



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): March 2, 2022  
Board of County Commissioners (BCC): April 5, 2022

Case No. and Project Name: RZ-21-23-4, CSD Groves

Applicant: Thomas Daly, Daly Design Group

Owner: CSD Groves C/O Charles Brown

Requested Action: Rezone approximately 78 +/- acres from Agriculture (A) to Planned Unit Development (PUD) to facilitate development of a 264-lot single-family residential subdivision.

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan.

Case Manager: Emily W. Johnson, Senior Planner

PZB Recommendation:

### Subject Property Information

Size: 78 +/- acres

Location: East of 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 [Separate Application – See FLU-21-06-4] (Attachment “A”)

Current Zoning District: Agriculture (A) (Attachment “B”)

Proposed Zoning District: Planned Unit Development (PUD)

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

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Regional Office	A	Residential	Single-Family Residences (Birr Park Subdivision)
South	Regional Office and Orange County	PUD and Orange County	Borrow Pit and future Mixed-Use	Summer Lakes – Grace Groves and Orange County Line
East	Regional Office	PUD	Borrow Pit and future Mixed-Use	Summer Lakes – Grace Groves
West	Urban Low Density	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 of unincorporated Lake County. The subject property is currently zoned Agriculture (A) and is part of the Regional Office Future Land Use Category; however, the applicant has applied to change the Future Land Use to Urban Low Density (See FLU-21-06-4).

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 "C") 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). Both applications will be presented to the Board of County Commissioners on April 5, 2022.

<b>Table 1. Existing and Proposed Development Standards.</b>						
	Zoning District	Density	Maximum Dwelling Units	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Agriculture (A)	One (1) dwelling unit per five (5) net acres	15	0.10	N/A	40 Feet
Proposed	Planned Unit Development (PUD)	3.38 dwelling units per one (1) net acre	264	0.60	25%	40 Feet

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 "D") stating that a "pedestrian-type trail connection to the east" capable of accommodating golf carts will be required, 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 rezoning is in conflict with any applicable provisions of the Code.**

The application is consistent with the purpose and intent of the PUD zoning district allowed by LDR Section 4.03.00. The LDR specifies that PUDs are allowed in all land use classifications, and that PUD zoning is intended to allow a diversification of uses, structures, and open space in a manner compatible with both existing and proposed surrounding uses.

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

The proposed rezoning is consistent with all elements of the Comprehensive Plan. Comprehensive Plan Policy I-1.3.2 Urban Low Density Future Land Use Category allows residential development at a maximum density of four (4) dwelling units per net acre. The Applicant is proposing to develop the property with a residential subdivision at a density of 3.38 dwelling units per net acre, consistent with the Urban Low Density FLUC.

The request is consistent with Comprehensive Plan Policy I-7.8.1, Requirements for Planned Unit Developments, which states that density shall not exceed the underlying Future Land Use Category and that a PUD shall be accompanied by a conceptual plan.

**C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land 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 land use to better accommodate the growth in the area. The subject property was identified for a single-family land use of up to 4.0 dwelling units per acre. The application is consistent with the Wolf Branch Innovation District Implementation Plan recommendations (Attachment “E”).

The surrounding subdivisions are developed at the following densities:

Subdivision Name	Number of Lots	Total Acreage (Gross)	Gross Density	Year Approved
Summer Lakes – Grace Groves	192 (future)	63.6	3.01	2019
Sullivan Ranch	692	297	2.32	2007
Birr Park Subdivision	24	29.6	0.81	1971

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

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 “E”).

Additionally, the Applicant provided the following justification for the proposed residential density:

*The Lake County Future Land Use Element states that in the year 2009 the population was projected to be 291,993 persons. Per the US census, the actual population of Lake County, Florida in 2009 was 313,118 persons which is a 7% increase over the projected population outlines in the Future Land Use Element. According to the same US census report, the population in Lake County grew to 367,118 persons in the year 2019 which equates to a 17.25% increase in population over a 10-year period. Based upon this trend in population growth, it is estimated that an additional 22,027 residents have moved to Lake County since 2019 for an estimated total of 389,145 Lake County residents.*

*Based upon an accepted average of 3.25 persons per household, this growth from 2019 to 2021 translates into an increased need for approximately 6,778 additional housing opportunities within Lake County to support the influx of population over the past 3 years. The proposed application to amend the FLUM from Regional Office to Urban Low Density and to rezone the property to PUD to allow for 264 residential lots will help meet the additional demand on housing within Lake County.*

**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.**

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service to public facilities and services.

