

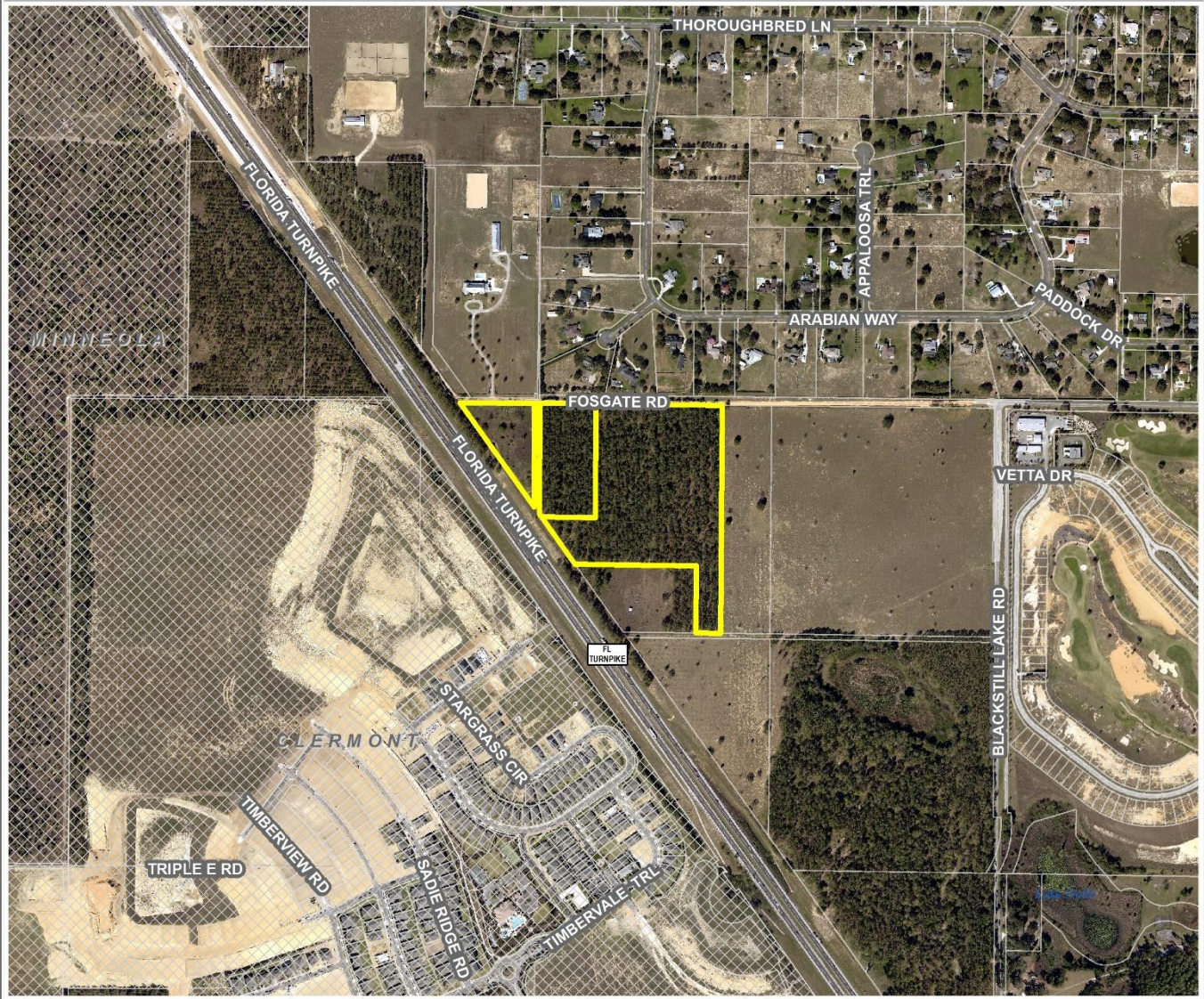
LAKE COUNTY OFFICE OF PLANNING AND ZONING
REZONING STAFF REPORT

PLANNING & ZONING BOARD
September 5, 2018



BOARD OF COUNTY COMMISSIONERS
September 25, 2018

<p>RZ-17-25-2 Vista Grande Properties</p>	<p>Commission District 2 Parks</p>	<p>Agenda Item #8</p>
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Requested Action: Rezone 25.06 +/- acres from Agriculture (A) to Planned Unit Development (PUD) to accommodate a single-family development.

Owner: Vista Grande Properties, LLC (the "Owner")

Applicant: Jimmy D. Crawford, Esquire (the "Applicant")

- Site Location & Information -

Size	Approximately 25.06 +/- acres
Location	South of Fosgate Road, abutting the east side of the Florida Turnpike (State Road 91) in the Montverde area.
Alternate Key #	2873728, 3778275, and 1029503
Future Land Use	Rural Transition
Existing Zoning District	Agriculture (A)
Proposed Zoning District	Planned Unit Development (PUD)
Joint Planning Area/ISBA	Town of Montverde Interlocal Service Boundary Agreement
Overlay Districts	Lake Apopka Basin

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	None	None	Street	Fosgate Road
South	Rural Transition and Urban Low	Planned Unit Development (PUD)	Vacant	None
East	Rural Transition and Urban Low	Planned Unit Development (PUD)	Vacant	None
West	None	None	Street/Turnpike	State Road 91 (Florida Turnpike)

- Summary of Staff Determination -

<p>STAFF RECOMMENDATION: Staff recommends Approval of the request to rezone 25.06 +/- acres from Agriculture (A) to Planned Unit Development (PUD) to accommodate a single-family development.</p> <p>PLANNING & ZONING BOARD RECOMMENDATION:</p>
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- Summary of Analysis -

The application requests to rezone approximately 25.06 +/- acres of vacant and undeveloped land from Agriculture (A) to Planned Unit Development (PUD) to accommodate development of a residential subdivision. The properties are located within the Town of Montverde Interlocal Service Boundary Agreement. The properties proposed for rezoning are generally located south of Fosgate Road and east of the Florida Turnpike (State Road 91) in the Montverde area. Currently, the subject properties are designated as Rural Transition Future Land Use (FLUC), as described in Lake County Comprehensive Plan Policy I-1.4.5. The Ecological Site Assessment, the parcels are not located within a flood-prone area and do not contain wetlands.

