

**LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS  
PETITION TO REZONE PROPERTY**

**LAKE COUNTY ZONING BOARD**  
October 5, 2011



**BOARD OF COUNTY COMMISSIONERS**  
October 25, 2011

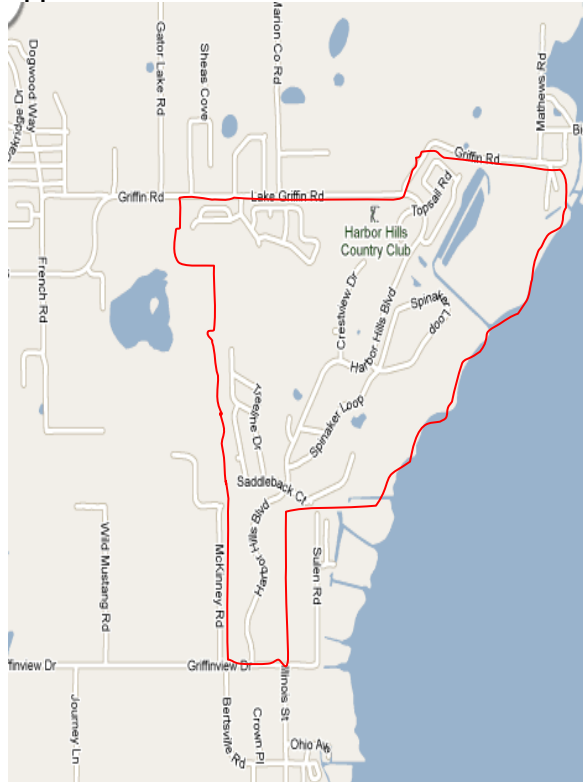
<b>Case Number: PH # 18-11-5</b> Harbor Hills PUD Amendment	<b>Case Manager:</b> Jennifer M. Cotch, Environmental Specialist	<b>Agenda Item # 3</b>
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**Owner:** Harbor Hills Development LP (the "Owner")  
**Applicant:** Chuck Hiott, BESH, Inc. (the "Applicant")

**Requested Action:** Amend Ordinance #2010-45 to allow multi-family residential within an existing mixed use Planned Unit Development consisting of single-family residential, town homes, and commercial uses on approximately 866 acres.

**- Site Location & Information -**

Approximate site location outlined in **red**



<b>Size</b>	866+/- acres	
<b>Location</b>	Lady Lake area north of Griffin View Drive, south of Lake Griffin Road, west of Lake Griffin, and east of Gray's Airport Road.	
<b>Alternate Key</b>	Multiple Numbers	
<b>Future Land Use</b>	Suburban	
<b>Future Land Use Density</b>	1 DU/5 AC	
	<b>Existing</b>	<b>Proposed</b>
<b>Zoning Density</b>	1 DU/1 AC	1 DU/1 AC
<b>Maximum Zoning Intensity (FAR) Table 3.02.06, LDR</b>	0.70	0.70
<b>Maximum Impervious Surface Area (ISR) Table 3.02.06, LDR</b>	0.70(Commercial) 0.20(Residential)	0.70(Commercial) 0.20(Residential)
<b>Minimum Open Space</b>	20%(Commercial) 25%(Residential)	20%(Commercial) 31%(Residential)
<b>Joint Planning Area</b>	Lady Lake	
<b>Utility Area:</b>	Lady Lake	
<b>Site Utilities</b>	Central water, sewer, and septic tanks	
<b>Road Classification</b>	Lake Griffin Rd.(Rural Minor Collector) Griffin View Dr.(Rural Minor Collector)	
<b>Flood Zone/ FIRM Panel</b>	X/AE - 0190D	
<b>Commissioner District</b>	5 - Cadwell	

**Site Visit:** September 9, 2011  
**Signs Posted:** September 9, 2011 (5 signs)

**Table 1: Land Use Table**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Suburban and Rural	A, RA, R-1, RM, & RMRP	Vacant Land, Single-Family Residential, and Fish Camp	None
South	Suburban	A, R-1, R-2, & CFD	Vacant Land, Single-Family Residential, and Community Residential Home	None
East	Rural	R-1 & RMRP	Vacant Land, Single-Family Residential, Fish Camp, and Lake Griffin	None
West	Suburban	A, R-1, R-2, & R-3	Vacant Land & Single-Family Residential	None

**- Summary of Staff Determination -**

**STAFF RECOMMENDATION:** Staff finds that the proposed PUD rezoning amendment is consistent with the Comprehensive Plan and Land Development Regulations as specified in the Findings of Fact; and recommends **Approval** of the application, with conditions as specified in the proposed Ordinance.

