contribute 19 new students to the Lake County School system. Based on current school attendance zones, schools that will not be adversely affected by the proposed rezoning and their projected five-year capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Astatula Elementary School | 7% Under Capacity |
| • Clermont Middle School | 26% Under Capacity |
| • Lake Minneola High School | 22% 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 Lake County Division of Planning and Community Design
 Highway 561/ Project #2011070003, App.# 1868

DEVELOPER/OWNER BLR-561, LLC

ITEM DESCRIPTION The applicant proposes a zoning change of 258.6 acres from Lake County Agriculture District and Rural Residential (R-1) to Lake County Planned Unit Development (PUD). The applicant proposes 45 single-family residential dwelling units for the site.

LOCATION Section 30, Township 21 South, Range 26 East
 Located north of CR 561A, south of Shiloh Acres Drive, east of South Buckhill Road, and west of Sugarloaf Mountain Road. CR 561 bisects the southern portion of the property.

CURRENT LAND USE Lake County Suburban (3 dwelling units/1 acre)

CURRENT ZONING Lake County Agriculture District & Rural Residential (R-1)

PROPOSED ZONING Lake County Planned Unit Development (PUD)

NEW DU IMPACT STUDENT GENERATION
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	SF Impacts
			45 Dwelling Units
0.410	0.254	0.145	19
0.186	0.131	0.065	8
0.100	0.057	0.036	5
0.124	0.066	0.044	6

SCHOOL NAME
 Astatula Elementary
 Clermont Middle
 Lake Minneola High

Projected Enrollment 2014-2015*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
808	876	92%	816	93%	No
742	1,005	74%	747	74%	No
1,895	2,452	77%	1,901	78%	No

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2011-2015

CSA 12
 Elementary School
 Middle School
 High School

Student Enrollment 2014-2015*	Permanent Student Capacity*	% of Permanent Capacity
4,887	5,297	92%
1,967	2,279	86%
3,571	4,109	87%

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2011-2015

COMMENTS: The applicant proposes 45 single-family residential dwelling units for the amendment site, which will not adversely impact area schools.
 School Concurrency became effective in Lake County on June 1, 2008, per Chapter 163, Florida Statutes. 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.