This rezoning request is in conjunction with the Future Land Use Map Amendment being presented to the Board of County Commissioners (the "Board") for adoption. The proposed Comprehensive Plan Amendment application is to amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) from Rural Transition FLUC to Urban Low Density FLUC.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The Applicant is proposing to rezone the properties to Planned Unit Development to accommodate a single-family development with a maximum density of four (4) dwelling units per net acre, consistent with the Urban Low FLUC. The properties are adjacent to State Road 91 (Florida Turnpike) in the Clermont area. The concept plan provides a calculation of 25.4% open space, consistent with the open space requirement of the Urban Low FLUC.

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

The application request for Planned Unit Development (PUD) zoning is consistent with Comprehensive Plan (Comp Plan) Policy I-7.8.1, *Requirements for Planned Unit Developments*, which states that a Planned Unit Development shall be required for any application seeking to increase the existing density with the potential of fifty (50) or more dwelling units. The application proposes a 92-lot subdivision (reference Attachment A).

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

The subject parcels are surrounded by residential uses, which are consistent with the land uses assigned to the area and development.

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

The application seeks to develop the subject 25.06 +/- acre subject properties to accommodate future population growth in South Lake County. The Applicant's assertion is reflected in the County's increase impact fee collection in South Lake County in response to increase residential development and the services demanded by that development. The rezoning request is consistent with the surrounding properties, which have been developed or have entitlements to development as a single-family residential development. Highland Ranch Esplanade subdivision is located west of the subject properties across the Florida Turnpike (SR 91), Trails of Montverde is located north of the subject properties across Fosgate Road, and Bella Collina Subdivision is located east of the subject properties and the undeveloped Center Lake Properties, LTD Planned Unit Development (PUD). Although, Center Lake Properties, LTD PUD is undeveloped, the proposed use of the PUD is for single-family development.

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

Comprehensive Plan Policy IX-3.1.1, *Regional Wastewater Service Criteria*, Policy IX-3.1.2, *Mandatory Sewer Connection*, and Policy IX-3.1.5, *Provisions of Central Sewer Services Inside of Designated Urban Areas*, require development within the Urban Future Land Use Series to connect to central water and sewer when available. The proposed PUD rezoning ordinance contains a condition that will require the proposed development to connect to a potable water service and regional wastewater provider. The Town of Montverde has provided documentation indicating that they have the available capacity to serve the proposed project (Attachment B).

Schools

Based on a review by the Lake County School Board (Attachment C), the schools that would be affected by the proposed future land use designation change and their projected five-year capacity status are as follows: Grassy Lake Elementary School would be at 85% capacity, East Ridge Middle School would be at 69% capacity, and Lake Minneola High School would be at 98% capacity. The Applicants are responsible for obtaining school concurrency prior to final plat.

Parks

The proposed comprehensive plan map amendment is not anticipated to adversely impact park capacity or levels of service. The latest draft of the Trail Master Plan, which was adopted in 2008 shows a realignment of the Fosgate Road Trail, which may impact the proposed development. The proposed trail is planned to run along Fosgate Road from the intersection of the Florida Turnpike and will continue south at the intersection with Blackstill Lake Road.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Lake County Fire Station #83 is located approximately 4.2 miles away from the subject properties.

Transportation Analysis

The standard Level of Service (LOS) for the impacted roadway of Blackstill Rd is "D" with capacity of 675 trips. Currently the impacted segment from CR 50 to Fosgate Rd is operating at twenty four percent (24%). This project will be generating approximately ninety-one (91) pm peak hours trips, in which fifty-seven (57) trips will impact the peak hour direction.

The MPO had no comments or objections to the Future Land Use Map amendment. The application was reviewed by the Florida Department of Transportation (FDOT) and did not raise any comments or recommendations in regards to the land use amendment application. In addition, the application indicated that a bridge must be constructed at Fosgate Road. If this improvement is required pursuant to further study during the development application process then the Applicant will be required to complete that improvement, which is understood to be a bridge improvement of fifty-five (55) feet width to accommodate traffic on Fosgate Road and connect to roadways west of the Florida Turnpike.

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

The Ecological Site Assessment states that the project site does not contain jurisdictional wetlands or surface waters. The Ecological Site Assessment identified four (4) potentially occupied gopher tortoise burrows and concluded that there could be upwards of twenty (20) burrows on the subject property. The assessment also identified that the subject property lies within the Sand Skink Consultation Area.

The Florida Fish and Wildlife Conservation Commission (FWC) prohibits development within a twenty-five (25) foot radius of any potentially occupied gopher tortoise burrow. Therefore, if the Applicant desires to develop within the twenty-five (25) foot radius of any potentially occupied gopher tortoise burrow they must acquire the proper state permits to relocate the gopher tortoises. In addition, the Applicant will need to acquire the applicable permits for Sand Skink protection/mitigation prior to the commencement of construction.

All sensitive resources, including wildlife protections, will be addressed through the development review process in accordance with the Comprehensive Plan and Land Development Regulations.

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

There is no indication that the future land use map amendment would have an adverse impact on property values.

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

The proposed rezoning does not disrupt the existing orderly, logical development pattern in the area. The requested Planned Unit Development (PUD) is appropriate for this location and compatible with the surrounding developments and properties.

The rezoning request is consistent with the surrounding properties, which have been developed or have entitlements to development as a single-family residential development. Highland Ranch Esplanade subdivision is located west of the subject properties across the Florida Turnpike (SR 91), Trails of Montverde is located north of the subject properties across Fosgate Road, and Bella Collina Subdivision is located east of the subject properties and the undeveloped Center Lake Properties, LTD Planned Unit Development (PUD). Although, Center Lake Properties, LTD PUD is undeveloped, the proposed use of the PUD is for single-family development.

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.

N/A.