**ZONING BOARD RECOMMENDATION:**

**-Summary of Analysis-**

The Applicant is requesting to amend the Harbor Hills Planned Unit Development (PUD) Ordinance #2010-45 to allow multi-family development. The Applicant was under the impression that the duplex development as well as multi-family residential was included in the current Ordinance. Chapter 3 of the Land Development Regulations defines Duplex or Two-Family Dwellings as a single building containing two dwelling units and describes Multifamily Dwellings as three or more dwelling units within a single building. There will be no change to the density of one dwelling unit per acre. The proposed Ordinance will also clarify the setbacks for the duplex use.

**- STANDARDS OF REVIEW & ANALYSIS -**

(Per Section 14.03.03 of the Land Development Regulations)

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

The request to add duplex/townhome housing is consistent with Section 3.00.03, *Land Use – Zoning District Matrix*, of the Land Development Regulations (LDRs) which permits the PUD Zoning District in the Suburban Future Land Use Category (FLUC).

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

Policy 1-1.2, *Allowance for Open Space*, specifies the minimum open space for residential PUDs within the Suburban FLUC as thirty percent (30%) of the gross acreage. The PUD is developed with 268 +/- acres designated as open space (wetlands, golf course, and park). The open space area is thirty-one percent (31%), which exceeds the minimum standards for open space as outlined in Policy 1-1.2.

In accordance with Policy 1-1.6C, *Consistency with Adopted Levels of Service*, development orders shall not be issued unless the services are provided at the adopted level of service consistent with the concurrency provisions of the Comprehensive Plan. This development meets all concurrency requirements as approved through Phase 6. If this rezoning application is approved, any future concurrency issues will be addressed during the concurrency management review process as part of a requested development order.

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

The proposed rezoning to accommodate duplex/townhome housing is consistent with the Harbor Hills PUD development.

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

There have been no changes; this amendment will only clarify the allowed residential uses

**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 roads, sewage, water supply, drainage, solid waste, parks and recreation, schools and emergency medical facilities;**

The proposed amendment to the PUD will not result in any additional demands on public facilities as there is no increase in density or intensity of the development and no change in the permitted uses for the PUD.

It must be noted that the development has not provided the required right-of-way to facilitate construction of the previously approved improvements to the Harbor Hills Boulevard and Griffin View Drive intersection.

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

The majority of the PUD has been developed. Any undeveloped portions of the PUD will be required to submit an environmental assessment at the time a development application is submitted. Any future environmental issues will be addressed at that time.

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

No information has been submitted to indicate that the proposed rezoning would adversely affect the 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;**

The surrounding area is either planned or developed for single-family residential uses. The proposed rezoning will result in a logical and orderly development pattern consistent with the surrounding area, based on previous approvals.

**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 would be in harmony with the 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.**

No additional comments.

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

1. This request is consistent with Policies 1-1.2 and 1-1.6.C, Comprehensive Plan and Section 3.00.03, Land Development Regulations.

Therefore, based on these Findings of Fact, staff recommends **APPROVAL** with conditions contained in the attached Ordinance for the proposed project.

**WRITTEN COMMENTS FILED:**            **Supportive:** -0-    **Opposition:** -3-    **Concern:** -0-

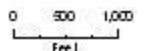




**CURRENT ZONING**  
**PLANNED UNIT DEVELOPMENT (PUD)**



**ADOPTED FUTURE LAND USE**  
**SUBURBAN**



**HARBOR HILLS PUD  
AMENDMENT**

**CASE NO.**  
PH# 18-11-5  
**CASE LOCATION:**  
13/24-182-24E & 7/8-182-25E  
**RE REQUESTING:**  
Amend the Conditions  
for the PUD

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

**DISCLAIMER:**  
Lake County GIS Department, March 2008 Aerial Image,  
Data Collection and Map production components of this  
Growth Management Department, Planning and Community Design.  
This map product was prepared from a computerized data  
system established by the Lake County Board of County Commissioners,  
its employees, agents and personnel, make no warranty as to accuracy,  
and it can only be used for planning, reference, historical,  
property boundary or location or location of any other features shown.  
The Lake County Board of County Commissioners, its employees, agents and  
personnel MAKE NO WARRANTY OF MERCHANTABILITY FOR ANY PURPOSES  
OTHER THAN USE FOR INFORMATIONAL PURPOSES. EXPRESS OR IMPLIED  
WARRANTY RELYING ON THIS PRODUCT, including warranties of all law  
contained on this map product shall be void and of no effect.

