



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 9

Public Hearings: Planning & Zoning Board (PZB): September 7, 2022
Board of County Commissioners (BCC): October 4, 2022

Case No. and Project Name: FLU-22-04-4, Mount Dora Groves South

Applicant: Cecelia Bonifay, Akerman LLP

Owner: Simpson Family Partnership LTD & Mount Dora Groves Inc

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 80.32 +/- acres from Regional Office to Planned Unit Development FLUC and amend associated Comprehensive Plan Policies to incorporate the proposed development program for the Mount Dora Groves South Development which will include 783 single-family and multi-family dwelling units, 150,000 square-feet of commercial uses, and associated recreational facilities

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

Case Manager: Emily W. Johnson, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 80.32 +/- acres (no wetlands or floodplain)

Location: South of US Highway 441 and north of Limit Avenue, in the unincorporated Mount Dora area.

Alternate Key Numbers: 1445710, 3884340, 1445698, 1445647, and 3816281

Current Future Land Use: Regional Office (Attachment "A")

Proposed Future Land Use: Planned Unit Development (Attachment "A")

Current Zoning Districts: Agriculture (A) and Urban Residential District (R-6) (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-22-13-4] (Attachment "B")

Flood Zone: "X"

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

Overlay Districts: Wekiva Study 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	Urban Low Density, Urban Medium Density, and Regional Commercial	Agriculture (A), Urban Residential (R-6), and Neighborhood Commercial (C-1)	Vacant Agriculture	Mount Dora Groves North (separate application), adjacent to US Highway 441
South	City of Mount Dora	City of Mount Dora	Residential	Dora Landings and Grandview Gardens subdivisions, adjacent to Limit Avenue
East	City of Mount Dora	City of Mount Dora	Vacant Agriculture and Multi-Family Residential	Large Vacant Agriculturally-Exempt Tracts, Bristol Lakes Apartments
West	City of Mount Dora	City of Mount Dora	Commercial, Multi-Family Residential, Public Institution, and Vacant Agriculture	United Southern Bank, Lakeside at Waterman Village Senior Housing Apartments, City of Mount Dora Fire Station / Emergency Operations Center (planned), and Vacant Agriculturally-Exempt Tract

Staff Analysis

The applicant has applied for a Large-Scale Future Land Use Amendment for approximately 80.32 acres on five parcels that are located south of US Highway 441 and north of Limit Avenue, in the unincorporated Mount Dora area. The subject properties are identified by Alternate Key Numbers 1445710, 3884340, 1445698, 1445647, and 3816281, and contain a cumulative total of approximately 80.32 acres, all of which are considered uplands. The requested action proposes to amend the Future Land Use Category from Regional Office to Planned Unit Development (PUD), and amend associated Comprehensive Plan policies in order to incorporate the proposed development program.

The Applicant is requesting the future land use amendment in order to accommodate a mixed-use development containing 783 single-family and multi-family residential units at a density of approximately 9.75 dwelling units per net acre, 150,000-square feet of Employment Center (C-3) commercial uses, and associated recreational facilities and amenities, as depicted in the attached Concept Plan (Attachment "C").

The Concept Plan depicts access via both US Highway 441 and Limit Avenue, with additional planned improvements to Fiddler Lane and an unnamed frontage road located parallel along US Highway 441. The Concept Plan indicates that the planned commercial uses are to be situated within the US 441 Major Commercial Corridor, along the US Highway 441 frontage. An appropriate transition of uses will be achieved by locating multi-family uses closest to the planned commercial uses, detached multi-family / townhome units central to the overall development, and single-family residences in the southernmost portion of the development, in proximity to the existing Dora Landings and Grandview Gardens subdivisions. The Concept Plan emphasizes that 25% of the overall developable acreage will be dedicated as open space.

If the large-scale comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Economic Opportunity (DEO), the companion rezoning of the subject property from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development (PUD) will be presented to the Board for approval at the same time as the application for the Future Land Use Amendment is presented for adoption.

Table 1. Existing and Proposed Development Standards.						
	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Regional Office	10,496,218-square feet of office uses and 1,050 dwelling units*	N/A	0.75	15%	75 feet (commercial), 50 feet (residential)
Proposed	Planned Unit Development (PUD)	N/A	783 dwelling units, 150,000-square feet of commercial uses	0.65 (residential) - 0.70 (commercial)	25%	65 feet (commercial and multi-family), 40 feet (townhomes and single-family)

* Calculations provided by applicant in Narrative Statement (Attachment "D"). Regional Office allows a maximum of 1 multi-family dwelling unit per 10,000 square-feet of commercial space, a maximum FAR of 3.0, a maximum ISR of 0.75, and requires a minimum dedication of 15% open space.

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 "E") stating that the subject property lies within the City of Mount Dora JPA and that the proposed development will require connection to the City's central water and sewer, and will therefore require annexation. In response to the most recent resubmittal, the City provided a secondary letter reiterating the previous comments, and providing further clarification (Attachment "F"). The City has further maintained the position that as the project will be annexed, the development order should be consistent with City of Mount Dora standards.

Standards for Review (LDR Section 14.02.03)

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 Objective I-7.14, which states that the Planned Unit Development Future Land Use Series is intended to incorporate a broad mixture of uses with specific design standards. Additionally, the application is consistent with Comprehensive Plan Policy I-7.14.1, which requires that all applicants demonstrate that the proposed amendment is compatible with the surrounding area in regard to density, intensity, and proposed uses. The applicant provided the below table comparing the proposed development program against existing, adjacent developments.