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

1. The request is consistent with the LDR Section 3.01.03, Schedule of Permitted and Conditional Uses, which allows for residential uses and the LDR Table 3.00.03, Land Use – Zoning District Matrix;
2. The request is consistent with Comprehensive Plan Goal I-1, *Purpose of the Future Land Use Element*, which requires the County to ensure compatibility between densities and intensities of development and requires that land use transitions be provided as appropriate to protect the integrity of both urban and rural areas;
3. The request is consistent with Comprehensive Plan (CP) Policy I-1.3.2, Urban Low Density Future Land Use Category (FLUC), which allows residential development at four (4) dwelling units per net acre, requires residential development in excess of ten (10) dwelling units to provide a minimum 25% of the net buildable area of the entire site as common open space and states that this FLUC shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities;
4. The request is consistent with Comprehensive Plan Policy I-7.8.1, *Requirements for Planned Unit Developments*, which states that a Planned Unit Development shall be required for any application seeking to increase the existing density with the potential of fifty (50) or more dwelling units and the Applicant has submitted an application to rezone the properties from Agriculture (A) to Planned Unit Development (PUD);

5. The request is consistent with Policy IX-3.1.1, Regional Wastewater Service Criteria, Policy IX-3.1.2, Mandatory Sewer Connection, and Policy IX-3.1.5, Provisions of Central Sewer Services Inside of Designated Urban Areas, which require development within the Urban Future Land Use Series to connect to central water and sewer when available; and
6. The request is consistent with Comprehensive Plan Policy IX-3.1.1, *Regional Wastewater Service Criteria*, Policy IX-3.1.2, *Mandatory Sewer Connection*, and Policy IX-3.1.5, *Provisions of Central Sewer Services Inside of Designated Urban Areas*, which require development within the Urban Future Land Use Series to connect to central water and sewer when available.

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

Case Manager: Janie Barrón, Senior Planner


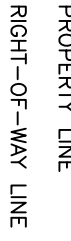
WRITTEN COMMENTS FILED: Supportive: -0-

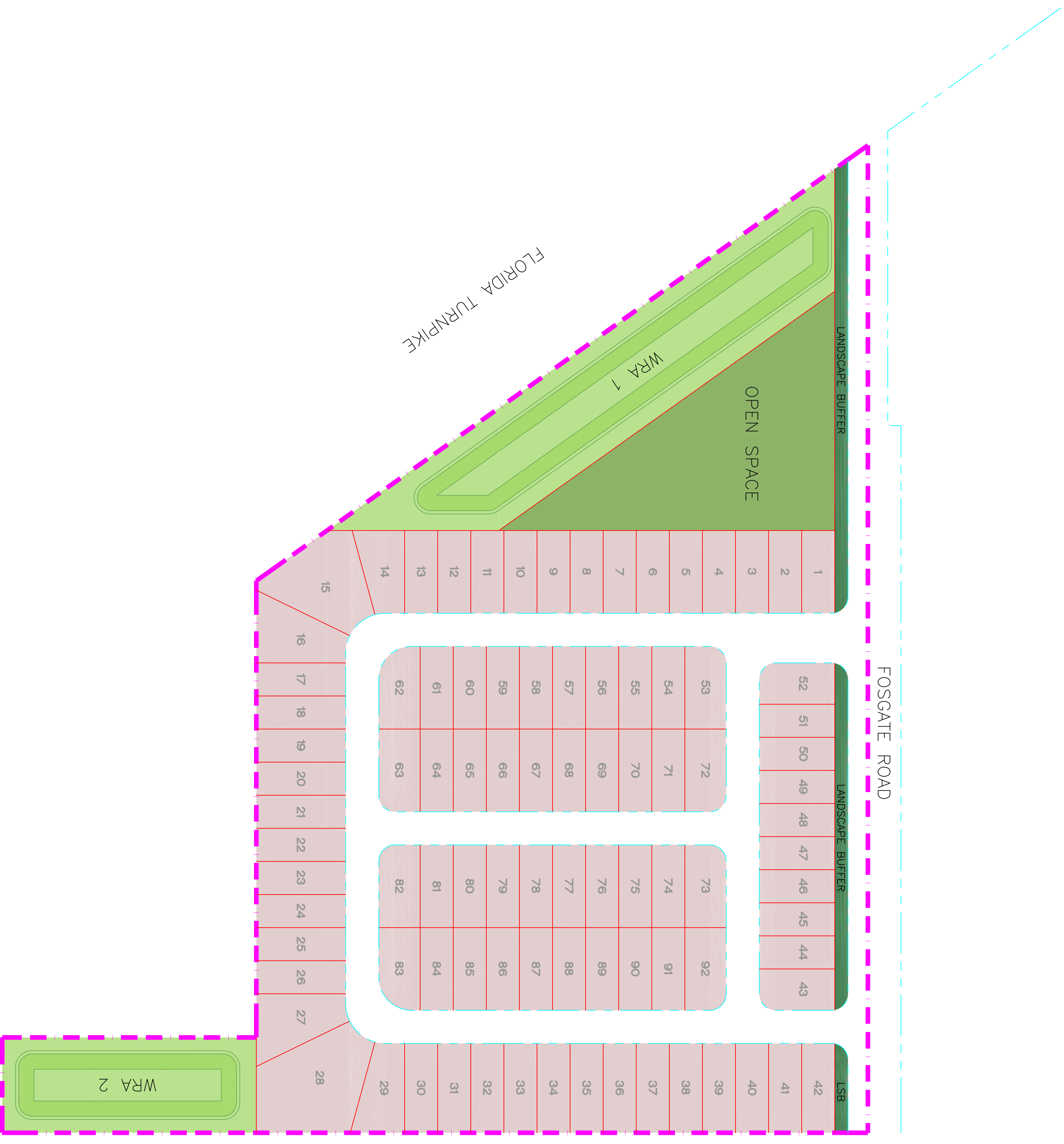
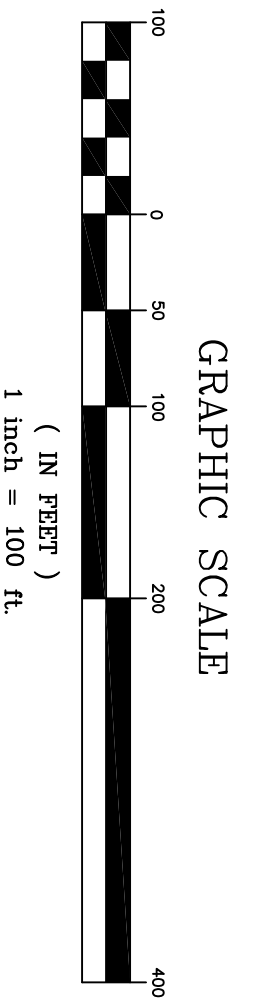
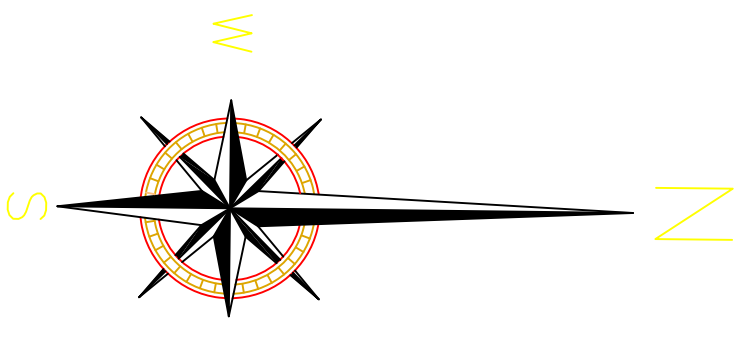
Concern: -0-

