

# LAKE COUNTY OFFICE OF PLANNING AND ZONING REZONING STAFF REPORT

Planning and Zoning Board  
November 1, 2017



Board of County Commissioners  
November 21, 2017

RZ-17-02-2 Interlachen PUD	Commissioner District 2 Parks	Agenda Item #5
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**Requested Action:** Rezone approximately 32.91 acres from Rural Residential (R-1) to Planned Unit Development (PUD) to facilitate the development of a thirty-five (35) lot subdivision within the proposed Green Swamp Interlachen Future Land Use Category.

**Owners:** A.E. Langley and Mary S. Langley

**Applicant:** Jimmy D. Crawford, Esq., Langley, Nagle, Crawford & Modica, Chartered Attorneys at Law

**- Site Location & Information -**

<b>Size</b>	32.91 acres (approximately 26.83 acres of uplands)
<b>Location</b>	South of the Intersection of Lakeshore Drive and Hammock Ridge Road in south Lake County
<b>Current Future Land Use</b>	Green Swamp Rural (1 dwelling unit per 5 net acres)
<b>Proposed Future Land Use</b>	Green Swamp Interlachen (Maximum of 35 single family residences) (Pending DEO and BCC Approval)
<b>Zoning District</b>	Rural Residential (R-1) (Max. density of 1 dwelling unit per acre)
<b>Proposed Zoning District</b>	Planned Unit Development (PUD) (Maximum of 35 single family residences)
<b>Joint Planning Area/ ISBA</b>	Clermont JPA and ISBA
<b>Overlay Districts</b>	Green Swamp Area of Critical State Concern (ACSC)

**- Land Use Table -**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	N/A	N/A	Road and Lake	Lakeshore Drive and Lake Minnehaha
<b>South</b>	Green Swamp Rural	Medium Residential (R-3)	Single Family Residences	Lake Susan Outlook Subdivision
<b>East</b>	Urban Low	Medium Residential (R-3)	Road and Single Family Residences	Hammock Pointe and Hammock Reserve Subdivision
<b>West</b>	N/A	N/A	Lake	Lake Susan

**- Summary of Staff Recommendation -**

**Staff Recommendation: APPROVAL** of the application to rezone approximately 32.91 acres from Rural Residential (R-1) to Planned Unit Development (PUD) to facilitate the development of a thirty-five (35) lot subdivision within the proposed Green Swamp Interlachen Future Land Use Category.

**Planning and Zoning Board Recommendation:**

**Analysis**

The subject property (Alternate Key 1663059) contains approximately 32.91 gross acres (including wetlands) with approximately 26.83 net acres. The property is located south of the intersection of Hammock Ridge Road and Lakeshore Drive, within the Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Area (ISBA). The property is also located within the Green Swamp Area of Critical State Concern (GSACSC) as established by Florida Administrative Code (FAC) and defined within the 2030 Comprehensive Plan.

The Applicant submitted a rezoning application to request a change to the zoning of the subject property from Rural Residential (R-1) to Planned Unit Development (PUD) in order develop the property with a thirty-five (35) lot subdivision. The application was submitted in conjunction with a Comprehensive Plan Amendment application to create a Green Swamp Interlachen Future Land Use Category (FLUC) and to amend the Future Land Use Map to designate the subject 32.91 acres as part of the Green Swamp Interlachen FLUC.

The Comprehensive Plan Amendment received approval by the Lake County Board of County Commissioners (BCC) to transmit the application to the Department of Economic Opportunity (DEO) on July 25, 2017. On October 6, 2017, the DEO provided a letter to the BCC stating that it did not have any objections or comments. Approval of the Comprehensive Plan Amendment is scheduled to be considered by the BCC on November 21, 2017. The proposed PUD Ordinance is consistent with the proposed Green Swamp Interlachen Future Land Use Category which would allow a maximum of thirty-five (35) single family residences, requires sixty (60) percent Open Space (including wetlands), and requires adherence to all applicable rules pertaining to the Green Swamp Area of Critical State Concern (GSACSC).

### **Standards for Review**

#### *Pursuant to LDR Section 14.03.03 Standards for Review*

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

The proposed amendment would not be in conflict with the Land Development Regulations (LDR). The property is currently zoned Rural Residential (R-1) and the applicant has submitted an application to rezone the property Planned Unit Development (PUD). The PUD Ordinance will ensure the property is developed in accordance with the anticipated adoption of the Green Swamp Interlachen FLUC, LDR, and all other applicable rules and regulations for the property.

