



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): November 26, 2019  
Board of County Commissioners (BCC): December 17, 2019

Case No. and Project Name: RZ-18-25-1, Vista Grande Turkey Farm Road Property

Applicant: Jimmy D. Crawford, Esquire

Owner: Vista Grande Properties, LLC

Requested Action: Rezone 4.315 +/- acres from Rural Residential District (R-1) to Medium Residential District (R-3) to accommodate a residential subdivision.

Staff Determination: Staff finds the rezoning application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Janie Barrón, Senior Planner

### Subject Property Information

Size: 4.315 +/- Acres

Location: West of Turkey Farm Road, north of Old Highway 50 in the Clermont area.

Alternate Key No.: 1062080

Future Land Use: Rural Transition

Existing Zoning District: Rural Residential District (R-1)

Proposed Zoning District: Medium Residential District (R-3)

Joint Planning Area/ISBA: City of Minneola – Informal Comments Received (Attachment “B”)

Overlay Districts: N/A

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
<b>North</b>	Rural Transition and City of Minneola	Estate Residential District (R-2) and City of Minneola Residential Zoning	Residential and Subdivision	Single-Family Dwelling Unit and Country Ridge Subdivision
<b>South</b>	Rural Transition	Rural Residential District (R-1)	Residential and Highway	Single-Family Dwellings Units Located North of Old Highway 50
<b>East</b>	N/A	N/A	Street	Turkey Farm Road, Adjacent to Single-Family Dwelling Units
<b>West</b>	Rural Transition	Agriculture Residential District (AR)	Residential	Single-Family Dwellings Units

**- Summary of Analysis -**

The application seeks to rezone 4.315 +/- acres of vacant and undeveloped land from Rural Residential District (R-1) to Medium Residential District (R-3) to accommodate development of an eleven (11) lot residential subdivision (Attachment "A").

The subject parcel is zoned Rural Residential District (R-1), as defined in Lake County Land Development Regulation (LDR) Section 3.00.02.G, and is designated with a Rural Transition Future Land Use Category (FLUC), as described in Lake County Comprehensive Plan Policy I-1.4.5. The property is located on Turkey Farm Road and north of Old Highway 50 in the Clermont area of unincorporated Lake County. The subject parcel is located within the City of Minneola Interlocal Service Boundary Agreement. On May 16, 2019, county staff had a joint meeting with the City of Minneola, which has provided informal comments (Attachment "B").

This rezoning request was submitted in conjunction with a Future Land Use Map Amendment application which seeks to change the future land use of the subject property from Rural Transition to Urban Low Density; the FLU amendment will be presented to the Board of County Commissioners (the "Board") for adoption at the December 17, 2019, BCC meeting. The proposed Comprehensive Plan Amendment application and rezoning application were submitted to accommodate an eleven (11) lot residential subdivision with a density of 2.55 dwelling units per net acre. Approval of this rezoning is contingent upon the Board approving the future land use amendment request.

In addition, this application includes a request to the Board to consider an exemption to central sewer system connection requirements contained within LDR Section 6.12.01(B) and Comprehensive Plan Policy IX-3.1.2. Approval of the exemption will allow the use of individual septic systems within the proposed eleven (11) lot residential subdivision. Staff must emphasize that approval of this rezoning is contingent upon Board approval of the exemption to the central sewage system connection requirement.

**- 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 application seeks to rezone the subject parcel from Rural Residential District (R-1) to Medium Residential District (R-3) to accommodate development of a residential subdivision with a density of 2.55 dwelling units per net acre (eleven (11) lot residential subdivision).

The request for the Medium Residential District (R-3) is consistent with the density requirement specified by Lake County Code of Ordinances, Appendix E, Land Development Regulations (LDR) Section 3.02.06. Pursuant to the LDR, properties zoned R-3 may not have a maximum density greater than three (3) dwelling units per net acre.

The request is consistent with LDR Section 3.01.03, which allows single-family dwelling units within the R-3 zoning district.

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

The request is consistent with Comprehensive Plan I-1.1.4, which encourages direct growth to existing urban areas where public facilities and services are presently in place, and encourages higher density residential infill development shall be encourage within municipalities and existing urbanized area of the County to conserve rural land and maintain vibrant communities. The proposed development density is transitional between the surrounding unincorporated properties designated with a lower density, Agriculture Residential District (one dwelling unit per two (2) acres), Rural Residential District (one dwelling unit per one (1) acre), Estate Residential District (two dwellings unit per one (1) acre); and the Country Ridge Subdivision (127 residential lots on 47.622 acres to equal 2.66 dwelling units per gross acre) located north of the subject parcel designated with a municipal higher density. The concept plan illustrates that the proposed residential subdivision is being developed with a maximum density of 2.55 dwelling units per one (1) net acre.

The Urban Low Density FLUC, states that residential developments exceeding ten (10) dwelling units must maintain a minimum of twenty-five (25) percent net buildable area of the entire site as common open space. Attachment "A" illustrates that the eleven (11) lot residential subdivision proposed within the concurrent rezoning application provides a calculation of 25.45% open space, consistent with the Urban Low Density FLUC. In addition, the Concept Plan indicates that the open space will be configured as a single tract (T1, Dry Stormwater Retention Area).

The request is consistent with Comprehensive Plan Policy IX-2.2.2, which states that when available, mandatory connection to a public water system is required for new development for properties located within the Urban Future Land Use Series. The City of Minneola has provided a completed Utility Notification Form (Attachment "C") indicating that they will provide central water to the subject parcel.

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

The application seeks to rezone undeveloped land to accommodate the development of a residential subdivision, which is generally consistent with the development patterns in the immediate area as the subject parcel is surrounded by residential uses.

The Applicant provided the following statement in support of the proposed rezoning application: *"The purpose for the LUPA and concurrent R-3 zoning is to develop a residential subdivision that is similar in density to the adjacent County Ridge Subdivision and nearby Eastridge Subdivision."*

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

The Applicant seeks to develop the subject property as an eleven (11) lot residential subdivision to accommodate future population growth in South Lake County. The Applicant's assertion, as specified below, is reflected in the County's increase in impact fee collection in South Lake County in response to increased residential development and an increase in associated services.

