



COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT  
OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): September 1, 2021  
Board of County Commissioners (BCC) (Transmittal): October 5, 2021  
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-21-06-4, CSD Groves

Applicant: Thomas Daly, Daly Design Group

Owner: CSD Groves C/O Charles Brown

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 78 +/- acres from Regional Office to Urban Low Density to facilitate the development of a single-family residential subdivision.

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

Case Manager: Emily W. Johnson, Senior Planner

PZB Recommendation:

**Subject Property Information**

Size: 78 +/- acres

Location: East of the Round Lake Road / Sullivan Ranch Boulevard intersection, in the Mount Dora area

Alternate Key No.: 1098491

Current Future Land Use: Regional Office

Proposed Future Land Use: Urban Low Density

Current Zoning District: Agriculture (A)

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-21-23-4]

Flood Zone: "X"

Joint Planning Area / ISBA: Mount Dora Joint Planning Area (JPA)

Overlay Districts: Wekiva Study Area and Mt. Plymouth-Sorrento Special Community Area

**Adjacent Property Land Use Table**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Use</u></b>	<b><u>Comments</u></b>
<b>North</b>	Regional Office	A	Residential	Single-Family Residences (Birr Park Subdivision)
<b>South</b>	Regional Office and Orange County	PUD and Orange County	Borrow Pit and Residential	Summer Lakes-Grace Groves and Orange County Line
<b>East</b>	Regional Office	PUD	Borrow Pit and future Residential	Summer Lakes-Grace Groves
<b>West</b>	Urban Low	PUD	Residential	Single-Family Residences (Sullivan Ranch)

**Staff Analysis**

The subject property (identified by Alternate Key Number 1098491) contains approximately 78 +/- acres with no wetlands or waterbodies. The subject property is located east of the Round Lake Road / Sullivan Ranch Boulevard intersection, in the Mount Dora area. The subject property is currently zoned Agriculture (A) and is part of the Regional Office Future Land Use Category.

The Applicant is seeking to develop the property with a 264-lot single-family residential subdivision (density of approximately 3.38 dwelling units per net acre) as depicted in the Concept Plan (Attachment “A”), and has submitted applications to amend the Future Land Use Category from Regional Office to Urban Low Density and rezone the property from Agriculture (A) to Planned Unit Development (PUD). If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the ‘Board’) for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment is brought back for approval.

The subject property is located within the Mount Dora JPA and the application was provided to the City of Mount Dora for comments. The City of Mount Dora provided comments (Attachment “B”) stating that a covenant to annex will be required with the utility connection, and that future development applications will be reviewed by the City to ensure consistency with their standards.

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed amendment is consistent with all elements of the Comprehensive Plan.

The Future Land Use Element seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The application is consistent with Comprehensive Plan Policy I-1.3.2 Urban Low Density Future Land Use Category, which states that the Urban Low FLUC should be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. The subject property has frontage along Round Lake Road, which is classified as a minor collector roadway, and is within half a mile of State Road 46 (Sorrento Avenue) and in proximity to the intersection of State Road 46 and State Road 453.

The Capital Improvements Element seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development.

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. The subject property does not contain any wetlands nor open bodies of water. An environmental assessment identifying any protected species and protected habitats will be required with future submittals.

The Economic Element seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed amendment is not in conflict with the Economic Element.

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The application is not in conflict with the Housing Element.

The Intergovernmental Coordination Element strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the Mount Dora Joint Planning Area. The application was provided to the City and they provided input on the application (Attachment "B").

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan designated a tract as a Community Park, as well as several tracts as "Pocket" Parks, and the application is not anticipated to adversely impact the level of service for parks. As such, the application is consistent with the Parks and Recreation Element.

The goal of the Transportation Element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The application is not in conflict with the Transportation Element.

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The proposed development will need to demonstrate that public facilities are available prior to receiving a final development order.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

The proposed amendment is not in conflict with any provisions of the LDR. If the amendment is approved for transmittal, the application will be brought back before the Board with a rezoning application to rezone the property to PUD which will incorporate the comprehensive plan policies and regulations applicable to the subject property.