**MAP COMPOSITION**  
**FEBRUARY, 2010**

**FOCUS AREA**

**LAKE COUNTY  
NATURAL**

**ORDINANCE #2011-  
Harbor Hills Development LP  
PH# 18-11-5**

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

**WHEREAS**, Charles C. Hiott, BESH (the "Applicant") on behalf of Harbor Hills Development, LP (the "Owner") requested an amendment to Planned Unit Development (PUD) Ordinance #2010-45 to allow two-family (duplex) uses to the approved uses of single and multi-family residential, and commercial uses on approximately 866 acres as shown on Exhibits "B" and "C" (duplex use); and

**WHEREAS**, on December 8, 1987, the Board of County Commissioners approved Ordinance #80-87 granting a rezoning to PUD for property consisting of 866 +/- acres referred to as the Harbor Hills PUD; and

**WHEREAS**, on September 18, 1990, the Board of County Commissioners approved Ordinance #44-90 amending Ordinance #80-87 for the Harbor Hills PUD; and

**WHEREAS**, July 26, 2005, the Board of County Commissioners approved Ordinance #2005-63 amending Ordinance #44-90, finding the application consistent with the Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, on August 24, 2010, The Board of County Commissioners approved Ordinance # 2010-45 that rescinded and replaced Ordinance #'s 80-87, 44-90, and 2005-63; and

**WHEREAS**, this ordinance will rescinded and replaced Ordinance # 2010-45; and

**WHEREAS**, the subject property consists of approximately 866 +/- acres and is located in the Lady Lake area, east of Gray's Airport Road, south of Lake Griffin Road, and north of Griffinview Drive in Section 13 & 24, Township 18S, Range 24E and Section 7 & 18, Township 18S, Range 25E, Lake County, Florida, further described as:

LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]

**WHEREAS**, the property is located within the Suburban Future Land Use Category; and

**WHEREAS**, the Lake County Zoning Board did, on the 5<sup>th</sup> day of October, 2011, review Petition PH #18-11-5;

**AND**, after giving Notice of Hearing on petition for a change in the use of land, including notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 25<sup>th</sup> day of October, 2011; and

**WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised, and

1  
 2           **WHEREAS**, upon review, certain terms pertaining to the development of the above described property  
 3 have been duly approved, and  
 4

5           **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
 6 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they  
 7 pertain to the above tract of land, as described in EXHIBIT "A", subject to the following terms:  
 8

9 **Section 1. Terms:** Terms and conditions of this Ordinance shall mean and include the total of the  
 10 following land uses as incorporated herein and shall rescind and replace PUD Ordinance  
 11 #2010-45. The County Manager or designee shall amend the Lake County Zoning Maps in  
 12 accordance with this Ordinance.  
 13

14 I. General Information:

15  
 16 A. The total area of the PUD shown on Exhibit B shall be developed as follows in accordance  
 17 with the Preliminary Development Plan:  
 18

Total Area	866 acres
Total Developable Area Outside Floodplain (100 yr)	714 acres
Floodplain (100 yr) outside Wetlands	27 acres
Altered Wetlands	12 acres
Total Developed Acres	753 acres
Wetlands in Conservation Easements	113 acres

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 21 1. Residential Uses:  
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Single-family (SF) units	885
Two-Family Dwelling (Duplex)and/or Multifamily (MF) units	*64
*50 of these MF units can be converted to SF	
<b>TOTAL UNITS/LOTS:</b>	<b>949</b>
Net Density shall not exceed	1.29 units/acre
Gross Density shall not exceed	1.09 units/acre
Residential Area	554 +/-acres

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 24 a. Setbacks from street rights-of-way shall be sixty-two (62) feet from the centerline of  
 25 the roadway or twenty-five (25) feet from the property line, whichever is greater.  
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- b. Setbacks from water bodies for any building shall be twenty-five (25) feet from the normal high water elevation for the principal structure and fifteen (15) feet for pool/screen enclosures and accessory structures.
- c. Single-family lots with frontage on two streets shall front on the boulevard, with driveway access from the rear street. Rear setbacks shall be 25 feet from the property line.
- d. On corner lots, one street may be designated for front setbacks, with a side setback a minimum of 20 feet from the side street. For double corner lots, setbacks shall be 20 feet from the side street and 25 feet from the rear street for double front lots.
- e. Duplex lots shall have a minimum rear setback of 20 feet, minimum side setback of 10 feet and no setback along the shared property line of the common or shared walls.
- f. Duplex lots shall be limited to Phase 6 A lots 48 through 60, as illustrated on Exhibit "C"
- g. Any setback not specified above shall be 25 feet rear and 10 feet side.