The Applicant provided the following statement in support of the proposed rezoning application: *"The purpose for the LUPA is to develop a residential subdivision that is similar in density to the adjacent County Ridge Subdivision and nearby Eastridge Subdivision. Population growth in South Lake County is expected to be significant in the coming decade, and it is in the community's interest to provide a range of housing opportunities."*

**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 City of Minneola has provided a completed Utility Notification Form (Attachment "C"). As there are no sewer lines within one-thousand (1,000) feet of the subject property, individual septic tanks may be installed on each individual residential lot. Septic tanks shall be consistent with the Florida Department of Health regulations, as amended. In addition, the Applicant has submitted a request for an exemption to central sewer system connection requirements contained within LDR Section 6.12.01(B) and Comprehensive Plan Policy IX-3.1.2.

Office of Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Office of Public Safety

Lake County Fire Rescue Station #82 is located within six (6) miles of the subject property at 24939 US Highway 27, Leesburg, and will provide advanced life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the preliminary plat review process, should the rezoning request be approved by the Board.

### Schools

Lake County School Board has indicated adequate student capacity is available to address the potential school impacts of this rezoning in their Adequate Public Facilities Determination Letter (Attachment "D"). The Applicant will be responsible for obtaining school concurrency prior to final plat approval pursuant to Land Development Regulations (LDR) Chapter 5.

### Solid Waste

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

### Transportation Concurrency

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

The Applicant provided a Florida Department of Transportation Courtesy Review Letter (Attachment "E") regarding the request, which concluded that State Road 50 from 8<sup>th</sup> Street to East Avenue, is the only State Facility located within three (3) miles of the subject area currently exceeding Levels of Service (LOS) standards. Nine (9) segments of State Facilities located within three (3) miles of the subject area are projected to exceed LOS standards in the Year 2040 scenario. These conditions are projected with or without the proposed amendment. The proposed land use amendment results in an increase in the trip generation potential for the subject parcel. However, due to the location of the site in relation to State Facilities, the potential increase on State Facilities is not significant. Therefore, there are no anticipated significant adverse impacts to the SHS or SIS based on the proposed amendment.

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

According to the GIS Map, the subject parcel is not located within a flood-prone area and does not contain wetlands. The Applicant provided the following Impact on Natural Resources statement: "There are no wetlands or surface waters on the property. An environmental assessment will be submitted with a preliminary plat application."

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Land Development Regulations (LDR) and Comprehensive Plan. An environmental assessment dated no older than 6 months from the application submission date will be required at the time of site plan submittal and it will need to indicate the presence of vegetation, soils, wetlands, threatened and endangered species that may exist on the site. Any required State permitting or mitigation will be required before development can commence.

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

There is no indication that the request will 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;**

It is not anticipated that the proposed rezoning will disrupt the existing orderly and logical development pattern of the area. The proposed development density is transitional between the surrounding unincorporated properties designated with a lower density (one dwelling unit per five (5) net acres) and the Country Ridge Subdivision (127 residential lots on 47.622 acres, to equal 2.66 dwelling units per gross acre), which is located north of the subject parcel and is designated with a municipal higher density.

The proposed rezoning is consistent with the surrounding properties, which are developed as single-family residential subdivisions (Country Ridge Subdivision and Eastridge Subdivision).

**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**

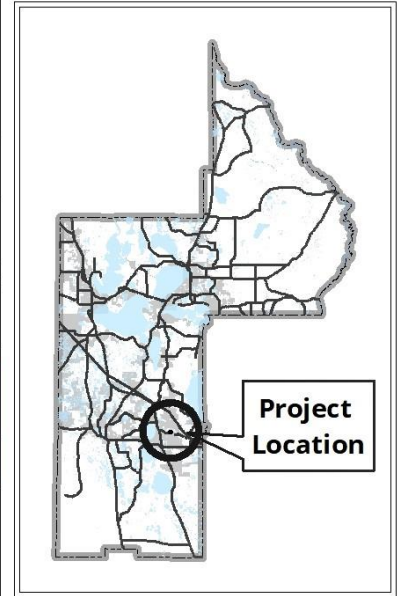
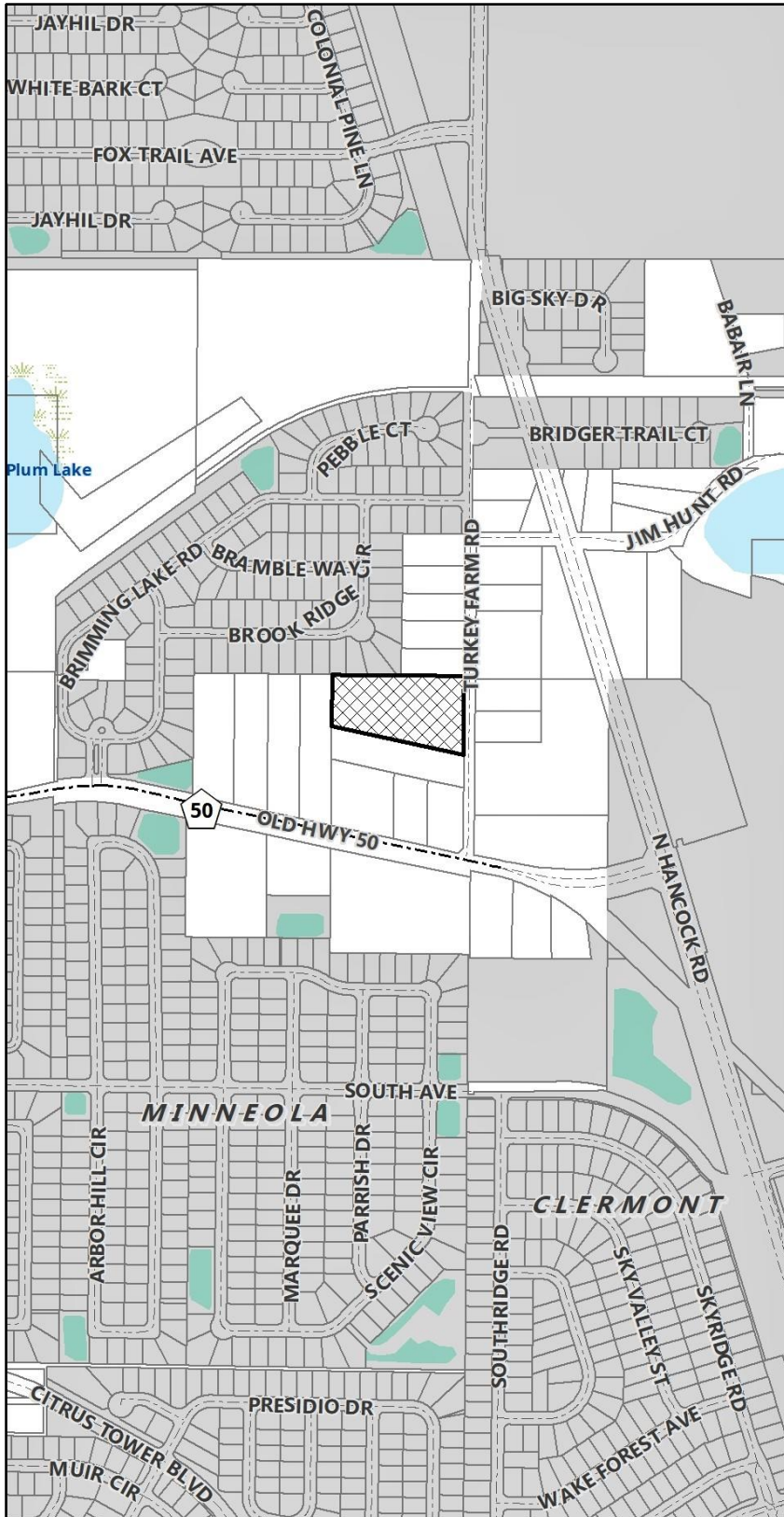
The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