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

The proposed Planned Unit Development Ordinance is consistent with all elements of the Comprehensive Plan. The proposed PUD Ordinance will be consistent with proposed Comprehensive Plan Policy 1-4.2.6 *Green Swamp Interlachen Future Land Use Category*, upon adoption by the BCC. The new future land use which allows property within the Green Swamp Interlachen FLUC to be developed with a maximum of thirty-five (35) single residences with sixty (60) percent open space (explicitly including wetlands). All other development provisions within Comprehensive Plan Policy 1-4.2.6 were placed in the proposed PUD Ordinance.

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

The applicant wishes to develop the subject property with a thirty-five (35) lot subdivision. The applications to create the Green Swamp Interlachen FLUC, change the FLUC from Green Swamp Rural to Green Swamp Interlachen FLUC, and rezone the property to PUD are to facilitate the development of the thirty-five (35) lot subdivision.

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

The property owners would like to develop at a higher density to accommodate future population growth in south Lake County. The surrounding area is developed with residential development at a higher density than the applicant is proposing.

**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 and Sewer

The proposed ordinance requires development to connect to a portable water service and regional wastewater provider. Utilities Inc. of Florida has indicated that they have the available capacity to serve the proposed project (Attachment A). The City of Clermont has indicated that they have the required capacity and facilities to provide wastewater collection services (Attachment B).

Schools

Based on a review by the Lake County School Board (Attachment C), there are three schools that service the area, Pine Ridge Elementary School, Windy Hill Middle School, and East Ridge High School. Based on the proposed FLUC amendment, Pine Ridge Elementary School would be under capacity by 13%, Windy Hill Middle School would be over

capacity by 18%, and East Ridge High School would be 9% under capacity. The applicant is responsible for obtaining school concurrency prior to final plat approval.

### Parks

Per Comprehensive Plan Policy VII-1.4.3 *Level of Service*, the adopted level of service is four (4) acres of park land (developed or undeveloped) per 1,000 people in unincorporated Lake County. There are currently 3,800 acres of park lands in unincorporated Lake County and there are roughly 300,000 people, leaving capacity for the proposed increase in density.

### Solid Waste

The County's adopted level of service for solid waste is one (1) day a week garbage pickup and one (1) day a week recycling pickup. The five-year capital improvement schedule for solid waste shows that with existing landfill cells and additional land available and permitted through an FDEP Environmental Resource Permit, there is disposal capacity through 2030.

### Public Safety

Lake County Fire Station #109 is located 0.6 miles away on Lakeshore Drive. The second responder station, Lake County Fire Rescue Station #102 is located 5.7 miles away on Harwood Marsh Road.

### Transportation Analysis

The Lake-Sumter Metropolitan Planning Organization (MPO) reviewed the application and, using the Institute of Transportation Engineers (ITE) Trip Generations Manual, concluded that the resulting traffic impacts will be 333 daily trips, 35 post medidiem (PM) peak hour trips (with 22 incoming trips and 13 outgoing trips). This project will be generating thirty five (35) PM peak hour trips, in which twenty three (23) trips will impact the peak hour direction increasing the Volume to Capacity Ratio.

The standard Level of Service (LOS) for the impacted roadway of Lakeshore Drive is "D" with a capacity of 675 trips. The segment of Lakeshore Drive between Harder Rd and Hammock Ridge Rd is currently operating at one hundred and forty three percent (143%) of its capacity. Currently there are no County funded improvements scheduled for this segment of Lakeshore Drive.

In order to accompany future residential development, the County and the property owners have negotiated an agreement for roadway improvements by placement of a roundabout at and near the subject property and the intersection of Hammock Ridge Road and Lakeshore Drive. As part of such agreement, the owners will dedicate to the County right-of-way needed for the roadway improvements along the owners' property boundary. The applicant will need to demonstrate that the proposed development does not adversely impact the County's adopted levels of service prior to obtaining final plat approval.

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

There is no indication that the rezoning will result in a significant impact on the natural environment. Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and Land Development Regulations. The proposed ordinance states that all new development shall adhere to all applicable rules and regulations pertaining to the Green Swamp.