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

The application seeks to develop the subject property with a low-density residential development, consistent with the proposed Urban Low Density Future Land Use Category.

**D. Whether there have been changed conditions that justify an amendment.**

The Applicant seeks to develop the property with residential uses in lieu of office uses. The subject property is located within an area designated as the 'Wolf Branch Innovation District' which is an area of unincorporated Lake County intended to be developed as a mixed-use employment center within Central Florida in conjunction with the completion of the Wekiva Parkway Extension. The Wolf Branch Innovation District Implementation Plan, dated September 20, 2019, concluded that the area had an abundance of Regional Office FLUC and recommended that seventy-three (73) parcels, including the subject property, change their FLUC from Regional Office to a low density, residential category to better accommodate the growth in the area. The application is consistent with the Wolf Branch Innovation District Implementation Plan recommendations (Attachment "C").

- E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, 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 Mount Dora has indicated that central water and central sewer are available to the subject property. The Urban Low Density Future Land Use Category requires all development to connect to a potable water service and regional wastewater provider.

Schools

Lake County Schools reviewed the application and stated that the development will be subject to school concurrency prior to final development order approval.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #39) is located 3.5 miles from the subject property.

Transportation Concurrency

Public Works reviewed the application and noted that the standard Level of Service (LOS) for the impacted roadway of Round Lake Road is "D" with capacity of 840 trips in the peak direction. Currently the impacted segment from State Road 46 to Orange County Line is operating at "C" thirty-two (32) percent. This project will be generating approximately two hundred and sixty-four (264) pm peak hour trips, in which one hundred and sixty-six (166) trips will impact the peak hour direction. The applicant will be required to complete a Tier 2 traffic study prior to preliminary plat approval.

- F. Whether, and the extent to which, the proposed amendment would result in significant impacts 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 LDR, as amended.

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

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

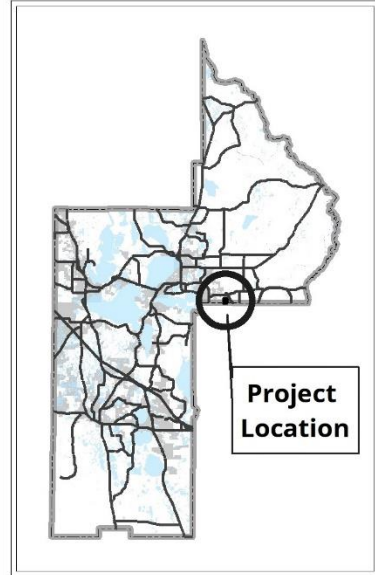
- H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

Surrounding properties to the west are designated with an Urban Low Density FLUC, and the subject property is in an area recommended to change to the Urban Low Density FLUC within the Wolf Branch Innovation District Overlay.