**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.**

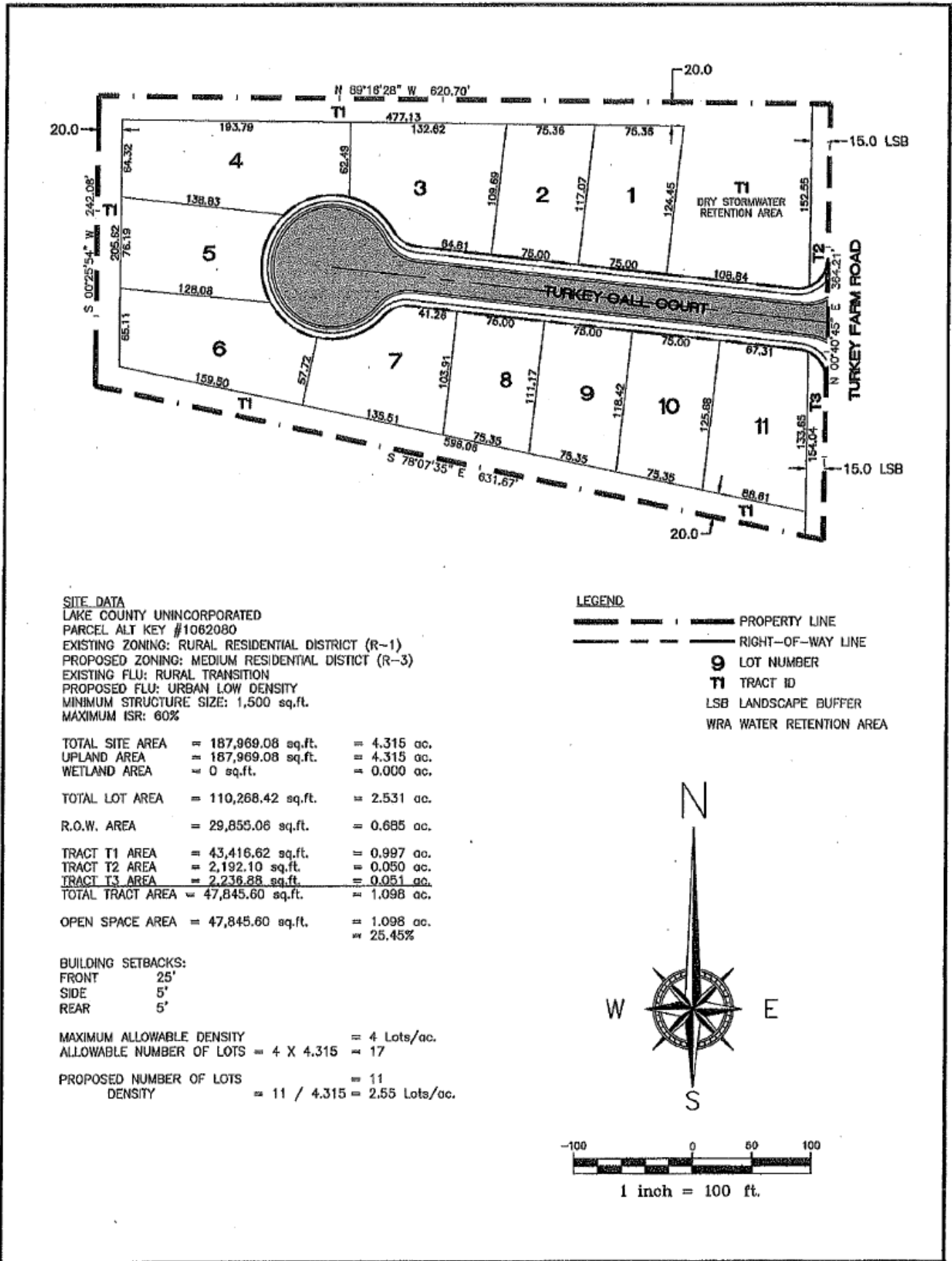
This rezoning application was submitted in conjunction with a Future Land Use Map Amendment application that will be presented to the Board of County Commissioners (the "Board") for adoption at the December 17, 2019, BCC meeting. The proposed Comprehensive Plan Amendment application seeks to change the future land use category of the subject parcel from Rural Transition to Urban Low Density to accommodate an eleven (11) lot residential subdivision. Approval of this rezoning is contingent upon the board approving the future land use amendment request.