Opposition: -0-

PROJECT CHARACTERISTICS:

PROJECT AREA.....	24.9 AC. ± (AFTER 30' R/W DEDICATION)
MINIMUM OPEN SPACE AREA.....	6.23 AC. (25.0%)
WRA 1 AREA.....	2.79 AC.
WRA 2 AREA.....	1.27 AC.
PARK AREA.....	2.27 AC.
OPEN SPACE PROVIDED.....	6.33 AC. (25.4%)
ALLOWABLE # OF LOTS.....	99
PROPOSED # OF LOTS.....	92

LEGEND:
 PROPERTY LINE
 RIGHT-OF-WAY LINE



DATE	REVISION

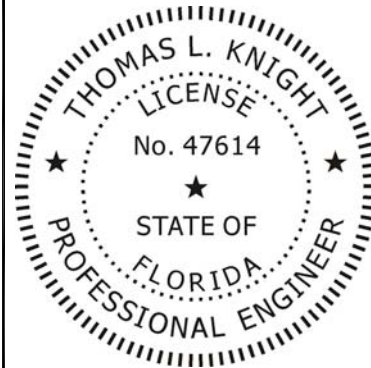
Knight
 Engineering Services

Planning, Design, Permitting, Inspection
 770 Almond Street, Suite B, Clermont, Florida 34711
 Phone: (352) 394-8514
 Certificate of Authorization No. 00029972

FOSGATE ROAD

SECTIONS 9&10, TOWNSHIP 22S, RANGE 26E
 OWNER/DEVELOPER: VISTA GRANDE PROPERTIES LLC
 3534 MEDITERRA DRIVE, CLERMONT, FL 34711 | (352) 573-3286

P.U.D. CONCEPT PLAN



THOMAS L. KNIGHT, P.E.
 FLORIDA REGISTRATION #47614

DATE: FEBRUARY 2018
 DRAWN BY: TKIMWK/JMK
 PROJECT NUMBER: 17-15

SCALE: 1" = 100'
 SHEET NUMBER: 1

Attachment B, Utility Letter



February 22, 2018

VIA E-MAIL (jcrawford@lncmlaw.com)

Jimmy Crawford, Esq.
Langley, Nagel, Crawford & Modica
1201 West Highway 50
Clermont, Florida 34711

Re: Utility Availability

Dear Mr. Crawford:

This letter is to advise you that the Town of Montverde has sufficient potable water and wastewater capacity (via a bulk wastewater agreement with the City of Clermont) to serve 99 single family residential units being developed by Vista Grande Properties, LLC, on properties described by Lake County Property Appraiser as Alt. Key Nos. 2873728, 3778275 and 1029503. These properties are located within the Town's Ch. 180 utility district. The Town will require execution of a utility agreement and a covenant to annex.

If after your review you have any questions, please contact the Town's attorney, Anita Geraci-Carver.

Sincerely,


Joe Wynkoop, Mayor

Cc: Anita Geraci-Carver (via e-mail)



Attachment C, Lake County School Board Comments

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

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

March 27, 2018

via email

Ms. Janie Barron
Lake County Planning and Zoning
315 West Main Street
Tavares, Florida 32778

**RE: Vista Grande – Unincorporated Lake County
Comprehensive Plan Amendment and Rezoning (Proj#2017110009)
Adequate Public Facilities Determination (APF04-2018)**

Dear Ms. Barron:

The School District has reviewed the above referenced proposed future land use amendment and rezoning of an approximately 25 acre property located at the southeast corner of Fosgate Road and the Florida Turnpike. The existing future land use designation of Rural Transition would permit one unit per five acres (base density) or five units. The plans submitted indicate a proposed 92 single family unit residential development. The comprehensive plan amendment and/or rezoning would result in an increase of residential density.

The proposed development has the potential to generate approximately 29 additional students for the Lake County School system. Based on current school attendance zones, the schools that will be impacted by the proposed residential project and the projected 5th year capacities are as follows:

- | | |
|--|---------------------|
| • Grassy Lake Elementary School | 85% Capacity |
| • East Ridge Middle School | 69% Capacity |
| • Lake Minneola High School | 98% Capacity |

Please be advised that this letter does not constitute school concurrency review and capacity is not being reserved at this time. A School Concurrency capacity reservation is required prior to final development order approval. The capacities referenced above do not include current valid capacity reservations. Please be aware that proportionate share mitigation may be required at the time of School Concurrency review.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis dated 3/28/18



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools
NAME / CASE NUMBER	Adequate Public Facilities Review
DEVELOPER/OWNER	Vista Grande
ITEM DESCRIPTION	CPA/Rezoning (25 acres)
LOCATION	SEC of Fosgate Road and the Florida Turnpike
ALT KEYS	2873728 3778275 1029503
CURRENT ZONING	Agricultural
PROPOSED ZONING	Planned Unit Development

	SF-DU	MF-DU		SF Impacts	MF Impacts
NEW DU IMPACT				92	
STUDENT GENERATION	0.328	0.283		30	0
Elementary School	0.152	0.143		14	0
Middle School	0.074	0.063		7	0
High School	0.102	0.077		9	0

SCHOOL NAMES	Projected Enrollment 2021-2022*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
Grassy Lake Elem	996	1,175	85%	1,010	86%	No
East Ridge Middle	1,094	1,590	69%	1,101	69%	No
Lake Minneola High	1,791	1,835	98%	1,800	98%	Yes

**Lake County School District Five-Year Plan, Fiscal Year 2018-2022*

Comments:

Please be advised that this residential development project is subject to school concurrency review. **School concurrency (capacity reservation) review is required prior to development order approval.** Proportionate Share Mitigation may be required at that time. This Report 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. Sidewalks and pedestrian access are not part of the review.