Water and Sewage

The City of Mount Dora has indicated that central water and central sewer are available to the subject property (Attachment "D"). 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 rezoning would result in significant adverse 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 rezoning would affect the property values in the area.**

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

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

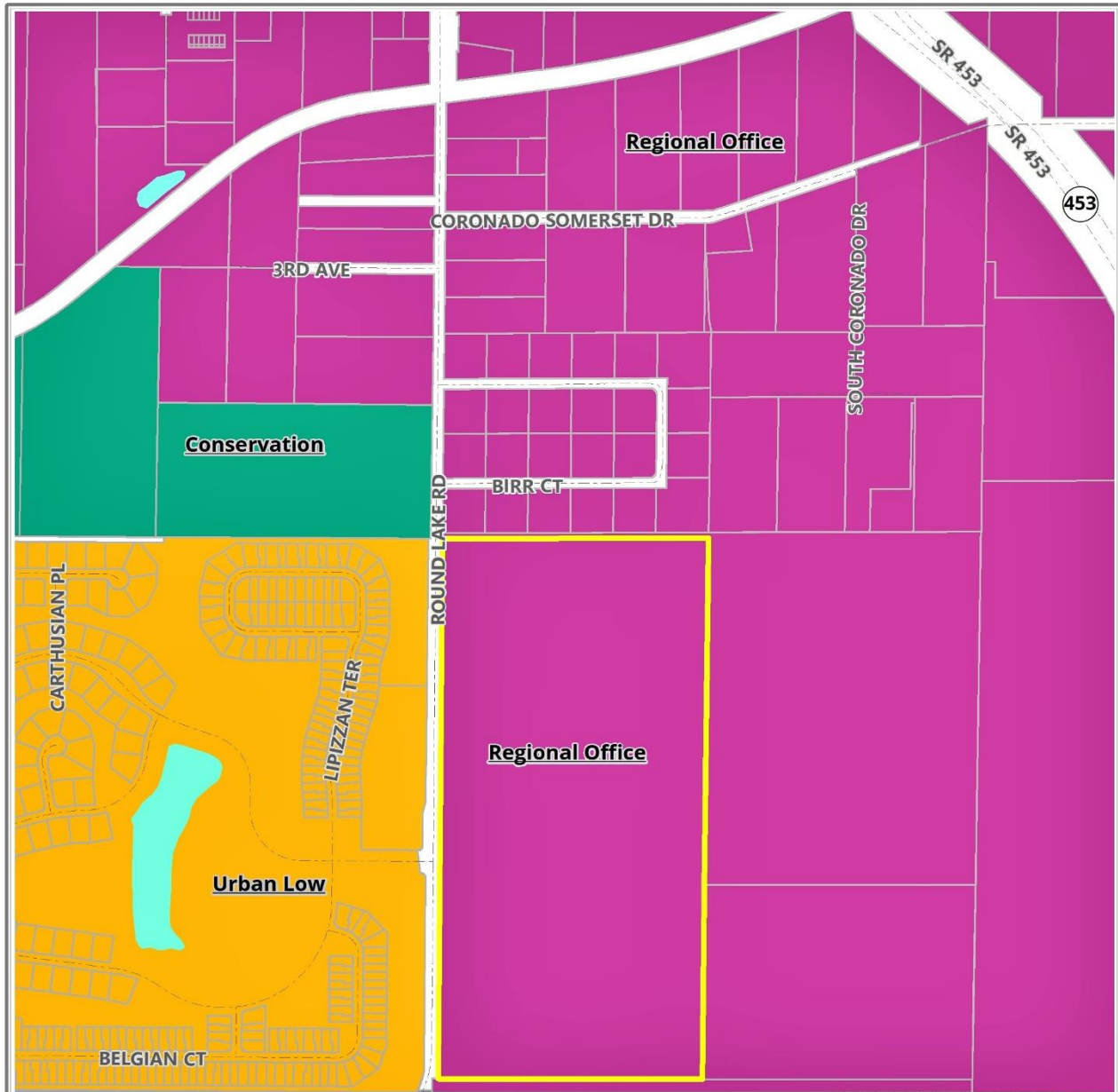
Surrounding properties to the west are designated with an Urban Low Density FLUC, and the subject property is in an area recommended to change to the Urban Low Density FLUC within the Wolf Branch Innovation District Overlay.