In addition, this application includes a request to the Board of County Commissioners (BCC) to consider an exemption to central sewer system connection requirements contained within LDR Section 6.12.01(B) and Comprehensive Plan Policy IX-3.1.2. Approval of the exemption will allow the use of individual septic system on the proposed eleven (11) residential lots. Staff must emphasize that approval of this rezoning is contingent upon BCC approval of the exemption to the central sewage system connection requirement.

# Map of Subject Property



# Attachment A, Concept Plan.



**SITE DATA**

LAKE COUNTY UNINCORPORATED  
 PARCEL ALT KEY #1062080  
 EXISTING ZONING: RURAL RESIDENTIAL DISTRICT (R-1)  
 PROPOSED ZONING: MEDIUM RESIDENTIAL DISTRICT (R-3)  
 EXISTING FLU: RURAL TRANSITION  
 PROPOSED FLU: URBAN LOW DENSITY  
 MINIMUM STRUCTURE SIZE: 1,500 sq.ft.  
 MAXIMUM ISR: 60%

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 9** LOT NUMBER
- T1** TRACT ID
- LSB LANDSCAPE BUFFER
- WRA WATER RETENTION AREA

TOTAL SITE AREA = 187,969.08 sq.ft. = 4.315 ac.  
 UPLAND AREA = 187,969.08 sq.ft. = 4.315 ac.  
 WETLAND AREA = 0 sq.ft. = 0.000 ac.

TOTAL LOT AREA = 110,268.42 sq.ft. = 2.531 ac.  
 R.O.W. AREA = 29,855.06 sq.ft. = 0.685 ac.

TRACT T1 AREA = 43,416.62 sq.ft. = 0.997 ac.  
 TRACT T2 AREA = 2,192.10 sq.ft. = 0.050 ac.  
 TRACT T3 AREA = 2,236.88 sq.ft. = 0.051 ac.  
 TOTAL TRACT AREA = 47,845.60 sq.ft. = 1.098 ac.

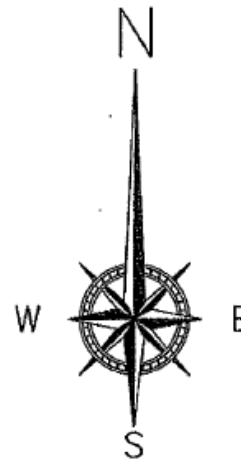
OPEN SPACE AREA = 47,845.60 sq.ft. = 1.098 ac.  
 = 25.45%

**BUILDING SETBACKS:**

FRONT 25'  
 SIDE 5'  
 REAR 5'

MAXIMUM ALLOWABLE DENSITY = 4 Lots/ac.  
 ALLOWABLE NUMBER OF LOTS = 4 X 4.315 = 17

PROPOSED NUMBER OF LOTS = 11  
 DENSITY = 11 / 4.315 = 2.55 Lots/ac.



1 inch = 100 ft.

## Attachment B, City of Minneola Comments.



**City of Minneola**  
*"Central Florida's High Point"*

April 24, 2019

Mrs. Michele Janiszewski  
Case Manager  
Lake County Planning and Zoning Division  
P.O. Box 7800  
315 W Main St.  
Tavares, FL 32703

RE: Rezoning – Vista Grande Properties, LLC – Alt Key 1062080

Dear Ms. Janiszewski:

Thank you for providing a copy of the above referenced application to the City of Minneola for review. The City expresses its opposition of the proposed rezoning for increased density until a further review of the impact it would have on schools, roads, and other municipal infrastructure and services is performed by the City.

The City entered into an Interlocal Service Boundary Agreement between the City of Groveland, City of Clermont, Town of Howey-In-The-Hills, City of Leesburg, City of Mascotte, City of Minneola, and Lake County dated February 15, 2013 (the "I.S.B.A."). It appears this project was first submitted to the County on December 11, 2018. The City received a copy of the latest plan on April 17, 2019 with a response deadline of April 24, 2019. Neither the City's planning and zoning commission nor city council are scheduled to meet during this narrow window. The I.S.B.A. agreement states the "... County will immediately provide a copy of the development application to the ... [City], and will schedule a joint meeting with the City, County, and landowner or his or her representative." As of the date of this letter, the County has not scheduled a joint meeting between all parties as required.

Since this property is located within the City's I.S.B.A. Area, as outlined in the I.S.B.A., we request additional time for the City to review and comment on the proposal. Pursuant to the terms detailed, in Section 4. a. of the I.S.B.A., the City is also requesting a joint meeting between the City, County, and landowner to discuss the project and the impact the proposed increase in density could have on the surrounding area.

In public service,

Mark E. Johnson, City Manager  
City of Minneola, Florida

Cc: Jeff Cole, Lake County Manager  
Melanie Marsh, Lake County Attorney



# Attachment C, Utility Notification Request.



## Department of Economic Growth

### Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

**The applicant is proposing the following:**

Single-Family Dwelling  Multi-Family Units \_\_\_\_\_ Duplex \_\_\_\_\_ Commercial \_\_\_\_\_

Administrative Lot Split \_\_\_\_\_ Commercial Project \_\_\_\_\_ Rezoning

Legal description: Section 17 Township 22S Range 2E Alt Key # 1062080

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Additional Legal attached \_\_\_\_\_

Hook up to Central Sewage IS NOT within 1,000 feet of the above described property.  
(Is or is not)

Hook up to Central Water IS within 300 feet of the above described property.  
(Is or is not)

The City of Minneola, will provide immediate hook up to this property for:

Central Sewage: Yes \_\_\_\_\_ No  Central Water: Yes  No \_\_\_\_\_  
Will the connection to the central sewage system be via a \_\_\_\_\_gravity line or a \_\_\_\_\_force main/pump?