2. Commercial Uses:

Commercial Area	3.2 +/-acres
Commercial area may be platted with any phase	
Convenience Store	2,500 sq. ft.
Specialty Shops	10,000 sq. ft.
Club House Area	36 +/-acres
Golf Course Area	153 +/-acres
Marina Area	1 +/-acre
Park Area	2 +/-acres

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- a. Commercial areas shall be limited to Neighborhood Commercial (C-1) & Community Commercial (C-2) uses, the following uses are specifically excluded:
  - i. Non-clubhouse tavern, bar & lounge
  - ii. Sales center;
  - iii. Automotive Repair and Automotive Service Station;
  - iv. Kennels;
  - v. Theaters;
  - vi. Vehicle Sales;
- b. Setbacks shall be as follows:
  - i. Front: Fifty (50) feet from street rights-of-way;
  - ii. Side/Rear: Ten (10) feet from property lines;





1 Fire flow standards shall be a minimum of 750 gpm for commercial, clubhouse, and multi-  
2 family uses and 500 gpm for single-family uses.

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4 III Open Space Requirements:

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6 A. Residential:

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8 Twenty-five (25%) percent of the gross land area utilized for residential purposes shall be  
9 provided as open space.

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12 B. Commercial:

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14 Twenty (20%) percent of the net land area utilized for commercial purposes shall be allocated  
15 for open space. Parking areas shall not be included in the open space requirement.

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17 C. Buffers:

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19 1. A minimum 10-foot wide Type "A" Landscape Buffer shall be provided between  
20 residential and commercial areas, and included within setbacks. The buffer shall be  
21 adequately sodded with drought tolerant grasses and maintained at all times.

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23 2. Buffers along development property lines and streets to the rear of single-family lots  
24 shall be in accordance with the Land Development Regulations, as amended.

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26 D. Wetlands:

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28 1. A jurisdictional survey of wetlands shall be required for all site plans and plats.

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30 2. Wetland setbacks shall be in accordance with the Comprehensive Plan and the Land  
31 Development Regulations, as amended.

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33 IV Transportation Improvements

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35 A. Internal Standards

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37 1. Boulevard pavement widths shall be eighteen (18) feet on each side of the median  
38 from the entrances to the first intersecting street and twenty-four (24) feet wide  
39 thereafter. Local streets will have a 20-foot pavement width.

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41 2. All streets will be curbed.

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43 3. Standards for the golf cart crossings and tunnel under the golf course shall be  
44 determined at the time of plat approval.

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46 4. Right-of-way for the boulevard will be 100 feet and 50 feet for local streets.

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5. All internal streets will be privately maintained and constructed to County standards.

6. Final road development standards will be in accordance with the Land Development Regulations, as amended.

V Special Requirements:

1. The development shall be permitted 36 parking spaces for 36 boat slips for the sole use of residents of Harbor Hills, as required by the Department of Community Affairs under the threshold for Development of Regional Impact.

2. A Best Management Plan, as defined in the Land Development Regulations, as amended, shall be prepared for the existing golf course and submitted to Lake County for review and approval.

**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, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Zoning Board and the Board of County Commissioners.

B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, removed, 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 the Lake County Land Development Regulations, as amended, and obtaining approval from the County Manager or designee upon obtaining the permits required from the other appropriate governmental agencies.

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

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

E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this PUD (Planned Unit Development), and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.

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

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**SECTION 3. 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 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

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
SANFORD MINKOFF, County Attorney