**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.**

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

# Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



Orange County

*Future Land Use*

 Regional Office  Urban Low  Conservation

NAME: **CSD GROVES PROPERTY**

CASE NUMBER: **RZ-21-23-4**

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

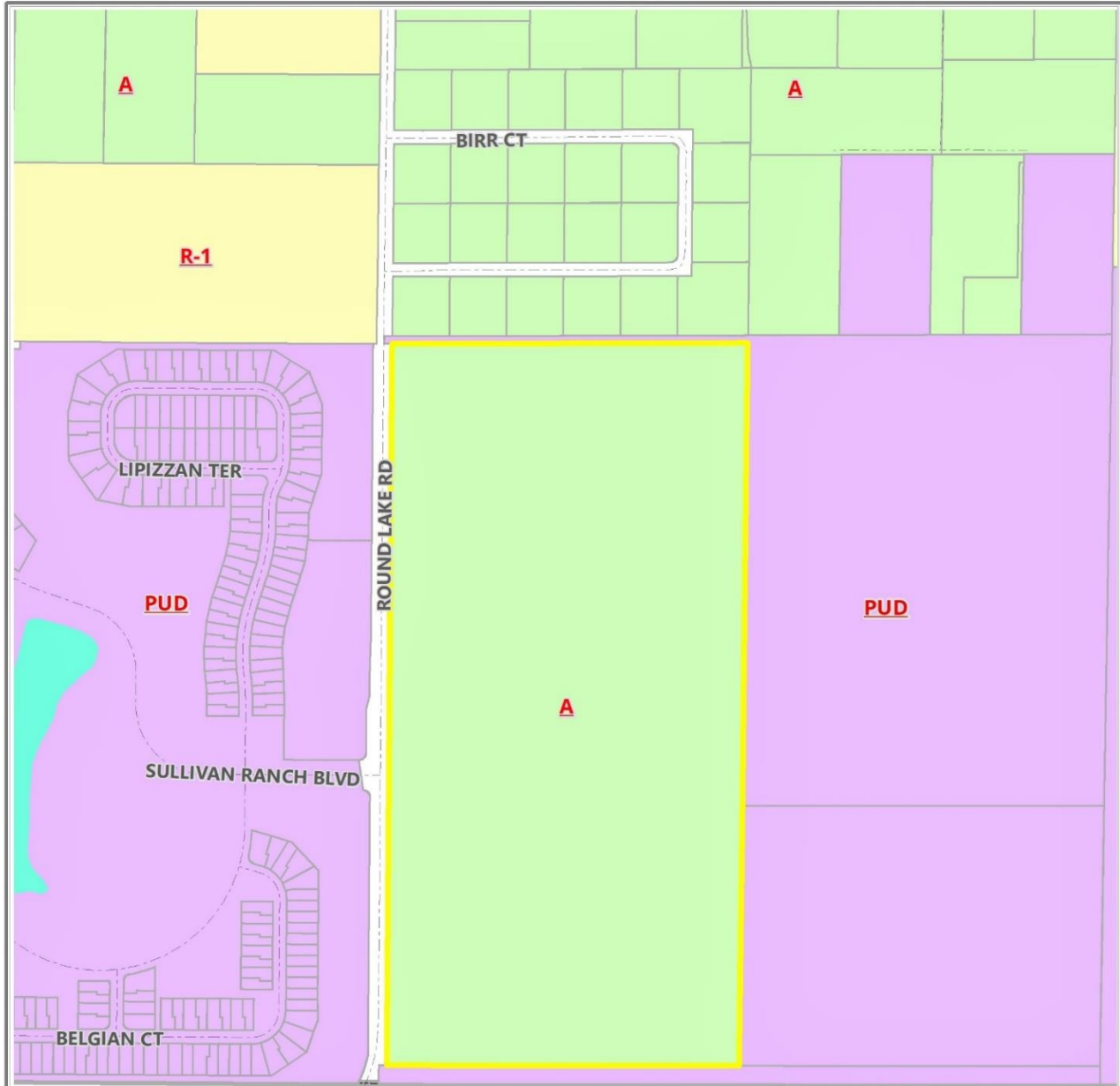
REQUEST: **AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD)**