**Wellfield Protection:**

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is \_\_\_\_\_ or is not  within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature Fred Miller

Print Name and Title: Fred Miller, Project Manager Date 2-28-19

Please return this completed form to the Lake County Planning & Community Design via facsimile to (352) 343-9767, or email it to [zoning@lakecountyfl.gov](mailto:zoning@lakecountyfl.gov).

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

## Attachment D, 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](http://www.lake.k12.fl.us)

March 1, 2019

via email

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

**RE: Vista Grande Properties/Turkey Farm Road - Unincorporated Lake County  
Comprehensive Plan Amendment and Rezoning – Turkey Farm Road (Proj#2018120006)  
Adequate Public Facilities Determination (APF05-2019)**

Dear Ms. Barron:

The School District has reviewed the above referenced proposed future land use amendment and rezoning of an approximately 4.4 acre property located at the southeast corner on Turkey Farm Road north of Old Highway 50. The proposed plan submitted indicates a twelve (12) single family lot residential development.

The proposed development has the potential to generate approximately four (4) 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.

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](mailto:lavalleyh@lake.k12.fl.us).

Sincerely,

Helen LaValley  
Growth Planning Department

Encl: Adequate Public Facilities Analysis dated 3/1/19

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"Equal Opportunity in Education and Employment"

# Attachment E, FDOT Courtesy Traffic Study (Page 1 of 6).



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

719 South Woodland Boulevard  
DeLand, Florida 32720

ERIK R. FENNIMAN  
INTERIM SECRETARY

January 17, 2019

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 #: 18-6CR – COURTESY REVIEW**

Dear Ms. Short,

The Department of Transportation has completed its courtesy review of information provided by Lake County regarding the subject Proposed Comprehensive Plan Amendment as received on December 20, 2018.

We appreciate the opportunity to participate in this review process. There are no significant adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS) anticipated based on the information provided by Lake County for this courtesy review. Therefore, the Department has no technical assistance comments.

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](mailto:Steve.Shams@dot.state.fl.us).

Sincerely,

Jean Parlow  
Growth Management Coordinator

*Attachment*

C: Tim McClendon, Lake County  
Fred Milch, ECFRPC  
Kellie Smith, FDOT

Jennifer Carver, FDOT  
Sherry Spiers, DEO  
D. Ray Eubanks, DEO

# Attachment E, FDOT Courtesy Traffic Study (Page 2 of 6).

Florida Department of Transportation  
 Planning and Environmental Management Office  
 Growth Management Unit

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## PROPOSED COMPREHENSIVE PLAN REVIEW

**Local Government:** Lake County  
**DEO Amendment #:** 18-6CR – Courtesy Review  
**Date Amendment Received FDOT:** 12/20/2018  
**Review Comments Deadline:** 01/19/2019  
**Today's Date:** 01/17/2019

### GENERAL BACKGROUND INFORMATION

Lake County has provided information to the Department regarding the proposed Lake County 18-6CR small-scale Comprehensive Plan Amendment for a courtesy review pertaining a 4.62± acre subject area generally located north of Old Highway 50 and west of Turkey Farm Road. The amendment proposes to change the Future Land Use (FLU) designation of the subject area from Rural Transition to Urban Low Density. A public hearing on this application has not been held yet. On December 13, 2018, Lake County provided the Applicant a letter stating the application was “adequate to begin the review process.” This review has been completed as a courtesy in the initial phases of the County review process.

The pertinent Future Land Use Map (FLUM) designations and descriptions for the FLU amendment provided by the County include the following:

- **LAKE COUNTY – RURAL TRANSITION**

*The Rural Transition Future Land Use Category 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.*

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

- **LAKE COUNTY – URBAN LOW DENSITY**

*The Urban Low Density Future Land Use Category provides for a range of residential development 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 acre.*

<p><b>FDOT Contact:</b> Steve Shams, MURP                  In-house Consultant                  FDOT District 5  <b>Telephone:</b> 386-943-5421  <b>Fax:</b> 386-943-5713  <b>E-mail:</b> <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>  <b>File:</b> H:\Deland\Development\PEM\O\Planning (OOC)\Growth Management\CPA Project Files\Lake County\Review\2018\Courtesy Reviews\18-6CR\Proposed\Lake_Courtesy_18-6CR_Review.docx</p>	<p><b>Reviewed by:</b> Tyler K. Johnson, AICP                   Vanasse Hangen Brustlin, Inc.                  407-839-4006                  407-839-4008                  tjohnson@vhb.com</p>
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# Attachment E, FDOT Courtesy Traffic Study (Page 3 of 6).

Florida Department of Transportation  
 Planning and Environmental Management Office  
 Growth Management Unit  
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## PROPOSED COMPREHENSIVE PLAN REVIEW

<b>Local Government:</b>	Lake County
<b>DEO Amendment #:</b>	18-6CR – Courtesy Review
<b>Date Amendment Received FDOT:</b>	12/20/2018
<b>Review Comments Deadline:</b>	01/19/2019
<b>Today's Date:</b>	01/17/2019

### FUTURE LAND USE MAP AMENDMENT

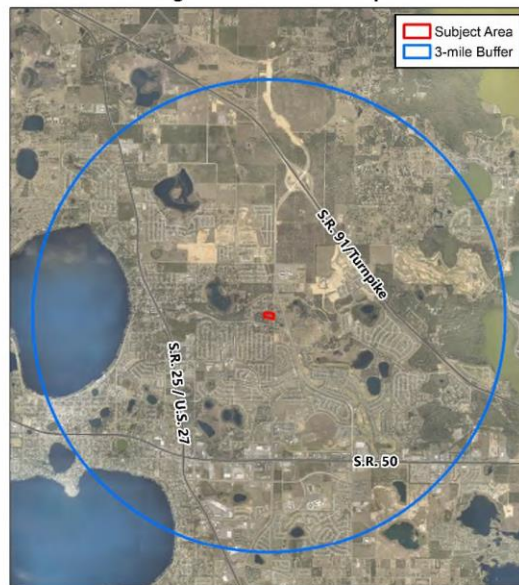
**Elements:** Future Land Use Map

**Rule Reference:** Chapter 163, Florida Statutes

**Background:**

Lake County has provided information to the Department regarding the proposed Lake County 18-6CR small-scale Comprehensive Plan Amendment for a courtesy review pertaining a 4.62± acre subject area generally located north of Old Highway 50 and west of Turkey Farm Road. The amendment proposes to change the FLU designation of the subject area from Rural Transition to Urban Low Density. The subject area is depicted in Figure 1.