**EXHIBIT "A"**

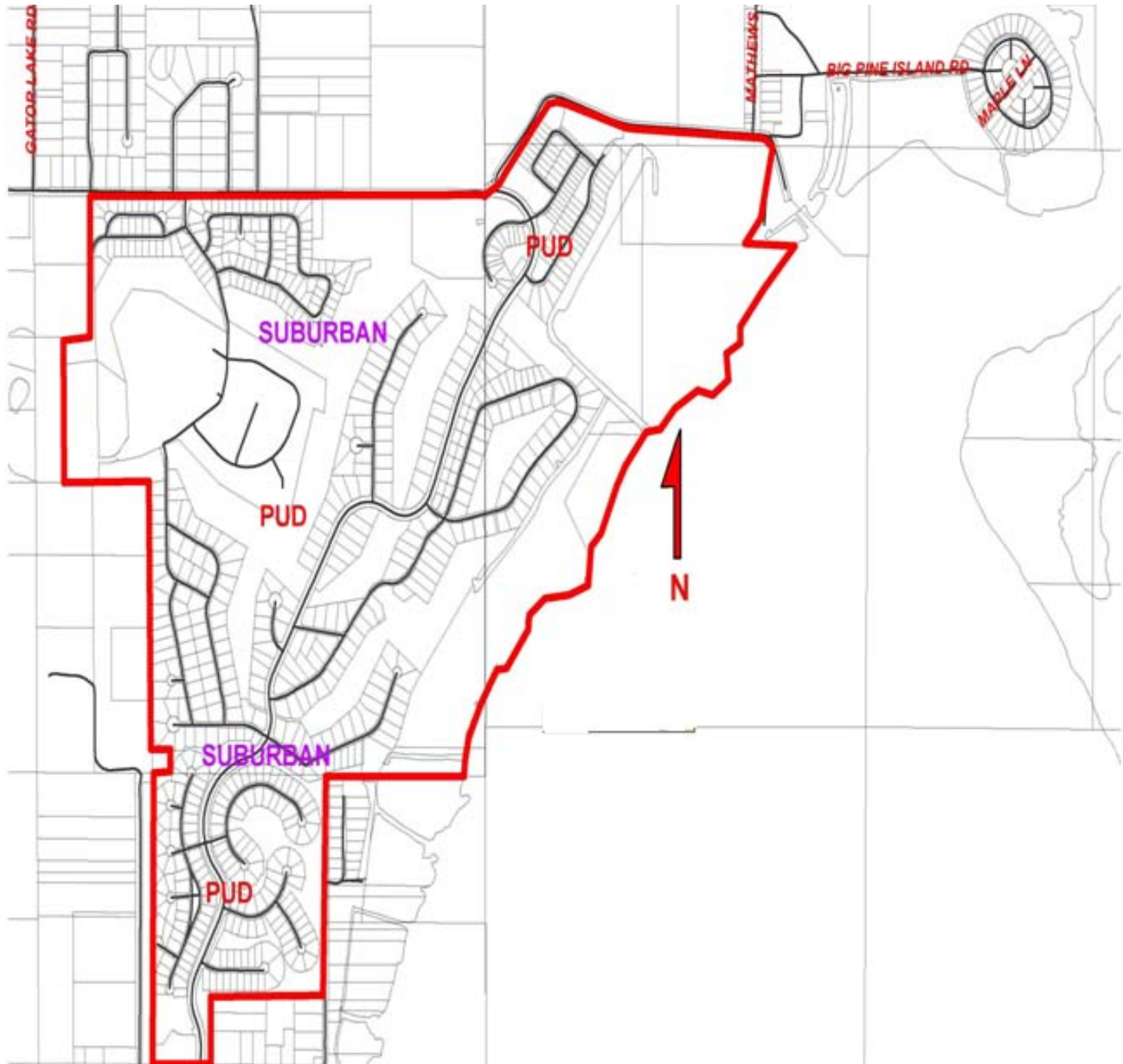
**LEGAL DESCRIPTION**

Section 13, Township 18 South, Range 24 East, Lake County, Florida; The East ½; The East ½ of the Northwest ¼; The East ½ of the Northwest ¼ of the Northwest ¼; The East 30 acres of the Southwest ¼ of the Northwest ¼ and the East ½ of the Southwest ¼ less the South 210 feet of the West 210 feet; Section 24, Township 18 South, Range 24 East, Lake County, Florida, all of Government Lot 3; All of Government Lot 6, less the Southeast ¼; The West 660 feet of the North 660 feet of Government Lot 7, and the West 660 feet of Government Lot 2; Section 18, Township 18 South, Range 25 East, Lake County, Florida, all of Government Lots 3 & 4; That portion of Government Lot 2 lying South of Lake Griffin Road (DRI-7611); and the following described portion of Government Lot 1; Begin at the Northwest corner of Government Lot 1 and run thence East along the North line of said Government Lot 1 a distance of 1528.25 feet; Thence S08 degrees 56'00" West, 1000.00 feet; Thence East to the Waters of Lake Griffin; Thence Southwesterly along said waters edge to the West line of said Government Lot 1; Thence North along said West line to the Point of Beginning; Section 7, Township 18 South, Range 25 East, Lake County, Florida, That part of Government Lot 4 and that portion of the Southwest ¼ of the Southeast ¼ lying South of Lake Griffin Road (DRI-7611), Lake County, Florida.



EXHIBIT "B"

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CFN 2010093782  
Bk 03949 Pgs 1649 - 1657 (Pages)  
DATE: 09/17/2010 10:57:07 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 78.00

**ORDINANCE #2010-45**  
**Harbor Hills Development LP**  
**PH# 06-10-5**

RECEIVED  
PLANNING AND COMMUNITY DESIGN  
SEP 20 2010

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

WHEREAS, Lake County initiated a rezoning to the Harbor Hills Planned Unit Development (PUD) to rescind and replace Ordinance Numbers 80-87, 44-90, and 2005-63 and combine the uses and requirements into one (1) Ordinance to remove obsolete and/or completed development requirements related to external road improvements, the requirement for a fire station, and correct scrivener's errors in the legal description boundary; and

WHEREAS, on December 8, 1987, the Board of County Commissioners approved Ordinance #80-87 granting a rezoning to PUD for property consisting of 866 +/- acres referred to as the Harbor Hills PUD; and

WHEREAS, on September 18, 1990, the Board of County Commissioners approved Ordinance #44-90 amending Ordinance #80-87 for the Harbor Hills PUD; and