DISTRICT: **4**



# Attachment "B" – Zoning District Map

## CURRENT ZONING



Orange County

### Zoning Legend

Green A Yellow R-1 Purple PUD

NAME: **CSD GROVES PROPERTY**

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

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

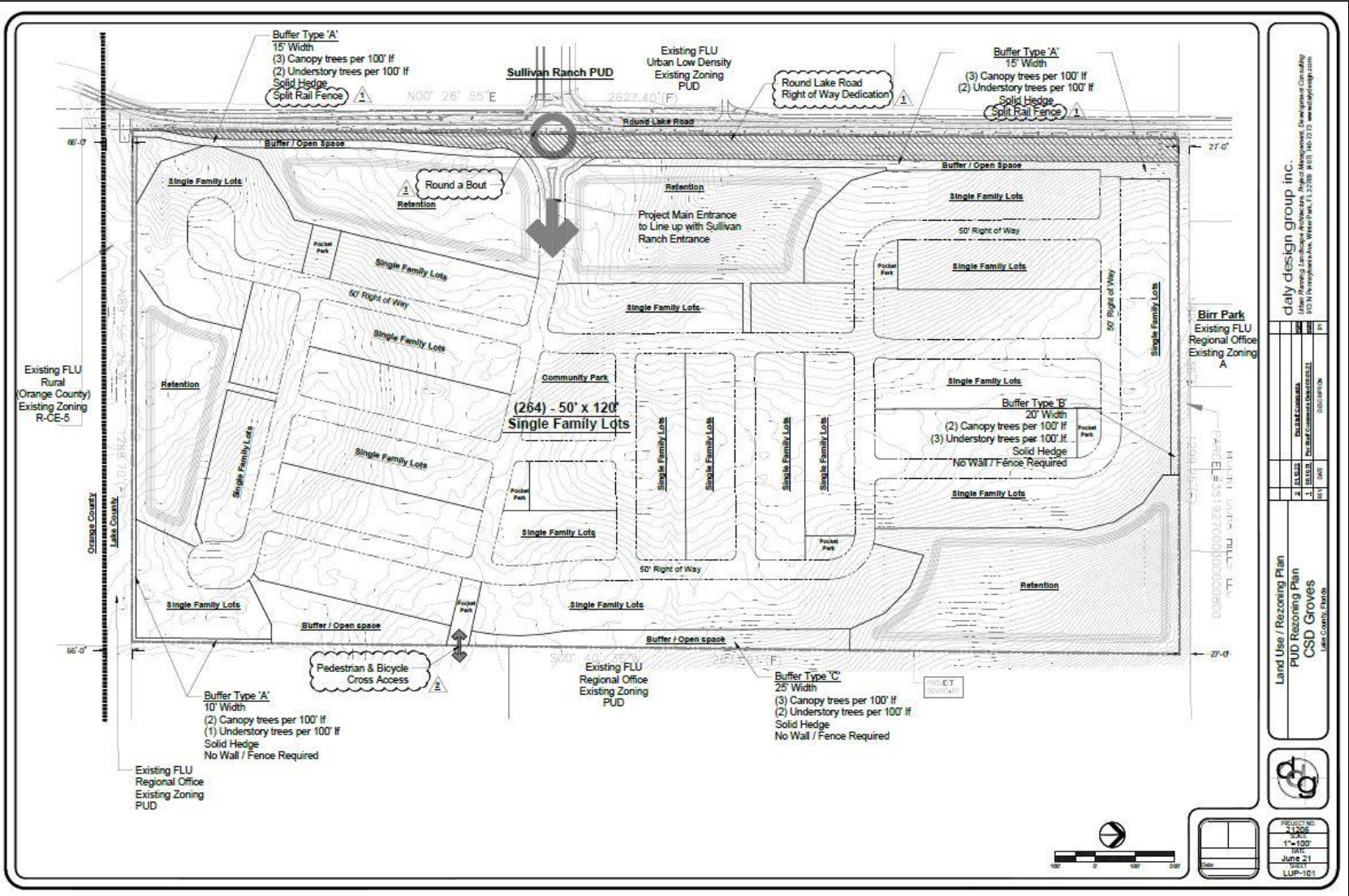
REQUEST: **REGIONAL OFFICE TO URBAN LOW**

DISTRICT: **4**





Attachment "C" - Concept Plan



daly design group inc.  
 1000 Northway Drive, Suite 100, Westborough, MA 01581  
 Tel: 508.336.1111 Fax: 508.336.1112  
 www.dalydesigngroup.com

NO.	DATE	DESCRIPTION
1	06/21/21	PRELIMINARY PLAN
2	06/21/21	CONCEPT PLAN
3	06/21/21	CONCEPT PLAN

Land Use / Rezoning Plan  
 PUD Rezoning Plan  
 CSD GROVES  
 ORANGE COUNTY, MASSACHUSETTS



PROJECT NO:  
 21002  
 SCALE:  
 1" = 100'  
 DATE:  
 June 21  
 SHEET:  
 LUP-101

## Attachment "D" – 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**  
352-735-7118  
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. Eiland 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:

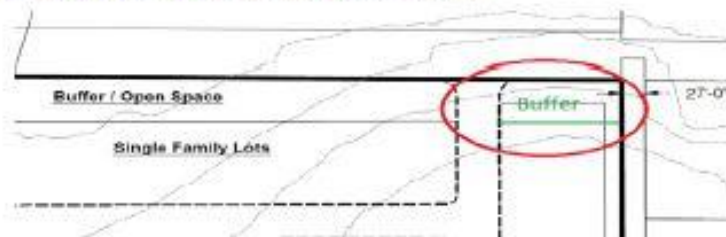
1. Covenant to Annex and Utility Agreement(s) shall be required prior to agreeing to provide utility services outlining, among other items, timing of utilities for connection to the City's central systems, and specific uses of the site.
2. Pursuant to the City/County JPA agreement, development plans 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 “D” – 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.