**Figure 1: Location Map**



<p><b>FDOT Contact:</b> Steve Shams, MURP                  In-house Consultant                  FDOT District 5                  Telephone: 386-943-5421                  Fax: 386-943-5713                  E-mail: <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>                  File: H:\Deland\Development\PLEMO\Planning (OOC)\Growth Management\CPA Project Files\Lake County\Review\2018\Courtesy Reviews\18-6CR\ProposedLake_Courtesy_18-6CR_Review.docx</p>	<p><b>Reviewed by:</b> Tyler K. Johnson, AICP                   Vanasse Hangen Brustlin, Inc.                  407-839-4006                  407-839-4008  <a href="mailto:tjohnson@vhb.com">tjohnson@vhb.com</a></p>
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# Attachment E, FDOT Courtesy Traffic Study (Page 4 of 6).

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## PROPOSED COMPREHENSIVE PLAN REVIEW

**Local Government:** Lake County  
**DEO Amendment #:** 18-6CR – Courtesy Review  
**Date Amendment Received FDOT:** 12/20/2018  
**Review Comments Deadline:** 01/19/2019  
**Today's Date:** 01/17/2019

The information provided by Lake County indicates there is a conceptual plan for the subject area consisting of a twelve (12) dwelling units. This is less than allowed based on the proposed FLU designation, which would allow a maximum of eighteen (18) dwelling units. In order to determine the potential impacts to the State Highway System (SHS) and Strategic Intermodal System (SIS), the following analysis assumes the subject area develops at the highest and best use based on the proposed Urban Low Density FLU designation.

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 proposed FLUM 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	1	d.u.	9	1
Proposed	Urban Low Density	210	18	d.u.	222	20
<b>Change in Trips</b>					<b>+213</b>	<b>+19</b>

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units, s.f. = square feet

The analysis indicates the proposed amendment increases the trip generation potential of the subject area by 213 daily trips and 19 P.M. peak hour trips based on the maximum development allowed under the proposed FLU designation.

The State roadway segments within three miles of the site potentially impacted by the amendment are shown in Table 2, with years 2018, 2028, and 2040 projected volumes.

**Table 2: State Roadway Segments Affected by FLUM Amendment**

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 25/ U.S. 27	Johns Lake Rd/Roper Blvd to Brogeon Dr	Y	D	62,900	35,000	Y	62,900	38,700	Y	62,900	43,500	Y
	Brogeon Dr to S.R. 50	Y	D	41,790	40,700	Y	41,790	45,400	N	41,790	52,200	N

FDOT Contact: Steve Shams, MURP In-house Consultant FDOT District 5 Telephone: 386-943-5421 Fax: 386-943-5713 E-mail: <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a> File: H:\Deland\Development\PLEMO\Planning (OOC)\Growth Management\CPA Project Files\Lake County\Review\2018\Courtesy Reviews\18-6CR\Proposed\Lake_Courtesy_18-6CR_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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# Attachment E, FDOT Courtesy Traffic Study (Page 5 of 6).

Florida Department of Transportation  
 Planning and Environmental Management Office  
 Growth Management Unit  
 Page 4 of 5

## PROPOSED COMPREHENSIVE PLAN REVIEW

**Local Government:** Lake County  
**DEO Amendment #:** 18-6CR – Courtesy Review  
**Date Amendment Received FDOT:** 12/20/2018  
**Review Comments Deadline:** 01/19/2019  
**Today's Date:** 01/17/2019

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 25/ U.S. 27	S.R. 50 to Citrus Tower Blvd/Grand Hwy	Y	D	41,790	31,400	Y	41,790	34,900	Y	41,790	39,800	Y
	Citrus Tower Blvd/Grand Hwy to Washington St/Galena Ave	Y	D	41,790	38,700	Y	41,790	44,000	N	41,790	52,700	N
	Washington St/Galena Ave to C.R. 561	Y	D	41,790	39,100	Y	41,790	44,100	N	41,790	47,100	N
	C.R. 561 to Causey Rd/Urban Boundary	Y	D	65,600	33,000	Y	65,600	36,200	Y	65,600	40,000	Y
S.R. 50	8th St to East Ave	Y	D	39,800	41,200	N	39,800	50,000	N	39,800	54,800	N
	East Ave to Disston Ave	Y	D	39,800	33,600	Y	39,800	39,100	Y	39,800	46,300	N
	Disston Ave to S.R. 25/U.S. 27	Y	D	62,900	41,900	Y	62,900	48,700	Y	62,900	60,800	Y
	S.R. 25/U.S. 27 to Sky Top View Way	Y	D	62,900	50,000	Y	62,900	56,700	Y	62,900	67,300	N
	Sky Top View Way to Hancock Rd	Y	D	62,900	58,900	Y	62,900	67,700	N	62,900	82,700	N
	Hancock Rd to Orange County Line	Y	D	62,900	62,500	Y	62,900	72,600	N	62,900	90,300	N
S.R. 91/ Turnpike	Orange County Line to N of S.R. 19	Y	D	74,400	50,700	Y	74,400	67,600	Y	74,400	104,600	N

Source: FDOT District Five 2016 LOS\_ALL Report Update

### Technical Assistance Comments:

S.R. 50 from 8<sup>th</sup> Street to East Ave, is the only State Facility located within three (3) miles of the subject area currently exceeding LOS standards. Nine (9) segments of State Facilities located within three (3) miles of the subject area are projected to exceed LOS standards in the Year 2040 scenario. These conditions are projected with or without the proposed amendment. The proposed land use amendment results in an increase in the trip generation potential for the subject parcel. However, due to the location of the site in

FDOT Contact: Steve Shams, MURP In-house Consultant FDOT District 5 Telephone: 386-943-5421 Fax: 386-943-5713 E-mail: <a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a> File: H:\Deland\Development\PEMO\Planning (OOC)\Growth Management\CPA Project Files\Lake County\Review\2018\Courtesy Reviews\18-6CR\Proposed\Lake_Courtesy_18-6CR_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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# Attachment E, FDOT Courtesy Traffic Study (Page 6 of 6).