Please note that this is not a capacity reservation.

Attachment D, LSMPO Comments



Lake County

Sumter County

Town of Astatula

City of Bushnell

City of Center Hill

City of Clermont

City of Coleman

City of Eustis

City of Fruitland Park

City of Groveland

Town of
Howey-in-the-Hills

Town of Lady Lake

City of Leesburg

City of Mascotte

City of Minneola

Town of Montverde

City of Mount Dora

City of Tavares

City of Umatilla

City of Webster

City of Wildwood

Florida Central
Railroad

Lake County Schools

Sumter County Schools

March 9, 2018

Janie Barrón
Planner
Planning & Zoning Division
Lake County Department of Economic Growth
315 W. Main St.
Tavares, FL 32778

**RE: Vista Grande Properties Comprehensive Plan Amendment,
Project #2017110009, AR #3305, FLU#17-10-2**

MS Barrón,

The Lake~Sumter MPO has reviewed the documents submitted for the Vista Grande Properties Comprehensive Plan Amendment, Project #2017110009, AR #3305, FLU#17-10-2 to change the land use designation on approximately 25.06 acres from Rural Transition to Urban Low.

The Lake~Sumter MPO originally responded to this application on December 13, 2017 with the following comment, "Since the request is to change the land use to more closely match the surrounding properties in the area, and particularly on the south side of Fosgate Road, the Lake~Sumter MPO has no objections regarding this request."

The Lake~Sumter MPO also provided comments to the re-zoning request that accompanied this Comprehensive Plan Amendment that included more specific transportation related impacts. These impacts will be more thoroughly addressed when the applicant moves forward in the development process.

The proposed land use change will result in a higher density. The additional traffic impacts (95 new PM Peak Hour Trips) will require a Tier 2 Traffic Impact Study (TIS). To date a TIS has not been submitted.

Should you have any questions please contact me by email at bhutt@lakesumtermpo.com or by phone at (352)315-0170 ext. 3.

Thank You,

Brian R. Hutt

Brian R. Hutt
Lake~Sumter MPO
TMS Project Manager

"Promoting Regional Transportation Partnerships"
www.LakeSumterMPO.com

225 W. Guava St. Suite 211, Lady Lake, Florida 32159
Phone (352) 315-0170

Attachment E, FDOT Courtesy Traffic Study



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

MIKE DEW
SECRETARY

December 20, 2017

Sheila M. Short
Senior Planner
Lake County Planning and Zoning Division
P.O. Box 7800
315 W. Main Street
Tavares, FL 32703

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: LAKE COUNTY
DEO #: 17-8ESR – COURTESY REVIEW

Dear Ms. Short,

The Department of Transportation has completed its courtesy review of the subject proposed Comprehensive Plan Amendment, as received on November 29, 2017.

We appreciate the opportunity to participate in this review process and we offer our technical assistance with this letter. Since the proposed amendment is not expected to have adverse impacts to the State Highway System (SHS) and Strategic Intermodal System (SIS), the Department does not have any comments or recommendations.

If you have any questions, you may contact Steve Shams at 386-943-5421 or by e-mail at Steve.Shams@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Robert Chandler IV, Lake County
Fred Milch, ECFRPC
Carmen Monroy, FDOT
Dana Reiding, FDOT

David J. Cooke, FDOT
Jennifer Carver, FDOT
Sherry Spiers, DEO
D. Ray Eubanks, DEO

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: Lake County
DEO Amendment #: 17-8ESR (Courtesy Review)
Date Amendment Received FDOT: 11/29/2017
Review Comments Deadline: 12/29/2017
Today's Date: 12/20/2017

GENERAL BACKGROUND INFORMATION

Lake County has submitted the proposed Lake County 17-8ESR large scale comprehensive plan amendment for a courtesy review. A public hearing on this application has not been held yet. This review has been completed as a courtesy in the initial phases of the process. The proposed amendment is to change the Future Land Use (FLU) designation for 25.06± acres of land located south of Fosgate Road and east of the Florida Turnpike.

The proposed amendment changes the FLU designation from Rural Transition to Urban Low. The pertinent Future Land Use Map (FLUM) designations and descriptions for the FLU amendments include the following:

- **LAKE COUNTY – RURAL TRANSITION**

This land use designation typically is intended to address “edge” conditions where Rural Future Land Use Categories abut Urban Future Land Use Categories. These “edges” represent areas where lower rural densities may be increased for Rural Conservation Subdivisions that utilize clustering techniques. This Future Land Use Category provides for residential development, agricultural operations, civic uses compatible with a rural community, and Rural Support functions where appropriate.

Maximum allowed density: Residential – Not to exceed one (1) dwelling unit per five (5) acres.

- **LAKE COUNTY – URBAN LOW DENSITY**

This land use designation provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District use.

Maximum allowed density: Residential – Not to exceed four (4) dwelling units per one (1) net buildable acre.

Commercial – Not to exceed a floor are ratio (FAR) of 0.25 or 0.35 in Economic Development Overlay Districts.