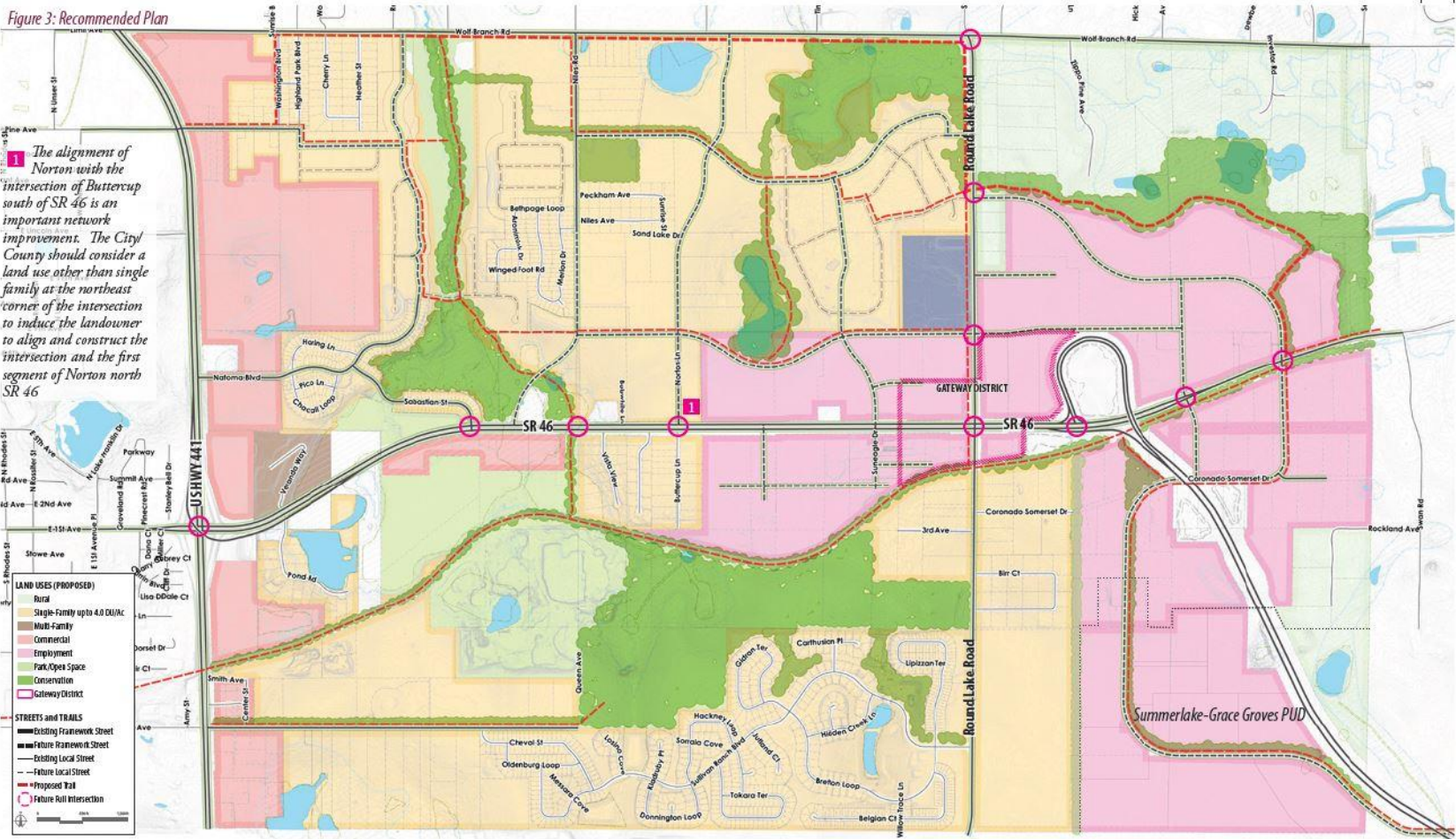
Sincerely,  
Vince  
Sandersfeld  
Vince Sandersfeld  
Planning and Development Director

Digitally signed by  
Vince Sandersfeld  
Date: 2021.06.28  
09:42:12 -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