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

There is no indication that the rezoning application will affect property values in the area.

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

The area surrounding the subject property is developed with residential subdivisions at a similar density proposed in the applications.

Osprey Pointe Subdivision, located west of the subject property and north of Lakeshore Drive, is a 74 lot subdivision developed at a net density of 1.46 dwelling units per acre and a gross density of 1.16 dwelling units per acre. Hammock Pointe Subdivision, located east of the subject property and along Hammock Ridge Road, is a 198 lot subdivision developed at a gross density of 2.13 dwelling units per acre. Lake Susan Outlook, located directly south of the subject property, is a 12 lot subdivision developed at a gross density of 1.28 dwelling units per acre.

The subdivision is proposed to be developed at a density of 1.06 dwelling units per gross acre and a density of 1.30 dwelling units per net acre. The proposed amendment will have no negative effects on the development pattern in the area and will result in an orderly and logical development pattern.

**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 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.**

Not at this time.

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

1. The request is consistent with the proposed Green Swamp Interlachen Future Land Use Category, which will be presented to the BCC for consideration in conjunction with this rezoning request; and
2. The request is consistent with Comprehensive Plan Policy I-4.1.2 *Uses of Land Determined to be of Environmental Value*, which states that the Green Swamp ACSC is a statewide environmental value and that Lake County shall emphasize passive parks, agriculture, and very low density rural residential development to protect the environment.

Based on these findings of fact, staff recommends **APPROVAL** of the application to rezone approximately 32.91 acres from Rural Residential (R-1) to Planned Unit Development (PUD) to facilitate the development of a thirty-five (35) lot subdivision in the Green Swamp Interlachen Future Land Use Category.

**Case Manager:** Michele Janiszewski, Chief Planner

**WRITTEN COMMENTS FILED:**

**Support: -0-**

**Questions: -0-**

**Opposition: -0-**

**Ordinance 2017-XX  
Interlachen Planned Unit Development (PUD)  
RZ-17-02-2**

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

**WHEREAS**, Jimmy D. Crawford, Esq. (the "Applicant"), on behalf of A.E. Langley and Mary S. Langley (the "Owners") has made a request to establish a Planned Unit Development (PUD) zoning district; and

**WHEREAS**, the subject property consists of 32.91 +/- acres and is located southeast of the intersection of Hammock Ridge Road and Lakeshore Drive in the Clermont area, within Section 06, Township 23 South, Range 26 East, and is more particularly described in Exhibit A; and

**WHEREAS**, the subject property is located within the Interlachen Future Land Use Category in accordance with Ordinance Number 2017-          ; and

**WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-17-02-2 on November 1, 2017, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on November 21, 2017; and

**WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & 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 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:

**Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with Exhibit "A" of this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence.

**A. Permitted Land Uses.**

1. A maximum of thirty-five (35) single family residences can be developed on the subject property.
2. Accessory uses may be approved by the County Manager or designee.
3. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

**B. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.**

1. The Maximum Building height will be forty (40) feet.

2. A minimum of sixty percent (60%) of the subject property acreage must be designated as open space, as defined in the Lake County Comprehensive Plan Policy I-4.2.6, *Green Swamp Interlachen Future Land Use Category*. Wetlands may count towards the Open Space requirement.
3. There must be no wetland impact or alteration, including stormwater ponds and systems. However, any residential lot separated from water by a stormwater pond, open space, or conservation easement will be allowed to construct water-dependent structures such as piers, docks, and boathouses, consistent and in compliance with all rules and requirements of any jurisdictional governmental agency.
4. The maximum Floor Area Ratio (FAR) will be 0.35.
5. The maximum Impervious Surface Ratio (ISR) will be 0.45 for the overall developmet. The preliminary plat must calculate the maximum ISR allowed on each platted lot.
6. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

**C. Minimum Lot Dimensions.** Each Single Family Lot must conform to the lot dimensions provided below.

Minimum Roadway Frontage	Fifty feet (50')
Minimum Cul-de-sac Frontage	Twenty-five feet (25')
Minimum Lot Width at Building Setback Line	Fifty feet (50')

**D. Setbacks.** The minimum setback for residential development will be as follows:

Development	Front	Side	Rear	Multiple Frontage
Single Family Residence	Twenty-five (25) feet	Seven and one-half (7.5) feet	Fifteen (15) feet	Fifteen (15) feet

1. All setbacks detailed in the chart above must be measured from the property line.
2. Accessory structures must be located behind the principal structure and must adhere to the setbacks established for the single family residences.
3. With the exception of water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.
4. Any setback not specified must be in accordance with the Lake County Land Development Regulations, as amended.