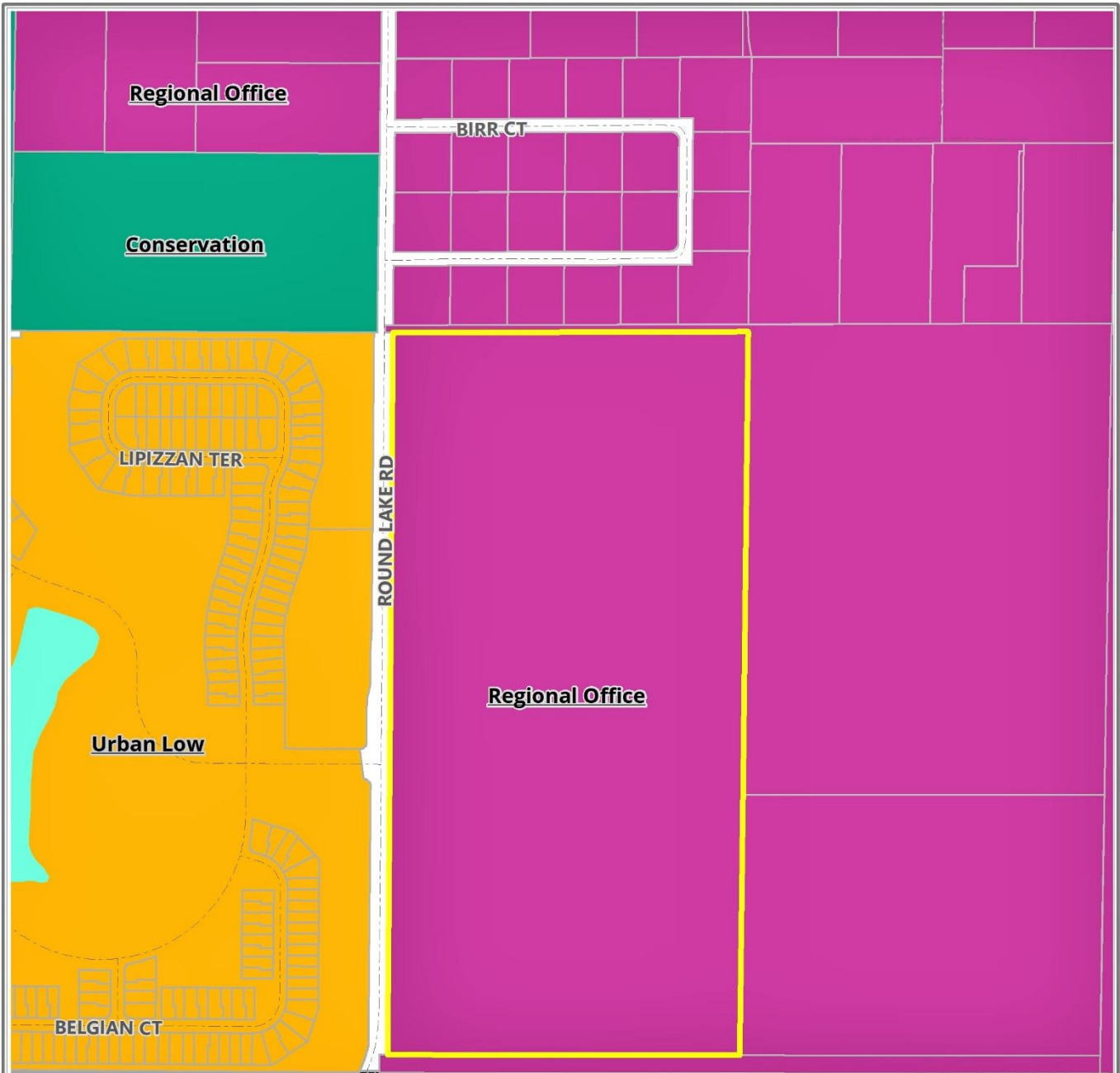
- I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