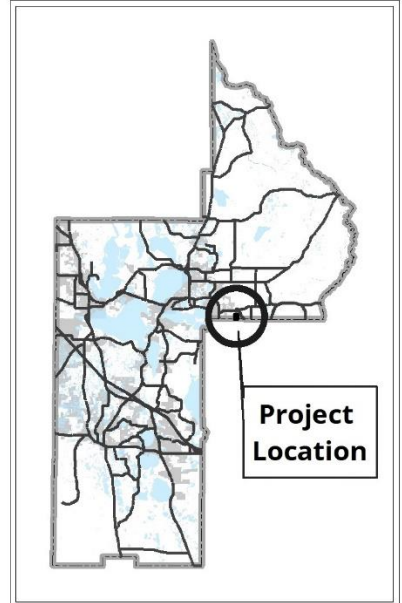
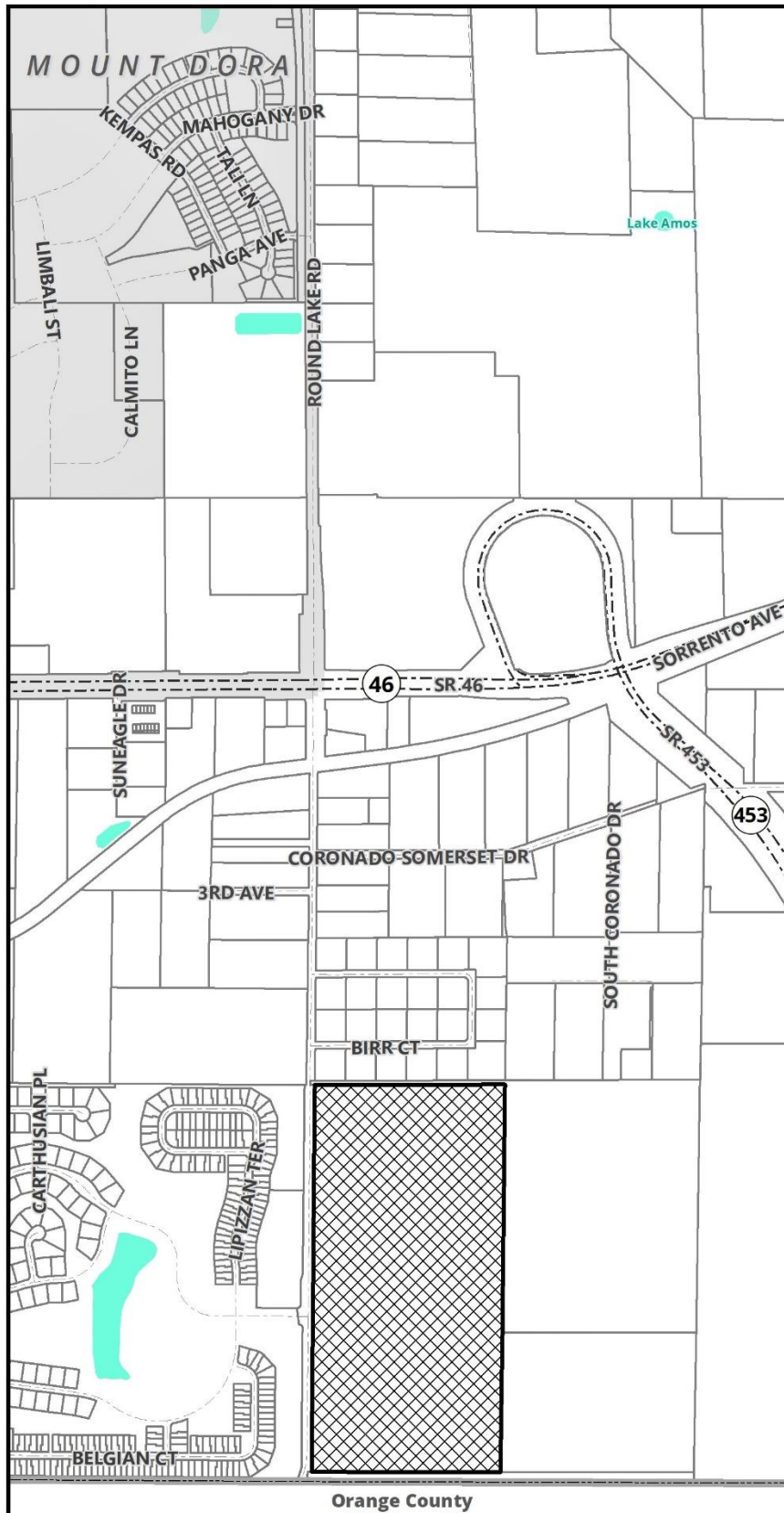
Attachment "E" – WBID Recommended Future Land Use Plan

Figure 3: Recommended Plan





### Map of Subject Property





- 1                   3. Accessory uses directly associated with the above uses may be approved by the County  
2                   Manager or designee. Any other use of the site not specified above shall require approval  
3                   of an amendment to this Ordinance by the Board of County Commissioners.

4                   **B. Development Standards.**

- 5                   1. Impervious Surface Area: Maximum ISR shall be 0.60 for the overall development.  
6                   Individual lots may be developed at a higher ISR if the Developer demonstrates that the  
7                   overall ISR of the development will not exceed 0.60.
- 8                   2. Open Space: A minimum of twenty-five (25) percent of the net buildable area shall be  
9                   designated as Open Space. Open Space standards shall adhere to the definition in the  
10                  Comprehensive Plan, as amended.
- 11                  3. Maximum Building Height: The maximum building height is forty (40) feet.
- 12                  4. Standard Lot Sizes: Each residential lot shall be a minimum of fifty (50) feet wide and a  
13                  minimum of one-hundred twenty (120) feet deep.