**E. Parking Requirements.** Off-street parking must be provided in accordance with the Lake County Land Development Regulations, as amended.

**F. Landscaping, Buffering, and Screening.** All new development must provide landscaping in accordance with the Lake County Land Development Regulations, as amended.

**G. Environmental Requirements.**

1. Prior to any future development, a current environmental assessment must be submitted to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and fauna.
2. All wetlands within the property must be placed into a conservation easement that will run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at Lake County's discretion. The conservation easement must require that all wetlands and wetland buffers be maintained in their natural and unaltered state. Any such easement must allow access to water dependent structures such as docks and walkways.
3. Upland buffers adjacent to wetlands must be included within the conservation easement.

**H. Noise:** Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

**I. Transportation Improvements.**

1. All access management must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. Additional right-of-way will be required for future intersection improvements at Hammock Ridge Rd and Lakeshore Drive.
3. A joint or shared driveway is required for the lots fronting on Lakeshore Drive.
4. A gated subdivision may be constructed. Should the development be gated, the internal roads will be privately maintained by the Homeowners' Association.

**J. Utilities:**

1. Central Water and Sewer must be provided in accordance with the Comprehensive Plan, as amended.
2. Subdivision utilities may cross open space, excluding wetlands, with minimum impact to the natural system.

**K. Stormwater Management.** The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

**L. Floodplain Management.** The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.



- M. Lighting:** Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.
- N. Signage:** All signage must be in accordance with the Lake County Land Development Regulations, as amended.
- O. Concurrency Management Requirements.** Any development must comply with the Lake County Concurrency Management System, as amended.
- P. Development Review and Approval.** Prior to the issuance of any permits, the Owners must submit a site plan application for review and approval in accordance with the Comprehensive Plan and Lake County Land Development Regulations, as amended.

**Section 2. Conditions.**

- A.** After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.
- D.** The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.
- E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master will have 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, the holding will in no way affect the validity of the remaining portions of this Ordinance.

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

**Section 5. Effective Date. This Ordinance will become effective as provided by law.**

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

FILED with the Secretary of State \_\_\_\_\_, 2017.

EFFECTIVE \_\_\_\_\_, 2017.

**BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

\_\_\_\_\_  
**TIMOTHY I. SULLIVAN, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**NEIL KELLY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**

**Exhibit A. Legal Description.**

Tracts 8, 9, 10, 11, and 23 in Section 6, Township 23 South, Range 26 East, according to the plat of monte vista park farms, filed 13 February 1914, and recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida.