Florida Department of Transportation  
Planning and Environmental Management Office  
Growth Management Unit

Page 5 of 5

## PROPOSED COMPREHENSIVE PLAN REVIEW

**Local Government:** Lake County  
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relation to State Facilities, the potential increase on State Facilities is not significant. Therefore, there are no anticipated significant adverse impacts to the SHS or SIS based on the proposed amendment.

The Department has no technical assistance comments regarding the potential impacts to the SHS and SIS based on this courtesy review of the subject small-scale FLUM amendment.

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<b>FDOT Contact:</b>	Steve Shams, MURP In-house Consultant FDOT District 5	<b>Reviewed by:</b>	Tyler K. Johnson, AICP
<b>Telephone:</b>	386-943-5421		Vanasse Hangen Brustlin, Inc.
<b>Fax:</b>	386-943-5713		407-839-4006
<b>E-mail:</b>	<a href="mailto:Steve.Shams@dot.state.fl.us">Steve.Shams@dot.state.fl.us</a>		407-839-4008
<b>File:</b>	H:\Deland\Development\PLEMO\Planning (OOC)\Growth Management\CPA Project Files\Lake County\Review\2018\Courtesy Reviews\18-6CR\Proposed\Lake_Courtesy_18-6CR_Review.docx		tjohnson@vhb.com



**ORDINANCE #2019-XX**  
**Vista Grande Turkey Farm Road Property**  
**RZ-18-25-1**

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 **WHEREAS**, Jimmy D. Crawford, Esquire (the “Applicant”) submitted an application on behalf of Vista  
4 Grande Properties, LLC (the “Owners”) requesting to rezone 4.315 +/- acres from Rural Residential District  
5 (R-1) to Medium Residential District (R-3) to accommodate a residential development; and

6 **WHEREAS**, the subject property consists of 4.315 +/- acres and is located west of Turkey Farm  
7 Road, north of Old Highway 50 in the Clermont area, in Section 17, Township 22 South, Range 26 East,  
8 identified by Alternate Key Number 1062080, and more particularly described in Exhibit “A”; and

9 **WHEREAS**, the subject property is located within the Urban Low Density Future Use Category in  
10 accordance with Ordinance Number 2019-\_\_\_\_; and

11 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-18-25-1 on the 26th  
12 day of November, 2019, after giving notice of the hearing on the petition for a change in zoning, including  
13 notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida,  
14 on the 17th day of December, 2019; and

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

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

20 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
21 Florida, that:

22 **Section 1. Terms.** The County Manager or designee shall amend the Official Zoning Map to rezone the  
23 subject property from Rural Residential District (R-1) to Medium Residential District (R-3).

24 **Section 2. Development Review and Approval.** Prior to the issuance of any permits, the Owner will be  
25 required to submit applications for and receive necessary final development order approvals as  
26 provided in the Lake County Comprehensive Plan and Land Development Regulations. The  
27 applications for final development orders shall meet all submittal requirements and comply with  
28 all County codes and ordinances, as amended.

29 **Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
30 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
31 of the remaining portions of this Ordinance.

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

35  
36  
37 [Rest of page left blank intentionally]

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

2 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

3 **FILED** with the Secretary of State \_\_\_\_\_, 2019.

4 **EFFECTIVE** \_\_\_\_\_, 2019.

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**BOARD OF COUNTY COMMISSIONERS**

7

**LAKE COUNTY, FLORIDA**

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\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

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11

12 **ATTEST:**

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\_\_\_\_\_  
**GARY J. COONEY, CLERK OF THE**

17 **BOARD OF COUNTY COMMISSIONERS**

18 **LAKE COUNTY, FLORIDA**

19

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21 **APPROVED AS TO FORM AND LEGALITY:**