14                  **C. Setbacks.** The development standards for Single-Family Dwelling Units shall be as follows:

Front Setback:	25-feet from right-of-way or front property line, whichever is greater
Secondary Front Setback:	15-feet from right-of-way or property line, whichever is greater
Side Setback:	5-feet from the property line
Rear Setback:	5-feet from the property line

15                  **D. Landscaping Requirements.** Landscaping and screening shall be in accordance with the  
16                  Comprehensive Plan and Land Development Regulations (LDR), as amended.

17                  **E. Transportation.**

- 18                  1. All access management shall be in accordance with the Comprehensive Plan and Land  
19                  Development Regulations, as amended.
- 20                  2. Additional right-of-way will be required for Round Lake Road.
- 21                  3. A roundabout will be required at the entrance off Round Lake Road across from Sullivan  
22                  Ranch.
- 23                  4. Sidewalks will be required within the development and along Round Lake Road.

24                  **F. Environmental Requirements.**

- 25                  1. An environmental assessment must be submitted within 6-months of the date the  
26                  preliminary plat application is filed to address natural vegetative communities, wildlife



1 corridors and designated species. The assessment shall be prepared in accordance with  
2 other applicable provisions of the LDR.

- 3 2. Copies of permits from all jurisdictional agencies will be required prior to the  
4 commencement of construction.

5 **G. Stormwater and Floodplain Management.**

- 6 1. The stormwater management system shall be designed in accordance with all applicable  
7 Lake County and St. Johns River Water Management District (SJRWMD) requirements,  
8 as amended.
- 9 2. The developer shall be responsible for conducting any flood studies required for developing  
10 the site and shall comply with FEMA regulations, the Comprehensive Plan and the LDR,  
11 as amended. Any development within the floodplain as identified on the FEMA maps will  
12 require compensating storage.

13 **H. Signage.** All signs shall be consistent with the LDR, as amended.

14 **I. Noise.** Compliance must be in accordance with the LDR, as amended.

15 **J. Utilities.** Central water and sewer shall be provided to the development prior to construction  
16 plan and/or site plan approval. A copy of the utility service agreement shall be provided to the  
17 County.

18 **K. Mass Grading for Site Development.** All grading for the site development shall be in  
19 accordance with the LDR, as amended.

20 **L. Concurrency Management Review and Impact Fees.** The Owner and Developer shall  
21 comply with concurrency management regulations and shall be subject to all applicable  
22 concurrency requirements as set forth in the LDRs.

23 **M. Development Review and Approval.** Prior to the issuance of any permits, the developer will  
24 be required to submit applications for a preliminary plat, construction plans, and final plat  
25 generally consistent with Exhibit "A" - Conceptual Plan for review and approval in accordance  
26 with the Comprehensive Plan and LDR, as amended.

27 **N. PUD Expiration.** Physical development shall commence within three (3) years from the date  
28 this Ordinance was approved. Failure to commence construction within three (3) years of  
29 approval shall cause the revocation of this Ordinance, in accordance with the Comprehensive  
30 Plan or superseding documents amended. Prior to expiration of the three-year time frame, the  
31 Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time  
32 frame for a maximum of two (2) years upon a showing that reasonable efforts have been made  
33 towards securing the required approvals and commencement of work.

34 **O. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references  
35 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
36 Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code,  
37 Plans, and/or Regulations.

38 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 1           **A.** After establishment of the facilities as provided herein, the property shall only be used for the  
2           purposes named in this Ordinance. Any other proposed use must be specifically authorized by  
3           the Board of County Commissioners.
- 4           **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,  
5           move, convert, or demolish any building, structure, add other uses, or alter the land in any  
6           manner within the boundaries of the above-described land without first obtaining the necessary  
7           approvals in accordance with the LDR, as amended, and obtaining the permits required from  
8           the other appropriate governmental agencies.
- 9           **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land  
10          and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners  
11          and any successors and shall be subject to each condition herein set out.
- 12          **D.** Construction and operation of the proposed use shall always comply with the regulations of this  
13          and other governmental permitting agencies.
- 14          **E.** The transfer of ownership or lease of any or all the property described in this Ordinance shall  
15          be included in the transfer or lease agreement, a provision that the purchaser or lessee is made  
16          aware of the conditions established by this Ordinance and agrees to be bound by these  
17          conditions. The purchaser or lessee may request a change from the existing plans and  
18          conditions by following procedures contained in the LDR, as amended.
- 19          **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms  
20          and conditions set forth in this ordinance and to recommend that the ordinance be revoked.
- 21          **Section 3. Severability:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or  
22          unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
23          of the remaining portions of this Ordinance.
- 24          **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this  
25          Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
26          Florida Statutes.