# Subject Property



CURRENT FUTURE LAND USE



Orange County

*Future Land Use*

 Regional Office  Urban Low  Conservation

NAME: **CSD GROVES PROPERTY**

CASE NUMBER: **FLU-21-06-4**

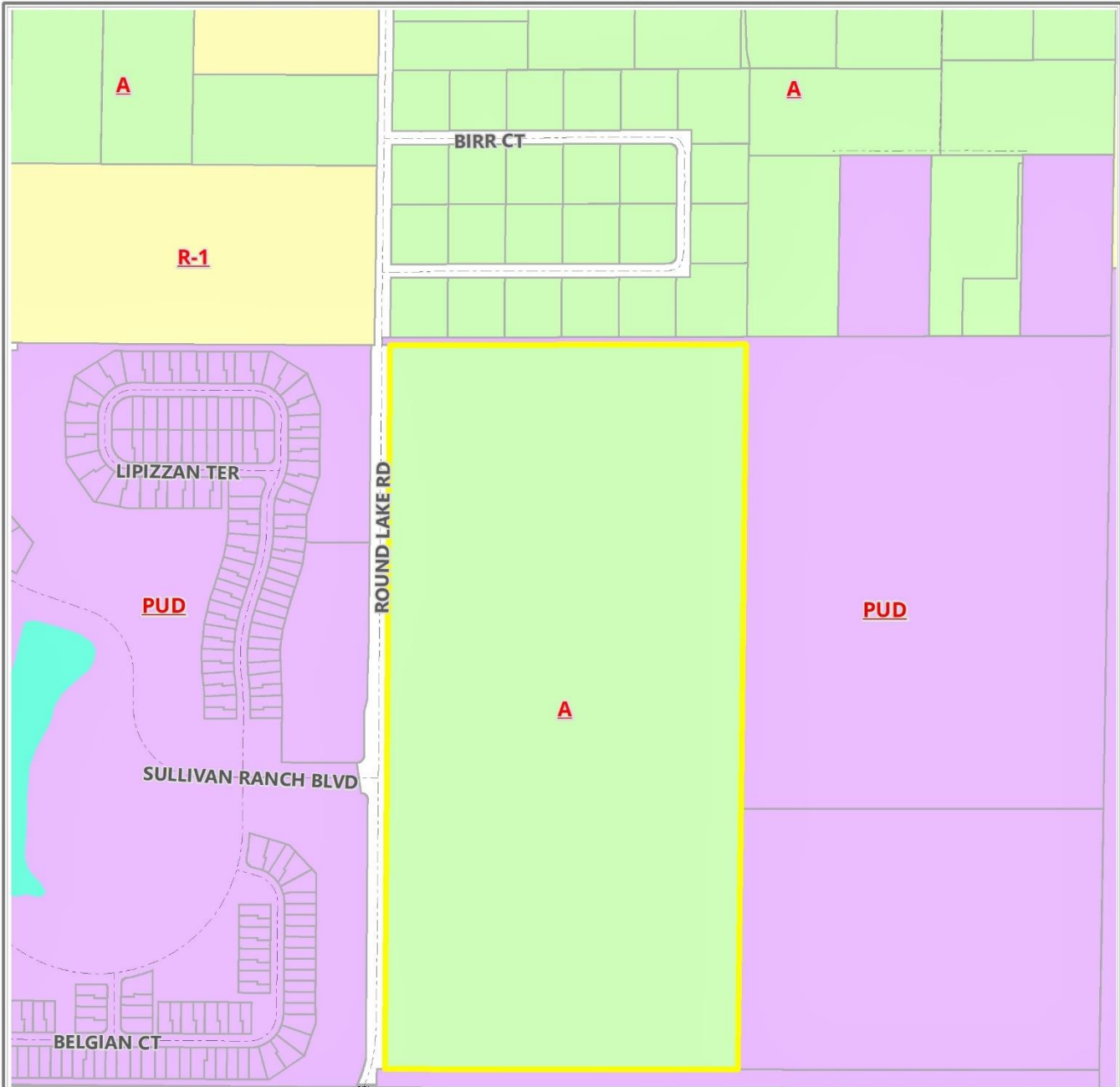
LOCATION (S-T-R): **35-19-27**

REQUEST: **REGIONAL OFFICE TO URBAN LOW**

DISTRICT: **4**



### CURRENT ZONING



Orange County

*Zoning Legend*

■ A ■ R-1 ■ PUD

NAME: **CSD GROVES PROPERTY**

CASE NUMBER: **FLU-21-06-4**

LOCATION (S-T-R): **35-19-27**

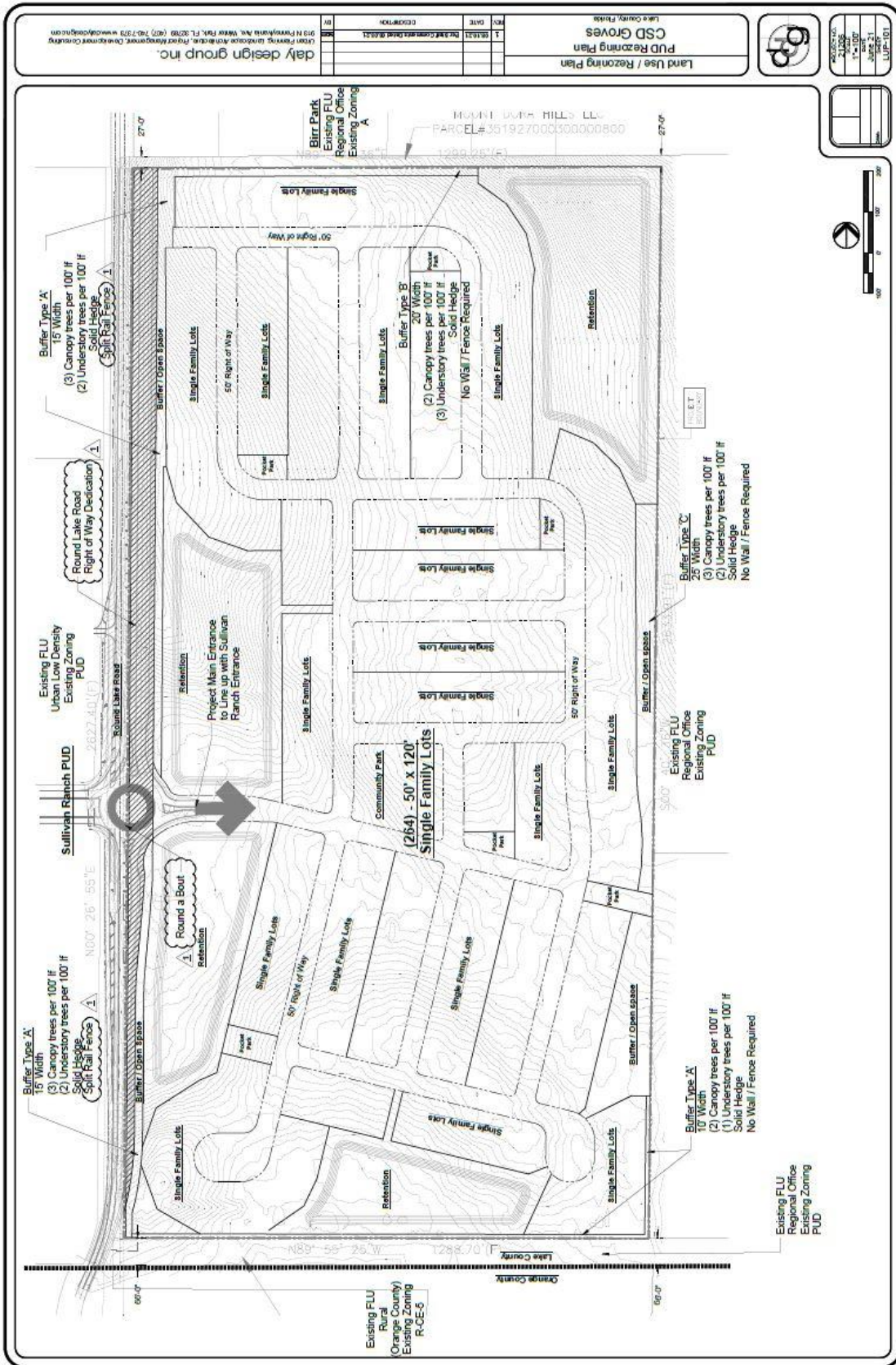
REQUEST: **REGIONAL OFFICE TO URBAN LOW**

DISTRICT: **4**





Attachment "A" – Concept Plan





# Attachment "B" – Comments from City of Mount Dora (Page 1 of 2)



**CITY OF  
MOUNT  
DORA**

PLANNING AND DEVELOPMENT

**City Hall**  
510 N. Baker St.  
Mount Dora, FL 32757

**Office of the City Manager**  
352-735-7126  
Fax: 352-735-4801

**Finance Department**  
352-735-7116  
Fax: 352-735-1406

**Human Resources**  
352-735-7106  
Fax: 352-735-9457

**Planning and Development**  
352-735-7112  
Fax: 352-735-7191

**City Hall Annex**  
900 N. Donnelly St.  
Mount Dora, FL 32757

**Parks and Recreation**  
352-735-7183  
Fax: 352-735-3681

**Public Safety Complex**  
1300 N. Donnelly St.  
Mount Dora, FL 32757

**Police Department**  
352-735-7130  
Fax: 352-383-4623

**Fire Department**  
352-735-7140  
Fax: 352-383-0881

**Public Works Complex**  
1250 N. Highland St.  
Mount Dora, FL 32757  
352-735-7151  
Alt. Tel: 352-735-7105  
Fax: 352-735-1539  
Alt. Fax: 352-735-2892