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc. 407-839-4006
Fax:	386-943-5713		407-839-4008
E-mail:	Steve.Shams@dot.state.fl.us		tjohnson@vhb.com
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review\2017\17-8ESR\Proposed\Courtesy Review\Lake_Proposed_17-8ESR_Review_Courtesy Review.docx		

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: Lake County
DEO Amendment #: 17-8ESR (Courtesy Review)
Date Amendment Received FDOT: 11/29/2017
Review Comments Deadline: 12/29/2017
Today's Date: 12/20/2017

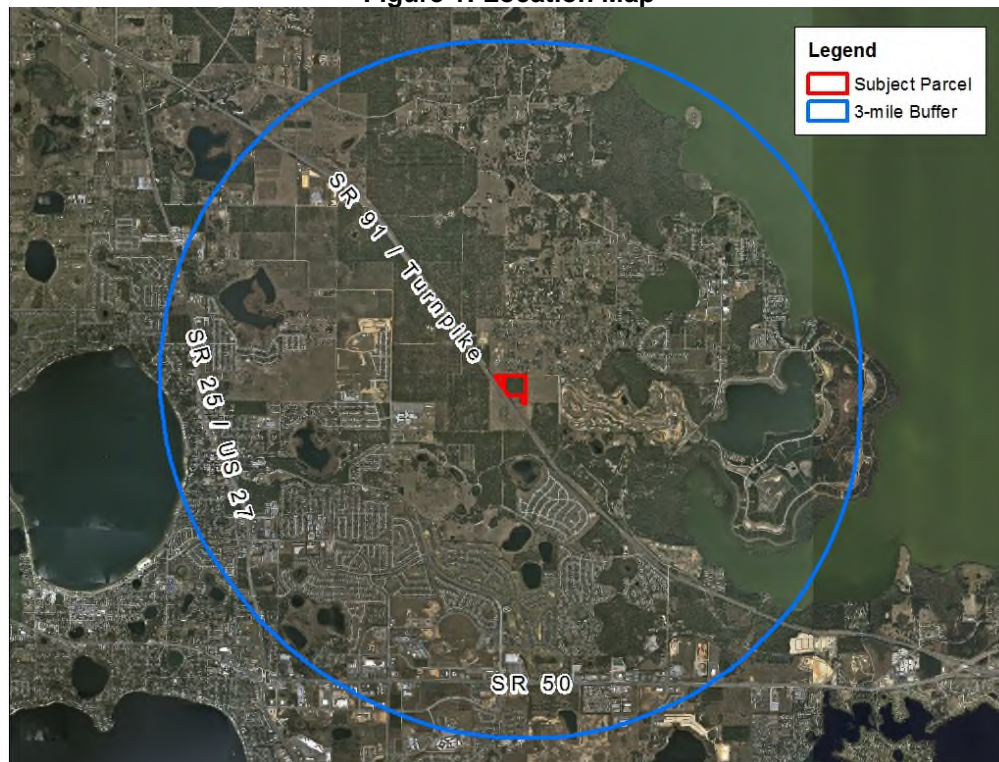
FLUM AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

Lake County has submitted the proposed amendment to change the FLU designation for 25.06± acres of land located south of Fosgate Road and east of the Florida Turnpike. The proposed amendment changes the FLU designation from Rural Transition to Urban Low. The subject area is depicted in Figure 1.

Figure 1: Location Map



FDOT Contact: Steve Shams, MURP
In-house Consultant
FDOT District 5

Telephone: 386-943-5421
Fax: 386-943-5713
E-mail: Steve.Shams@dot.state.fl.us
File: H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review2017\17-8ESR\Proposed\Courtesy Review\Lake_Proposed_17-8ESR_Review_Courtesy Review.docx

Reviewed by: Tyler K. Johnson, AICP

Vanasse Hangen Brustlin, Inc.
407-839-4006
407-839-4008
tjohnson@vhb.com

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: Lake County

DEO Amendment #: 17-8ESR (Courtesy Review)

Date Amendment Received FDOT: 11/29/2017

Review Comments Deadline: 12/29/2017

Today's Date: 12/20/2017

Table 1 below shows the trip generation potential for the currently adopted and proposed land use densities, and the change in trips as a result of the amendment.

Table 1: Trip Generation Potential of Subject Area Affected by FLUM Amendment

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Rural Transition	210	5	d.u.	66	6
Proposed	Urban Low Density	210	100	d.u.	1,042	102
Change in Trips					+976	+96

Source: ITE Trip Generation Manual 10th Edition
 D.U. = dwelling units, S.F. = square feet

The analysis shows the amendment would increase the trip generation potential of the 25.06± acres site by 976 daily trips and 96 P.M. peak hour trips.

The State roadway segments within three miles of the site potentially impacted by the amendment are shown in Table 2, with years 2017, 2027, and 2040 projected volumes.

Table 2: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2017			2027			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 91 / Turnpike	Orange County Line to N of SR 19	Y	D	74,400	50,000	Y	74,400	66,200	Y	74,400	104,600	N
SR 25 / US 27	SR 50 to Citrus Tower Blvd/Grand Hwy	Y	D	41,790	31,100	Y	41,790	34,600	Y	41,790	39,800	Y
	Citrus Tower Blvd/Grand Hwy to Washington St/Galena Ave	Y	D	41,790	38,300	Y	41,790	43,500	N	41,790	52,700	N
	Washington St/Galena Ave to CR 561	Y	D	41,790	38,400	Y	41,790	43,600	N	41,790	47,100	N
	CR 561 to Causey Rd/Urban Boundary	Y	D	65,600	32,600	Y	65,600	35,800	Y	65,600	40,000	Y

FDOT Contact: Steve Shams, MURP
 In-house Consultant
 FDOT District 5
 Telephone: 386-943-5421
 Fax: 386-943-5713
 E-mail: Steve.Shams@dot.state.fl.us
 File: H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review\2017\17-8ESR\Proposed\Courtesy Review\Lake_Proposed_17-8ESR_Review_Courtesy Review.docx

Reviewed by: Tyler K. Johnson, AICP

 Vanasse Hangen Brustlin, Inc.
 407-839-4006
 407-839-4008
tjohnson@vhb.com

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: Lake County
DEO Amendment #: 17-8ESR (Courtesy Review)
Date Amendment Received FDOT: 11/29/2017
Review Comments Deadline: 12/29/2017
Today's Date: 12/20/2017

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2017			2027			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 50	SR 25/US 27 to Sky Top View Way	Y	D	62,900	49,500	Y	62,900	56,100	Y	62,900	67,300	N
	Sky Top View Way to Hancock Rd	Y	D	62,900	58,200	Y	62,900	66,900	N	62,900	82,700	N
	Hancock Rd to Orange County Line	Y	D	61,800	61,800	Y	61,800	71,700	N	61,800	90,300	N

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance:

There are four segments of the State Facilities within three miles of the proposed amendment site projected to exceed the LOS standards through the year 2027, and six segments projected to exceed LOS standards through year 2040. These conditions are projected with or without the proposed amendment. The proposed FLUM amendment results in a minor increase in the trip generation potential for the subject parcel, and the expected impacts to the State Highway System (SHS) and the Strategic Intermodal System (SIS) as a result of the increase in trip generation are not significant. Therefore, the Department does not have any comments or recommendations for the proposed amendment.