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

2  
3 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
4  
5 **FILED** with the **Secretary of State** \_\_\_\_\_, 2022.  
6  
7 **EFFECTIVE** \_\_\_\_\_, 2022.  
8

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

12  
13  
14 \_\_\_\_\_  
15 **Sean M. Parks, Chairman**  
16

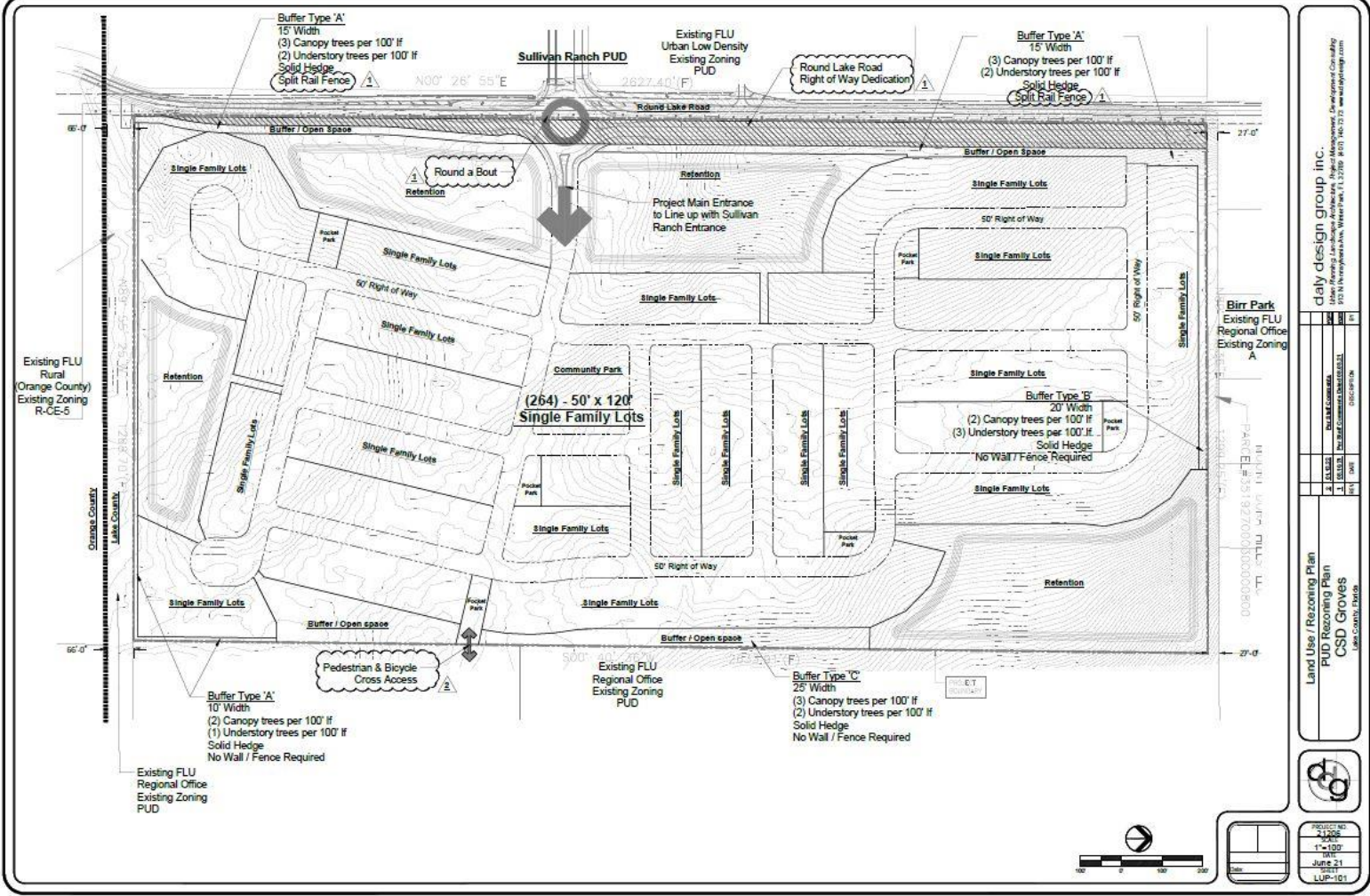
17  
18 **ATTEST:**

19  
20  
21 \_\_\_\_\_  
22 **Gary J. Cooney, Clerk of the**  
23 **Board of County Commissioners**  
24 **Lake County, Florida**  
25

26  
27  
28 **APPROVED AS TO FORM AND LEGALITY**

29  
30  
31 \_\_\_\_\_  
32 **Melanie Marsh, County Attorney**

Exhibit "A" – Concept Plan



daly design group inc.  
102 N. Perry Street, Suite 100, Water Park, IL 62276-8155, 618.727.1111  
www.dalydesign.com

Land Use / Rezoning Plan  
PUD Rezoning Plan  
CSD GROVES  
Lake County, Illinois



PROJECT NO  
21202  
SCALE  
1"=100'  
DATE  
June 21  
LUP-101