**W. T. Bland Public Library**  
1995 N. Donnelly St.  
Mount Dora, FL 32757  
352-735-7180  
Fax: 352-735-0074

**Website:**  
[www.cityofmountdora.com](http://www.cityofmountdora.com)

June 28, 2021

[tdaly@dalydesign.com](mailto:tdaly@dalydesign.com)

Thomas Daly  
Daly Design Group  
913 N Pennsylvania Avenue  
Winter Park, FL 32789

RE: Application for Rezoning and Comprehensive Plan Amendment – CSD Groves  
30226 Round Lake Road (Site Address)  
Alternate Key No. 1098491

Dear Mr. Daly:

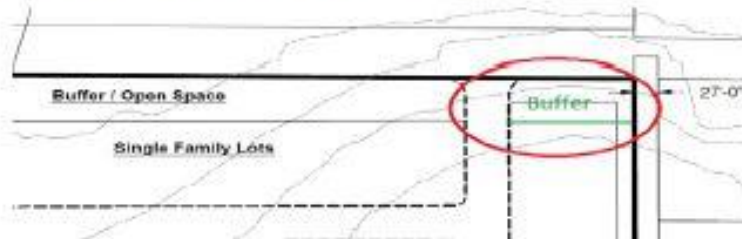
The City of Mount Dora is in receipt of the above-referenced zoning request for property located at Alt. Key 1098491. Please be advised of the following review comments from the City of Mount Dora:

1. Covenant to Annex and Utility Agreement(s) shall be required prior to agreeing to provide utility services outlining, among other items, timing of utilities for connection to the City's central systems, and specific uses of the site.
2. Pursuant to the City/County JPA agreement, development plans will require site plan/plat reviews by the City pursuant to the City's normal plan review process meeting the requirements of the City's Land Development Code. A full set of drawings will be required along with processing application fees.
3. City Development Plan/Plat (including Traffic Impact Study) reviews incurred by the City's outside engineering consultants and/or City Attorney will be billed directly to the applicant.
4. The developer is obligated to pay all appropriate connection and impact fees.
5. Clarify the development-phasing program (if proposed) with date certain required.
6. Round Lake split rail fence shall be included as part of the buffer treatment (not optional). Rail fence to be similar fencing type/style to existing along Round Lake Road. Masonry columns with stone finish material required to be spaced sufficient intervals.
7. Provide pedestrian type trail connection to property to the east. Width of pedestrian to accommodate golf carts (as possible option/suggestion). No vehicle ingress/egress connection to the east (i.e., Round Lake Road) allowed from the adjacent lands to the east. Only the trail feature as noted. Depending upon development configuration additional public access easements or other platting

## Attachment "B" – Comments from City of Mount Dora (Page 2 of 2)

### Page 2

- methods may be required. In addition, provide evidence of coordination with adjacent developer for connection location, etc.
8. As discussed during the "GotoMeeting" held on March 3, 2021, with City staff, the housing lot sizes to include a mixtures with breakdown percentages (ie. larger lot sizes).
  9. Residential architectural design shall be consistent with Section 6.14 Mount Dora Land Development Code (City Ordinance No. 2018-14 enacted on January 15, 2019).
  10. Street lighting to be design with dark-sky principles and fixture types.
  11. Clarify if this will be a gated community. Will roadways be public or private?
  12. Sidewalks (5 feet) required along all streets and Round Lake Road with proper pedestrian cross-walks at intersections.
  13. Coordinate Round Lake Road buffer tree plantings to avoid conflicts with existing utilities (overhead lines, etc).
  14. Applicant to pursue option with electric provider to underground Round Lake Road lines.
  15. At the northwest corner of the project site, include the buffer along Round Lake Road with the same width (see diagram below).



If you have any comments or questions, please do not hesitate to contact my office at 352-735-7112.