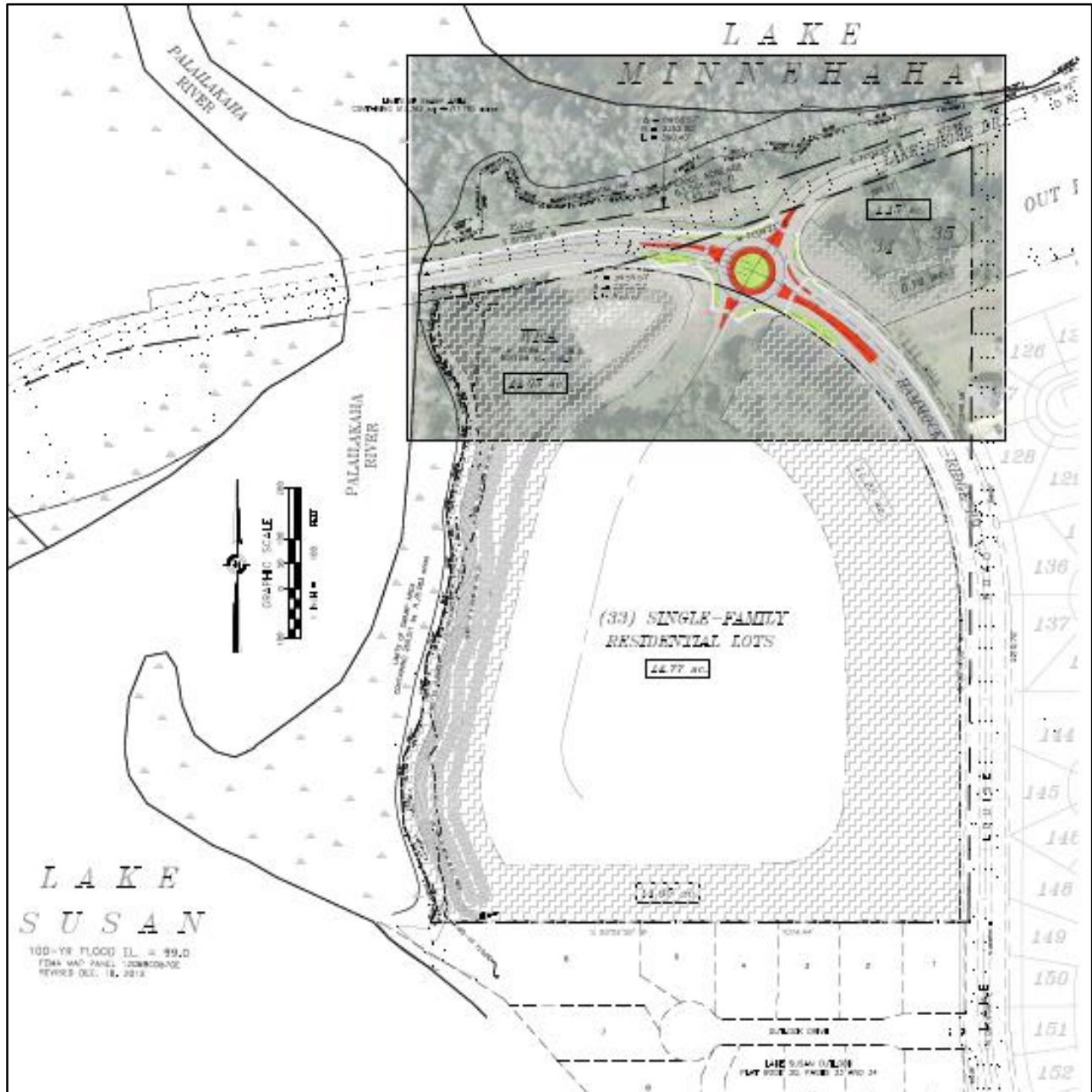
LESS:

A portion of Tracts 9 & 10, Monte Vista Park Farms, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Section 6, Township 23 South, Range 26 East, Lake County, Florida, Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Tract 9; thence run South 89° 43' 00" East along the South line of Tract 9, 482.58 feet to the Point of Beginning; said point being on a non-tangent curve concave Southeasterly, having a radius of 725.00 feet, a chord bearing of North 39° 25' 42" East, and a chord distance of 70.08 feet; thence run Northeasterly along the arc of said curve through a central angle of 5° 32' 26", a distance of 70.11 feet; thence leaving said curve run North 36° 12' 17" East, 79.29 feet; thence North 11° 45' 29" East, 116.92 feet to the proposed South right of way of the South Clermont Connector; said point being on a non-tangent curve concave Southerly, having a radius of 700.00 feet, a chord bearing of South 80° 58' 11" East, and a chord distance of 219.58 feet; thence run Easterly along said curve and said right of way through a central angle of 18° 02' 51", a distance of 220.49 feet; thence leaving said right of way and said curve run South 24° 26' 29" East, 49.33 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, a chord bearing of South 34° 20' 08" West, and a chord distance of 280.94 feet; thence run Southwesterly along the arc of said curve through a central angle of 16° 09' 00", a distance of 281.87 feet to the point of reverse curvature of a curve concave Southeasterly, having a radius of 525.00 feet and a central angle of 3° 43' 16"; thence run Southwesterly along the arc of said curve a distance of 34.10 feet; thence leaving said curve run North 76° 36' 25" West, 214.76 feet; to a point on a non-tangent curve concave Southeasterly, having a radius of 725.00 feet, a chord bearing of North 34° 02' 16" East, and a chord distance of 66.29 feet; thence run Northeasterly along the arc of said curve through a central angle of 5° 14' 25", a distance of 66.31 feet to the Point of Beginning. Said parcel contains 1.71 acres, more or less.