The Department does not have any comments or recommendations.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

FDOT Contact: Steve Shams, MURP In-house Consultant FDOT District 5 Telephone: 386-943-5421 Fax: 386-943-5713 E-mail: Steve.Shams@dot.state.fl.us File: H:\OOC\Planning\Growth Management\CPA Project Files\Lake County\Review\2017\17-8ESR\Proposed\Courtesy Review\Lake_Proposed_17-8ESR_Review_Courtesy Review.docx	Reviewed by: Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vhb.com
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ORDINANCE #2018-XX
Vista Grande Properties
RZ-17-25-2

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

3
4 **WHEREAS**, Jimmy D. Crawford, Esquire (the "Applicant") submitted an application on behalf of Vista
5 Grande Properties, LLC (the "Owners") has made a request to establish a Planned Unit Development (PUD)
6 zoning district for a single-family residential development; and
7

8 **WHEREAS**, the subject property consists of 25.06 +/- acres and is located south of Fosgate Road
9 and east of State Road 91 (Florida Turnpike) in the Clermont area within Section 13, Township 24 South,
10 Range 26 East, and is more particularly described in Exhibit "A"; and
11

12 **WHEREAS**, the subject property is located within the Urban Low Future Use Category in accordance
13 with Ordinance Number 2018-____; and
14

15 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-17-25-2 on September
16 5, 2018, after giving notice of the hearing on the petition for a change in zoning, including notice that the
17 petition would be presented to the Board of County Commissioners of Lake County, Florida, on September
18 25, 2018; and
19

20 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the
21 Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the
22 public and surrounding property owners at a public hearing duly advertised; and
23

24 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
25 property have been duly approved; and
26

27 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
28 Florida, that:
29

30 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to show the
31 Planned Unit Development (PUD) zoning district in accordance with this Ordinance. All uses
32 specified must be generally consistent with the Concept Plan as shown in Exhibit "A" of this
33 Ordinance. To the extent where there are conflicts between the Concept Plan and this
34 Ordinance, the Ordinance will take precedence.
35

36 **A. Permitted Land Uses.**
37

- 38 1. Residential development, 4 dwelling per net acre.
39
- 40 2. Model Homes and Sales Centers. Construction of model units, sales centers and
41 temporary parking lots will be allowed with an approved site plan. Up to 6 models may
42 be started prior to each final plat via a metes and bound description in conjunction with
43 a Developer's Agreement. Parking may be located on one of the six lots.
44
- 45 3. Accessory uses may be approved by the County Manager or designee.

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4. 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, and Building Height.

1. The Maximum Building height is forty (40) feet.
2. The maximum Impervious Surface Ratio (ISR) will be 0.60 for the overall development. The preliminary plat must calculate the maximum ISR allowed on each platted lot.
3. The development shall provide a minimum of 25% open space of the net developable area.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Development Standards/Design Criteria.

1. Development shall adhere to architectural design standards in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

D. Setbacks. The minimum setback for residential development will be as specified below, as measured from the property line:

Development	Front	Side ¹	Rear ¹	Multiple/Secondary Frontage(s)
Single Family Residence	Twenty-five (25) Feet	Ten (10) Feet	Ten (10) Feet	Fifteen (15) feet
Note 1: Pools, pool enclosures, screen rooms, sheds and similar accessory structures shall have a five (5) foot side and rear setback.				

1. Driveways for single family lots shall be setback a minimum of five (5) feet from the side property lines.
2. With the exception of water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.
3. Any setback not specified herein 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 (LDR), as amended.

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F. Landscaping, Buffering, and Screening.

1. Trees within the residential lots and other parcels, including common areas, shall be a minimum distance of eight (8) feet from right-of-way or sidewalk, whichever is greater.
2. All new development must provide landscaping in accordance with the Lake County Land Development Regulations (LDR), as amended.

G. Environmental Requirements.

1. An environmental assessment no more than six (6) months old will be required at the time of the Preliminary Plat submittal. The environmental assessment will need to indicate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence.
2. Environmental resources shall be protected in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
3. Open space shall be provided in accordance with the Land Development Regulations (LDR), as amended.

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

I. Transportation Improvements.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. Additional right-of-way will be required for Fosgate Road.
3. Fosgate Road will be required to be improved to county paved road standards.
4. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management (SJRWMD) requirements.

J. Utilities. The development shall be served with central potable water and central sewer, in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

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.

1 **L. Floodplain Management.** The Owners will be responsible for any flood studies required for
2 developing the site and to comply with Federal Emergency Management Agency (FEMA)
3 regulations, the Comprehensive Plan, and the Lake County Land Development
4 Regulations. Any development within the floodplain as identified on the FEMA maps will require
5 compensating storage.
6

7 **M. Lighting.** Exterior lighting must be in accordance with the Lake County Land Development
8 Regulations, as amended, and consistent with Dark-Sky Principles.
9

10 **N. Signage.** All signage must be in accordance with the Lake County Land Development
11 Regulations, as amended.
12

13 **O. Concurrency Management Requirements.** Any development must comply with the Lake
14 County Concurrency Management System, as amended.
15

16 **P. Development Review and Approval.**
17

- 18 1. Prior to the issuance of any permits, the Applicant shall be required to submit a
19 preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "A"
20 - Conceptual Plan for review and approval in accordance with the Comprehensive Plan
21 and LDR, as amended.
22
- 23 2. PUD Expiration: Physical development shall commence within three (3) years from the
24 date of this Ordinance approval. Failure to commence construction within three (3) years
25 of approval shall cause the revocation of this ordinance, in accordance with the
26 Comprehensive Plan or superseding documents amended. Prior to expiration of the
27 three-year time frame, the Board of County Commissioners may grant, via a Public
28 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a
29 showing that reasonable efforts have been made towards securing the required
30 approvals and commencement of work.
31

32 **Section 2. Conditions.**
33

34 **A.** After establishment of the facilities as provided in this Ordinance, the property may only be
35 used for the purposes identified in this Ordinance. Any other proposed use must be
36 specifically authorized by the Lake County Board of County Commissioners.
37

38 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
39 move, convert, or demolish any building structure, add other uses, or alter the land in any
40 manner within the boundaries of the above described land without first obtaining the
41 necessary approvals in accordance with the Lake County Code, as amended, and obtaining
42 the permits required from the other appropriate governmental agencies.
43

44 **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the
45 land, and the terms, conditions, and provisions of this Ordinance will be binding upon the
46 present Owners and any successor, and will be subject to each and every condition set out
47 in this Ordinance.