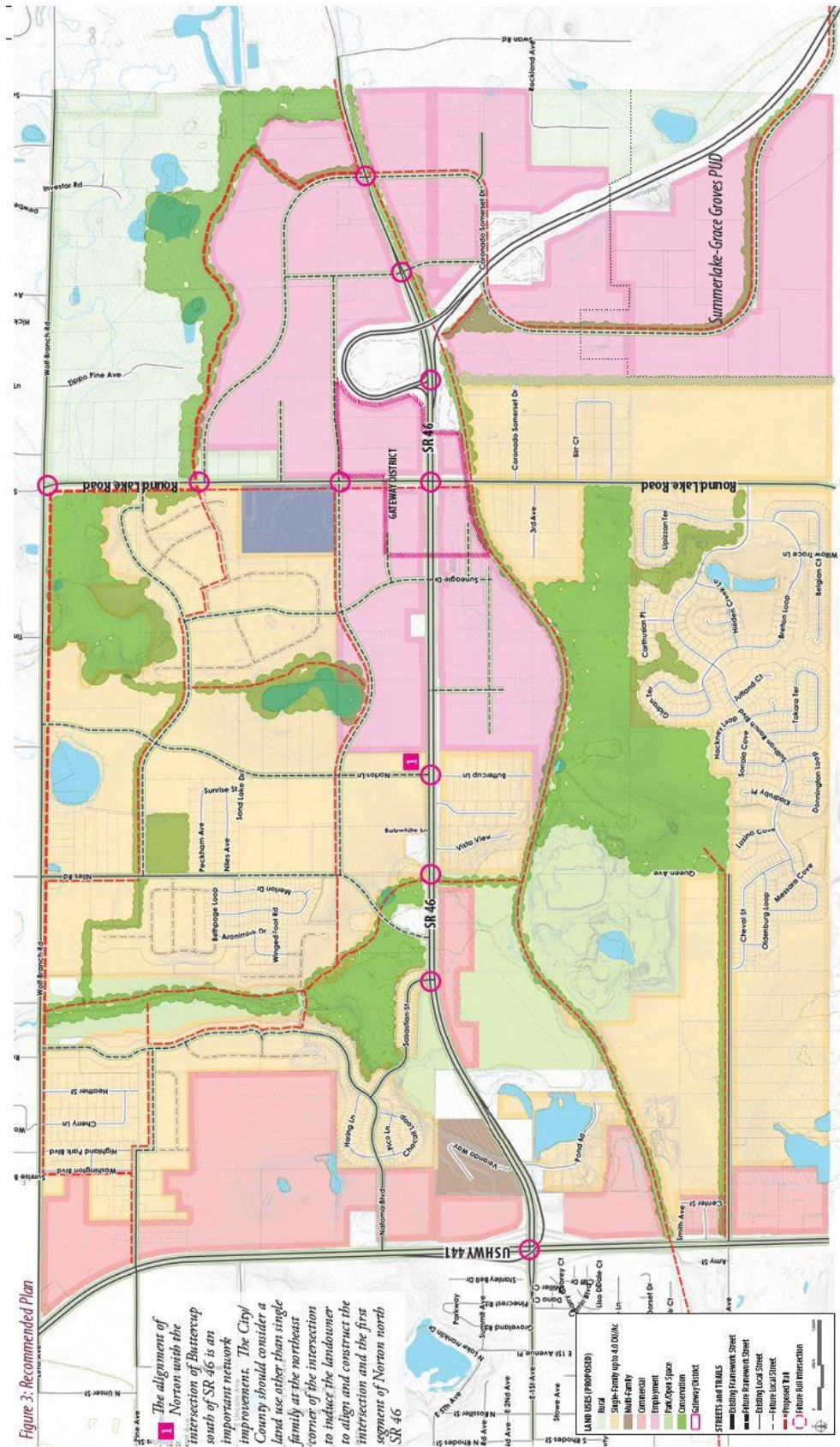
Sincerely,  
Vince Sandersfeld  
Vince Sandersfeld  
Planning and Development Director