WHEREAS, July 26, 2005, the Board of County Commissioners approved Ordinance #2005-63 amending Ordinance #44-90, finding the application consistent with the Comprehensive Plan and Land Development Regulations; and

WHEREAS, the subject property consists of approximately 866 +/- acres and is located in the Lady Lake area, east of Gray's Airport Road, south of Lake Griffin Road, and north of Griffinview Drive in Section 13 & 24, Township 18S, Range 24E and Section 7 & 18, Township 18S, Range 25E, Lake County, Florida, further described as:

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

WHEREAS, the property is located within the Suburban Future Land Use Category; and

WHEREAS, the Lake County Zoning Board did, on the 7<sup>th</sup> day of April, 2010, review Petition PH #6-10-5;

AND, after giving Notice of Hearing on petition for a change in the use of land, including notice that said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 27<sup>th</sup> day of April, 2010; and

WHEREAS, the Board of County Commissioners continued this case to the July 27, 2010 public hearing so an independent engineering study could be conducted of the Griffinview Drive/Harbor Hills Blvd. area; and

WHEREAS, at the July 27, 2010 public hearing, the Board of County Commissioners continued this case to the August 24, 2010 public hearing; and

PLANNING AND COMMUNITY DESIGN  
315 WEST MAIN STREET  
5TH FLOOR RM 511  
TAVARES, FL 32778





WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, 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 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 Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land, as described in EXHIBIT "A", subject to the following terms:

**Section 1. Terms:** Terms and conditions of this Ordinance shall mean and include the total of the following land uses as incorporated herein and shall rescind and replace Ordinance Numbers 80-87, 44-90, and 2005-63. The County Manager or designee shall amend the Lake County Zoning Maps in accordance with this Ordinance.

I. General Information:

A. The total area of the PUD shall be developed as follows in accordance with the Preliminary Development Plan:

Total Area	866 acres
Total Developable Area Outside Floodplain (100 yr)	714 acres
Floodplain (100 yr) outside Wetlands	27 acres
Altered Wetlands	12 acres
Total Developed Acres	753 acres
Wetlands in Conservation Easements	113 acres

1. Residential Uses:

Single-family (SF) units	885
Multifamily (MF) units	*64
*50 of these MF units can be converted to SF	
<b>TOTAL UNITS/LOTS:</b>	<b>949</b>
Net Density shall not exceed	1.29 units/acre
Gross Density shall not exceed	1.09 units/acre
Residential Area	554 +/- acres

a. Setbacks from street rights-of-way shall be sixty-two (62) feet from the centerline of the roadway or twenty-five (25) feet from the property line, whichever is greater.

- b. Setbacks from water bodies for any building shall be twenty-five (25) feet from the normal high water elevation for the principal structure and fifteen (15) feet for pool/screen enclosures and accessory structures.
- c. Single-family lots with frontage on two streets shall front on the boulevard, with driveway access from the rear street. Rear setbacks shall be 25 feet from the property line.
- d. On corner lots, one street may be designated for front setbacks, with a side setback a minimum of 20 feet from the side street. For double corner lots, setbacks shall be 20 feet from the side-street and 25 feet from the rear street for double front lots.
- e. Any setback not specified above shall be 25 feet rear and 10 feet side.

2. Commercial Uses:

Commercial Area	3.2 +/-acres
Commercial area may be platted with any phase	
Convenience Store	2,500 sq. ft.
Specialty Shops	10,000 sq. ft.
Club House Area	36 +/-acres
Golf Course Area	153 +/-acres
Marina Area	1 +/-acre
Park Area	2 +/-acres

- a. Commercial areas shall be limited to Neighborhood Commercial (C-1) & Community Commercial (C-2) uses except the following:
    - i. Non-clubhouse tavern, bar & lounge
    - ii. Sales center;
    - iii. Automotive Repair and Automotive Service Station;
    - iv. Kennels;
    - v. Theaters;
    - vi. Vehicle Sales;
  - b. Setbacks shall be as follows:
    - i. Front: Fifty (50) feet from street rights-of-way;
    - ii. Side/Rear: Ten (10) feet from property lines;
    - iii. Where commercial lots are adjacent to residential uses: Twenty-five (25) feet
3. Parking shall be provided in accordance with the Land Development Regulations.
4. A site plan shall be required prior to the issuance of any building permits.



2                   5.       Pedestrian and bicycle access shall be provided between all commercial uses and the  
3                   residential areas.

4  
5       B.       Recreational Facilities:

6  
7                   1.       The recreational facilities as shown on the Conceptual Master Plan shall be  
8                   developed during Phase I and shall include the golf course, clubhouse, tennis  
9                   complex and swimming pool.

10  
11                  2.       Parking requirements shall be in accordance with the Land Development Regulations,  
12                  as amended. A site plan shall be approved by the County Manager or designee prior  
13                  to the issuance of any building permits for the facilities.