Exhibit B. Concept Plan.



# Attachment A. (1 Page)



March 30, 2017

Mr. Jimmy D. Crawford, Esq.  
Langley, Nagel, Crawford & Modica  
1201 West Highway 50  
Clermont, FL 34711

RE: Interlachen Subdivision  
Lake County, FL  
Potable Water Service Availability

Dear Mr. Crawford:

This office has received and reviewed your request dated March 30, 2017 in regards to the above referenced project. This letter serves to advise you that the proposed project is located within the Utilities Inc. of Florida FPSC certificated service area for the provision of potable water. Utilities Inc. of Florida has the available capacity to serve the proposed project and is ready and willing to do so contingent upon the execution of a mutually acceptable agreement between the Developer/Owner and the Utility.

Should the Owner decide to move forward with the project, please contact me directly at 866.842.8432, extension 1360 or by email at [bkgongre@uiwater.com](mailto:bkgongre@uiwater.com)

Sincerely,  
UTILITIES INC. OF FLORIDA

A handwritten signature in blue ink that reads "Bryan K. Gongre".

Bryan K. Gongre  
Regional Manager

# Attachment B. (1 Page)



ENVIRONMENTAL SERVICES

352-241-0178

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March 30, 2017

RE: Interlachen

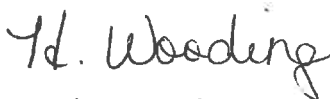
This letter is in response to your request regarding sewer availability for the Interlachen project located at Hammock Ridge and Lakeshore Dr.

The property is located outside of the Clermont City limits and Clermont's utility service area, however the City has capacity in the wastewater collection system and has facilities near the property to provide these services. The City is ready and able to provide these services.

The property owner must request service from the Clermont City Council. Please contact Barbara Hollerand, Director of Planning, to proceed with requesting utility service for this project.

If you have any questions regarding the information provided, please contact me at (352) 241-7336.

Sincerely,



Heather Wooding  
City of Clermont  
Office Manager

# Attachment C. (1 Page)



***Committed to Excellence***

201 West Burreigh Boulevard • Tavares • FL 32778-2496  
(352) 253-6500 • Fax: (352) 253-6503 • [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

**Superintendent:**  
Diane S. Kornegay, M.Ed.

**School Board Members:**  
**District 1**  
Bill Mathias  
**District 2**  
Kristi Burns, Ph.D.  
**District 3**  
Marc Dodd  
**District 4**  
Sandy Gamble  
**District 5**  
Stephanie Luke

May 18, 2017

Ms. Michelle Janiszewski, Chief Planner  
Planning and Zoning Division  
Economic Growth Department  
315 W. Main Street  
Tavares, Florida 32778

**RE: Unincorporated Lake County Proposed Comprehensive Plan Amendment  
Langley Interlachen Future Land Use Category-Adequate Public Facilities Review**

Dear Ms. Janiszewski:

The School District has reviewed the above referenced plan amendment. The proposed comprehensive plan amendment is from the future land use designation of **Green Swamp Rural** to a new proposed future land use category of **Langley Interlachen** future land use category. The subject property is approximately 36 upland acres and is currently undeveloped.

The **Green Swamp Rural** future land use designation permits one (1) dwelling unit per five (5) net buildable acres. Based on the 33 upland acres noted on the concept plan, the existing future land use could permit six (6) dwelling units. The proposed **Langley Interlachen** future land use category language included in the application information proposes a maximum of 35 residential dwelling units.

The proposed comprehensive plan amendment has the potential to add twenty-nine (29) new residential dwelling units that will generate approximately ten (10) new students to the Lake County School system. Based on current school attendance zones, the schools that will be affected by the proposed future land use designation change and their projected five-year capacity status are as follows:

- **Pine Ridge Elementary School** 87% Capacity
- **Windy Hill Middle School** 18% Over Capacity
- **East Ridge High School** 91% Capacity

The School District's 2016-17 Five Year Capital Plan currently proposes a new K8 school scheduled to provide relief at the middle school level.

This letter 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. School Concurrency approval will be required prior to final development order.

Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Helen LaValley, Growth Planning Department

C: Jennifer Cotch, Planner – Langley, Nagel, Crawford & Modica