Digitally signed by  
Vince Sandersfeld  
Date: 2021.06.28  
09:43:12 -04'00'

Cc: Josef Grusauskas, Public Works and Utilities Director  
George Marek, PE, Acting City Engineer  
Tim Wilson, Economic Development Director  
Tim McClendon, Lake County Director of the Office of Planning and Zoning  
Michele Janiszewski, Lake County Office of Planning and Zoning



# Attachment "C" – WBID Recommended Future Land Use Plan



**ORDINANCE 2021 – XX**  
**FLU-21-06-4**  
**CSD Groves**

1       **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**  
2       **AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO URBAN LOW DENSITY**  
3       **FUTURE LAND USE CATEGORY FOR A 78 ACRE PROPERTY LOCATED EAST OF THE**  
4       **INTERSECTION OF ROUND LAKE ROAD AND SULLIVAN RANCH BOULEVARD, IN THE MOUNT**  
5       **DORA AREA, AS DESCRIBED IN THIS ORDINANCE; PROVIDING FOR PUBLICATION AS**  
6       **REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;**  
7       **AND PROVIDING FOR AN EFFECTIVE DATE.**  
8

9               **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal  
10       planning, and land development regulation in the State of Florida; and

11               **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
12       Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the  
13       county”; and

14               **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25<sup>th</sup> day of May 2010, the  
15       Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030  
16       Comprehensive Plan; and

17               **WHEREAS**, on the 23<sup>rd</sup> day of July 2010, the State of Florida Department of Community Affairs, now  
18       known as the Community Planning and Development Division of the Florida Department of Economic  
19       Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In  
20       Compliance" with Chapter 163, Florida Statutes; and

21               **WHEREAS**, on the 22<sup>nd</sup> day of September 2011, the Lake County 2030 Comprehensive Plan  
22       became effective and designated the property as part of the Regional Office Future Land Use Category; and

23               **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
24       Comprehensive Plan Amendments; and

25               **WHEREAS**, on the 1<sup>st</sup> day of September 2021, this Ordinance was heard at a public hearing before  
26       the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

27               **WHEREAS**, on the 5<sup>th</sup> day of October 2021, this Ordinance was heard at a public hearing before the  
28       Lake County Board of County Commissioners for approval to transmit to the state planning agency and other  
29       reviewing agencies; and

30               **WHEREAS**, on the XX day of XXXX 2021, this Ordinance was heard at a public hearing before the  
31       Lake County Board of County Commissioners for adoption; and

32               **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt  
33       the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

36  
37               **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
38       Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,  
39       described in Exhibit “A” attached and incorporated in this Ordinance, from Regional Office to Urban Low  
40       Density Future Land Use Category.

1       **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,  
2 Florida Statutes.

3  
4       **Section 3. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any  
5 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect  
6 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent  
7 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of  
8 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts  
9 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any  
10 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding  
11 shall not affect the applicability thereof to any other person, property or circumstances.

12  
13       **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
14 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
15 amendment package is complete. If timely challenged, this amendment shall become effective on the date  
16 the state land planning agency or the Administration Commission enters a final order determining this  
17 adopted amendment to be in compliance. No development orders, development permits, or land uses  
18 dependent on this amendment may be issued or commence before it has become effective. If a final order  
19 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made  
20 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to  
21 the state land planning agency.

22  
23 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

24  
25 FILED with the Secretary of State \_\_\_\_\_, 2021.

26  
27  
28 BOARD OF COUNTY COMMISSIONERS  
29 LAKE COUNTY, FLORIDA

30  
31  
32 \_\_\_\_\_  
33 Sean M. Parks, Chairman

34 ATTEST:

35  
36 \_\_\_\_\_  
37 Gary J. Cooney, Clerk  
38 Board of County Commissioners of  
39 Lake County, Florida

40  
41  
42 Approved as to form and legality:

43  
44 \_\_\_\_\_  
45 Melanie Marsh, County Attorney

## **Exhibit “A” – Legal Description**

1  
2  
3  
4

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST,  
LAKE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY AND THE SOUTH 66 OF SAID PROPERTY.