14  
15   II       Public Facilities:

16  
17       A.       Potable Water

18  
19                  A community potable water well/plant shall be provided to serve the entire development.

20  
21       B.       Sewer Facilities:

22  
23                  1.       All multifamily, clubhouse, and commercial areas shall be served by a Central  
24                  Wastewater System.

25  
26                  2.       Single-family lots may utilize septic tanks meeting the requirements of the Department  
27                  of Health until such time as a Central Wastewater System is available.

28  
29                  3.       On waterfront lots, septic tanks shall be located in front of the structure.

30  
31                  4.       No septic tank shall be closer than 100 feet from any wetland or water body.

32  
33       C.       Drainage/Stormwater Management:

34  
35                  Drainage and stormwater management plans shall be required for any final development  
36                  order. All applicable federal, state and local regulations shall be met.

37  
38       D.       Fire Protection:

39  
40                  Fire flow standards shall be a minimum of 750 gpm for commercial, clubhouse, and multi-  
41                  family uses and 500 gpm for single-family uses.

42  
43   III      Open Space Requirements:

44  
45       A.       Residential:

1                   Twenty-five (25%) percent of the gross land area utilized for residential purposes shall be  
2                   provided as open space.

3  
4           B.       Commercial:

5  
6                   Twenty (20%) percent of the net land area utilized for commercial purposes shall be allocated  
7                   for open space. Parking areas shall not be included in the open space requirement.

8  
9           C.       Buffers:

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11           1.       A minimum 10-foot wide Type "A" Landscape Buffer shall be provided between  
12                   residential and commercial areas, and included within setbacks. The buffer shall be  
13                   adequately sodded with drought tolerant grasses and maintained at all times.

14  
15           2.       Buffers along development property lines and streets to the rear of single-family lots  
16                   shall be in accordance with the Land Development Regulations, as amended.

17  
18           D.       Wetlands:

19  
20           1.       A jurisdictional survey of wetlands shall be required for all site plans and plats.

21  
22           2.       Wetland setbacks shall be in accordance with the Comprehensive Plan and the Land  
23                   Development Regulations, as amended.

24  
25   IV       Transportation Improvements

26  
27           A.       Internal Standards

28  
29           1.       Boulevard pavement widths shall be eighteen (18) feet on each side of the median  
30                   from the entrances to the first intersecting street and twenty-four (24) feet wide  
31                   thereafter. Local streets will have a 20-foot pavement width.

32  
33           2.       All streets will be curbed.

34  
35           3.       Standards for the golf cart crossings and tunnel under the golf course shall be  
36                   determined at the time of plat approval.

37  
38           4.       Right-of-way for the boulevard will be 100 feet and 50 feet for local streets.

39  
40           5.       All internal streets will be privately maintained and constructed to County standards.

41  
42           6.       Final road development standards will be in accordance with the Land Development  
43                   Regulations, as amended.



V Special Requirements:

1. The development shall be permitted 36 parking spaces for 36 boat slips for the sole use of residents of Harbor Hills, as required by the Department of Community Affairs under the threshold for Development of Regional Impact.
2. A Best Management Plan, as defined in the Land Development Regulations, as amended, shall be prepared for the existing golf course and submitted to Lake County for review and approval.

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, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Zoning Board and the Board of County Commissioners.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, removed, 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 the Lake County Land Development Regulations, as amended, and obtaining approval from the County Manager or designee upon obtaining the permits required from the other appropriate governmental agencies.
- C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this PUD (Planned Unit Development), and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.
- F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have the authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. 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.

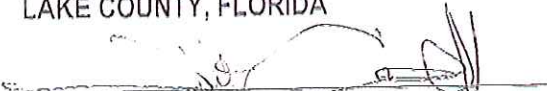
Section 4. Effective Date: This Ordinance shall become effective as provided by law.

ENACTED this 24th day of August, 2010.


FILED with the Secretary of State September 2, 2010.

EFFECTIVE September 2, 2010.

BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

  
WELTON G. CADWELL, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY

  
MELANIE MARSH, Acting County Attorney

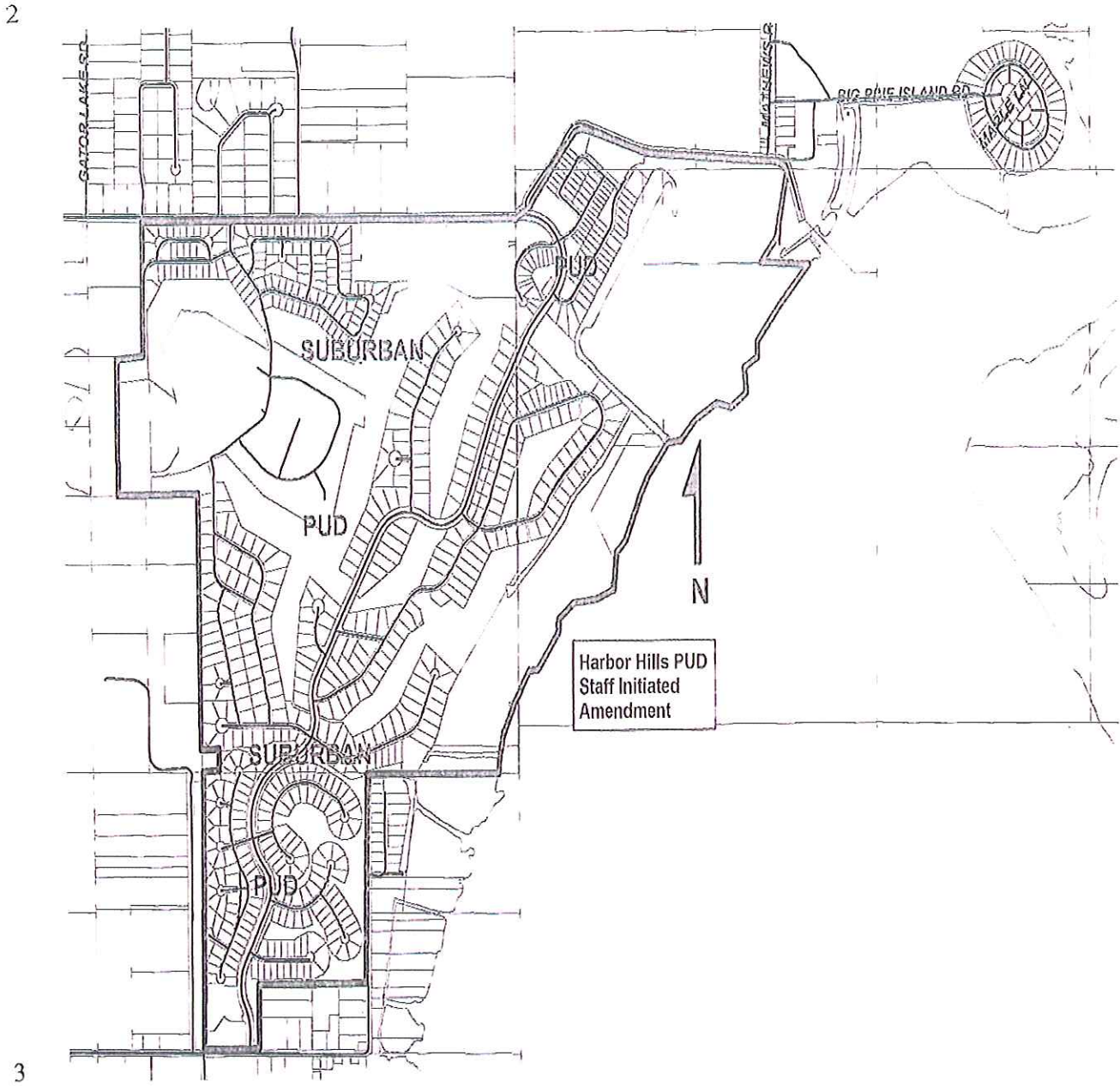
EXHIBIT "A"

LEGAL DESCRIPTION

Section 13, Township 18 South, Range 24 East, Lake County, Florida; The East ½; The East ½ of the Northwest ¼; The East ½ of the Northwest ¼ of the Northwest ¼; The East 30 acres of the Southwest ¼ of the Northwest ¼ and the East ½ of the Southwest ¼ less the South 210 feet of the West 210 feet; Section 24, Township 18 South, Range 24 East, Lake County, Florida, all of Government Lot 3; All of Government Lot 6, less the Southeast ¼; The West 660 feet of the North 660 feet of Government Lot 7, and the West 660 feet of Government Lot 2; Section 18, Township 18 South, Range 25 East, Lake County, Florida, all of Government Lots 3 & 4; That portion of Government Lot 2 lying South of Lake Griffin Road (DRI-7611); and the following described portion of Government Lot 1; Begin at the Northwest corner of Government Lot 1 and run thence East along the North line of said Government Lot 1 a distance of 1528.25 feet; Thence S08 degrees 56'00" West, 1000.00 feet; Thence East to the Waters of Lake Griffin; Thence Southwesterly along said waters edge to the West line of said Government Lot 1; Thence North along said West line to the Point of Beginning; Section 7, Township 18 South, Range 25 East, Lake County, Florida, That part of Government Lot 4 and that portion of the Southwest ¼ of the Southeast ¼ lying South of Lake Griffin Road (DRI-7611), Lake County, Florida.



EXHIBIT "B"



3  
4