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23

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

25

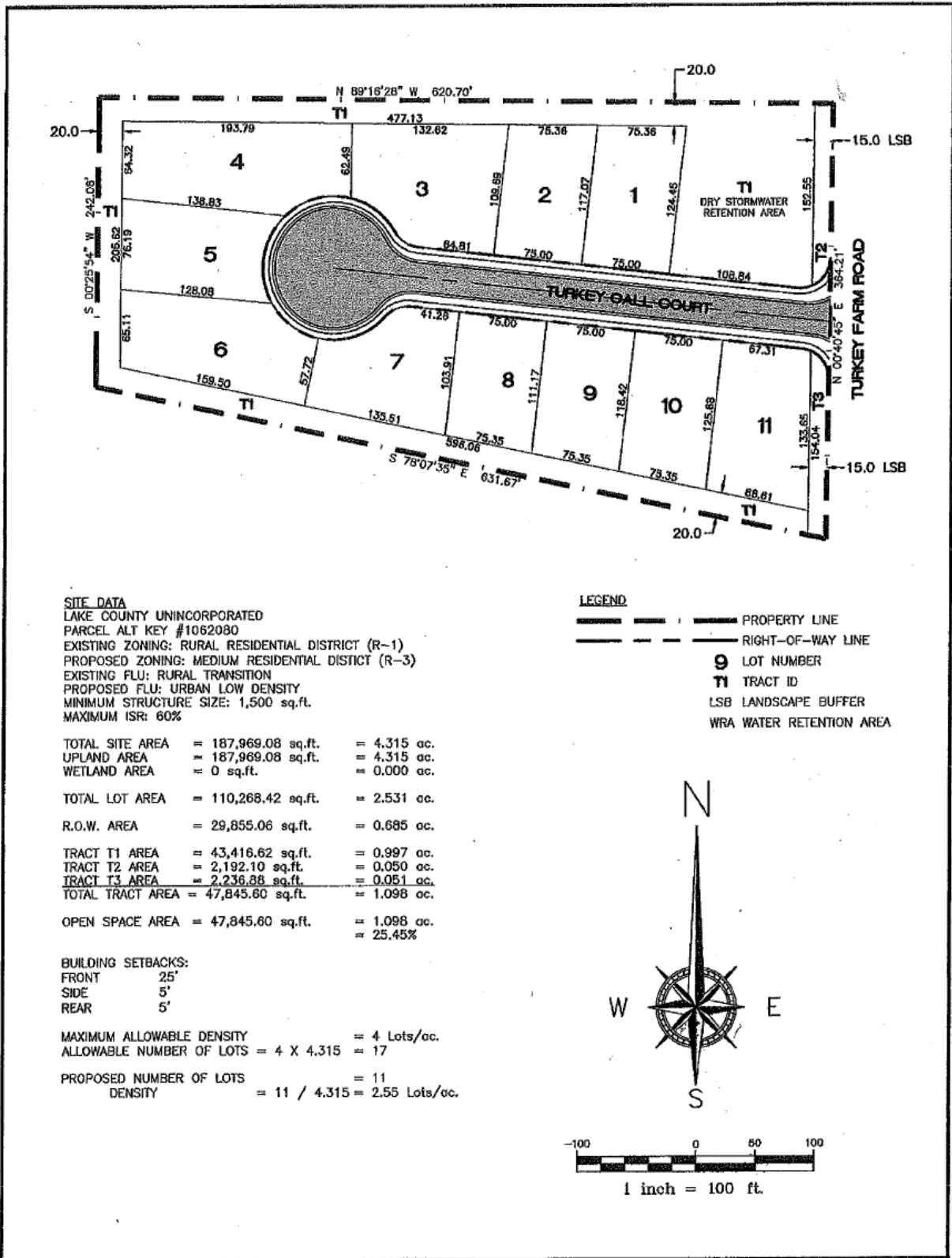
## EXHIBIT A, Legal Description.

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The part of Tract 32, Section 17, Township 22 South, Range 26 East, according to the Lake Highlands Company Plat as recorded in Plat Book 4, Page 3, Public Records of Lake County, Florida, described as follows: Commence at the East 1/4 corner of said Section 17; thence North 00 degrees 16 minutes 07 seconds East along the East boundary of said Section 17, a distance of 664.61 feet to the North boundary of aforesaid Tract 32; thence North 89 degrees 41 minutes 06 seconds West along said North boundary, 30.00 feet to the Westerly right-of-way line of Turkey Farm Road and the Point of Beginning; thence continue North 89 degrees 41 minutes 06 seconds West, 620.70 feet to the West boundary of said Tract 32, as established by C.R. Shewey, Florida R.L.S. #617; thence South 00 degrees 01 minutes 16 seconds West along said West boundary, 242.08 feet; thence departing said West boundary and run South 78 degrees 32 minutes 13 seconds East, 631.67 feet to the Westerly right-of-way line of Turkey Farm Road, said right-of-way line being 30 feet at right angle West of the East boundary of said Section 17; thence North 00 degrees 16 minutes 07 seconds East, 30 feet from and parallel with said East boundary of Section 17, a distance of 346.21 feet to the Point of Beginning.

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# EXHIBIT B, Concept Plan.



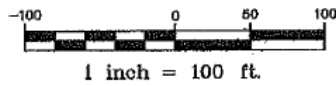
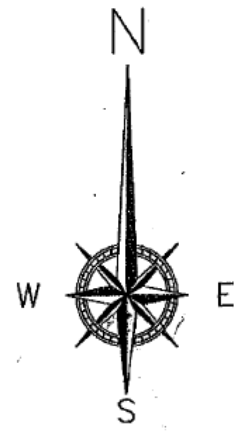
**SITE DATA**  
 LAKE COUNTY UNINCORPORATED  
 PARCEL ALT KEY #1062080  
 EXISTING ZONING: RURAL RESIDENTIAL DISTRICT (R-1)  
 PROPOSED ZONING: MEDIUM RESIDENTIAL DISTRICT (R-3)  
 EXISTING FLU: RURAL TRANSITION  
 PROPOSED FLU: URBAN LOW DENSITY  
 MINIMUM STRUCTURE SIZE: 1,500 sq.ft.  
 MAXIMUM ISR: 60%

**LEGEND**  
 ———— PROPERTY LINE  
 - - - - - RIGHT-OF-WAY LINE  
 9 LOT NUMBER  
 T1 TRACT ID  
 LSB LANDSCAPE BUFFER  
 WRA WATER RETENTION AREA

TOTAL SITE AREA	= 187,969.08 sq.ft.	= 4.315 ac.
UPLAND AREA	= 187,969.08 sq.ft.	= 4.315 ac.
WETLAND AREA	= 0 sq.ft.	= 0.000 ac.
<b>TOTAL LOT AREA</b>	<b>= 110,268.42 sq.ft.</b>	<b>= 2.531 ac.</b>
R.O.W. AREA	= 29,855.06 sq.ft.	= 0.685 ac.
TRACT T1 AREA	= 43,416.62 sq.ft.	= 0.997 ac.
TRACT T2 AREA	= 2,192.10 sq.ft.	= 0.050 ac.
TRACT T3 AREA	= 2,236.88 sq.ft.	= 0.051 ac.
<b>TOTAL TRACT AREA</b>	<b>= 47,845.60 sq.ft.</b>	<b>= 1.098 ac.</b>
<b>OPEN SPACE AREA</b>	<b>= 47,845.60 sq.ft.</b>	<b>= 1.098 ac.</b>
		<b>= 25.45%</b>

**BUILDING SETBACKS:**  
 FRONT 25'  
 SIDE 5'  
 REAR 5'

MAXIMUM ALLOWABLE DENSITY = 4 Lots/ac.  
 ALLOWABLE NUMBER OF LOTS = 4 X 4.315 = 17  
 PROPOSED NUMBER OF LOTS = 11  
 DENSITY = 11 / 4.315 = 2.55 Lots/ac.



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