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

2
3 **ENACTED** this _____ day of _____, 2018.

4
5 **FILED** with the Secretary of State _____, 2018.

6
7 **EFFECTIVE** _____, 2018.

8
9
10 **BOARD OF COUNTY COMMISSIONERS**
11 **LAKE COUNTY, FLORIDA**

12
13 _____
14 **TIMOTHY I. SULLIVAN, CHAIRMAN**

15
16 **ATTEST:**

17
18
19 _____
20 **GARY J. COONEY, CLERK OF THE**
21 **BOARD OF COUNTY COMMISSIONERS**
22 **LAKE COUNTY, FLORIDA**

23
24
25 **APPROVED AS TO FORM AND LEGALITY:**

26
27
28 _____
29 **MELANIE MARSH, COUNTY ATTORNEY**

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EXHIBIT A – Legal Description

Tract 39, East 1/2 of Tract 40, Tract 41, Tract 42, of the Lake Highlands Company Plat, Section 10, Township 22 South, Range 26 East, Public Records of Lake County, Florida.

Also:

That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 9, Township 22 South, Range 26 East, lying North and East of the Sunshine State Parkway.

Less and Except:

That part of Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per Plat thereof recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, described as follows: Beginning on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance 37' 32" E. a distance of 810.03 feet, thence N. 89 degrees 34' 02" W. a distance of 371.10 feet, thence N. 35 degrees 37' 32" W. a distance of 179.44 feet, to the aforesaid West line of Section 10, thence N. 0 degrees 25' 28" E. along said line a distance of 509.78 feet to the point of Beginning. Less existing Right-of-Way.

Also Less and Except:

That part of: Tract 41 in Lake Highlands Company's Subdivision in Section 10, Township 22 South, Range 26 East, as per plat thereof recorded in Plat Book 3, Page 51 Public Records of Lake County, Florida described as follows: Begin on the West line of said Section 10 at a point S. 0 degrees 25' 28" W. a distance of 1180.68 feet from the NW corner of the SW 1/4 thereof and continue thence S. 0 degrees 25' 28" W. a distance of 145.06 feet; run thence S. 89 degrees 34' 02" E. a distance of 105.60 feet; run thence N. 35 degrees 37' 32" W. a distance of 179.44 feet to the point of beginning. Less existing right-of-way.

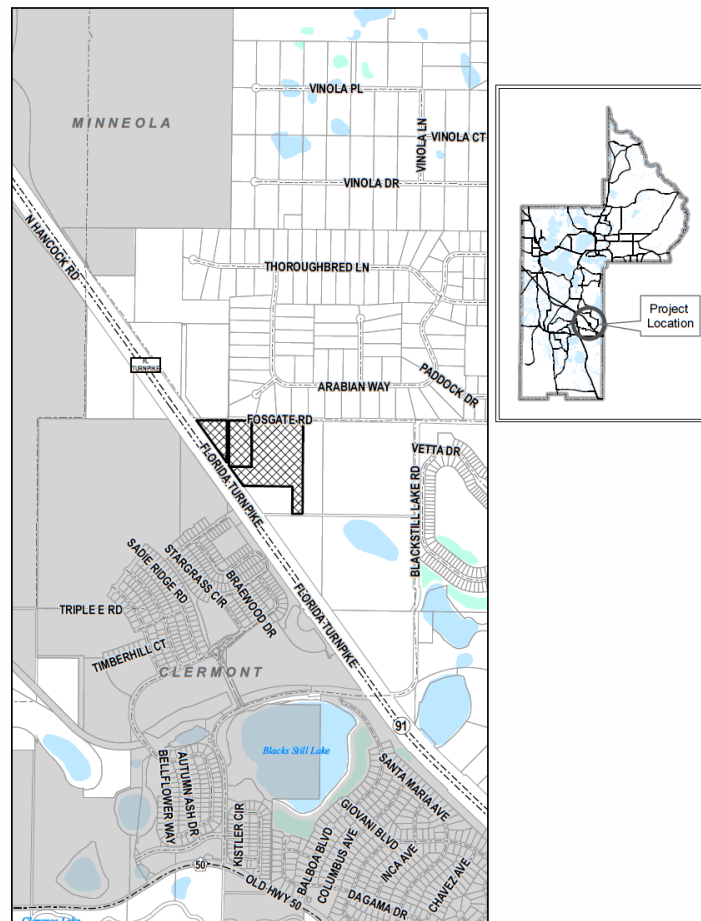


EXHIBIT B – Concept Plan

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REVISION	DATE		SECTION 26.03, TOWNSHIP 25S, RANGE 28E CHENIERE BLVD. & W. MARKET PLACE 1524 NEETTESA BLVD. GLENDALE, FL 33471 (561) 525-1244 2147 W. MARKET PLACE, SUITE 100 GLENDALE, FL 33471 (561) 525-1244	P.U.D. CONCEPT PLAN		TOWN OF GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT DATE: FEBRUARY 2015 DRAWN BY: T.K.C. PROJECT NUMBER: 17-15 SCALE: 1"=40' SHEET NUMBER: 1

PROJECT CHARACTERISTICS:

MINIMUM OPEN SPACE AREA.....	24.9 AC. (A. BUFFER 30' R/W REDUCTION)
WRA 1 AREA.....	6.23 AC. (ES/OS)
PARK AREA.....	2.79 AC.
OPEN SPACE PROVIDED.....	2.27 AC.
PROPOSED # OF LOTS.....	6.33 AC. (21.4%)
PROPOSED # OF LOTS.....	52

LEGEND:

- wetland unit
- - - - - buffer unit

GRAPHIC SCALE:
1" = 40' (1" = 133.7')

3