Table 2. Comparison to Surrounding Developments.						
Project	Gross Acreage	Net Acreage	Units	Gross Density	Net Density	Lot Type / Size
Mount Dora Groves South	80.32	80.32	783	9.75 d.u./ac	9.75 d.u./ac	MF – single plat TH – 1,200sf SF – 4,440sf
Bristol Lakes apartments	20.73	NS	252	12.15 d.u./ac	NS	MF – single plat

Bristol Lake Phase II*	19.12	19.12	344	18 d.u./ac	18 d.u./ac	MF – single plat
Dora Landings	33.8	31.05	129	3.82 d.u./ac	4.16 d.u./ac	SF – 5,500sf
Waterman Village	36.97	27.65	232	6.27 d.u./ac	8.39 d.u./ac	MF – single plat
Grandview Gardens	4.38	NS	12	2.74 d.u./ac	NS	SF – 8,400sf
* Bristol Lake Phase II is currently under site plan review in City of Mount Dora.						

Staff has previously identified to the applicant that the subject property lies within the Wekiva Study Area Overlay District, and that pursuant to Policy I-3.4.2, Open Space Requirements within the Wekiva Study Area (WSA): Clustering of units shall be required, where the term clustering means that the built areas of the development site are well defined and compact, thereby enabling the creation of contiguous expanses of common open space and the protection of environmentally sensitive areas. Development shall be clustered away from the most environmentally sensitive areas on site and away from contiguous conservation land. Providing for environmental clustering, development shall also be clustered away from contiguous rural residential property of five (5) acres or greater. Open space created through clustering shall be connected to the greatest extent possible to adjacent open space areas and public conservation lands to create contiguous networks and corridors of larger open space. Additionally, staff advised the applicant that the Development Design Standards contained under Policy I-3.4.5 may be applicable and recommended a 100-foot buffer from the adjacent Agriculturally-Exempt properties. The applicant provided the following statement as demonstration that the Wekiva Study Area Policies should not apply to their development:

“The intent of clustering is for the protection of natural resources and to minimize impact on native vegetation, habitat, and wildlife. The Mount Dora Groves South property has previously been in agricultural production in the form of citrus groves. As you should be aware, due to disease such as greening, the citrus industry has been decimated in Lake County in general and on this property specifically. Furthermore, the Mount Dora Groves property contains no wetlands, no areas of native vegetation, habitat, or wildlife. The three properties which are listed as agriculture by their property ID or Alt Key numbers have a High Density Residential Land Use and a PUD zoning which allow development at 18 du/ac. The properties are currently undergoing site plan review in Mount Dora for a multi-family development. The property may still have an agricultural exemption by the Property Appraiser, but they are not zoned or used for bona fide agricultural purposes. You should also note that in the Policy cited above, it states that ‘development shall also be clustered away from contiguous rural residential property of five (5) acres or greater’. There is no rural residential property nor are there any 5 ac tracts of land abutting the Mount Dora Groves South property.” The applicant has demonstrated that the proposed amendment is consistent with the Future Land Use Element.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The Narrative Statement (Attachment “D”) indicates that the proposed amendment will result in a reduction in demand from what is allowed by the current future land use designation. 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 proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. An Environmental Assessment identifying any protected species and protected habitats will be required with future submittals; the Narrative Statement (Attachment “D”) indicates that the subject property has been previously used for Agricultural purposes, which has already significantly altered the natural state of the property; there are no waterbodies, floodplains, or otherwise extraordinary natural features on the subject property which may require or benefit from conservation measures. The proposed amendment is consistent with the

Conservation Element.

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. While the proposed amendment will result in a reduction of commercial uses from that which is allowed by the current future land use category, the proposed development program includes 150,000-square feet of planned commercial uses within the existing US 441 Major Commercial Corridor. The proposed amendment is consistent with the Economic Element.

The **Housing Element** is intended 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 proposed development introduces additional housing with varying lot sizes and architectural styles, and contributes towards fulfilling the County's current and future housing needs. The proposed amendment is consistent 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 the City provided input on the application (Attachment "E").

The **Parks and Recreation Element** is intended 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 depicts 25% of the subject property to be dedicated as open space, which may provide opportunities for passive recreation. The proposed amendment is consistent with the Parks and Recreation Element

The **Transportation Element** is intended to emphasize the 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 applicant provided a Narrative Statement (Attachment "D") which purports that the proposed development program will result in an 80% reduction in trip generation potential from the site. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended 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 Narrative Statement (Attachment "D") indicates that the proposed amendment will result in a reduction in demand from what is allowed by the current future land use designation. The proposed amendment is consistent with the Public Facilities Element.

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. A separate rezoning application is being presented to the Board to consider rezoning 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 mixed-use development consisting of 150,000-square feet of Employment Center (C-3) commercial uses, associated recreational facilities and amenities, and high-density residential development containing multi-family, townhome, and single-family dwellings. The applicant provided data shown in Table 2 (Comparison to Surrounding Developments) above, as demonstration of consistency with existing, surrounding developments which are located within the City of Mount Dora.

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

The applicant has submitted separate applications for the parcels located north across US Highway 441 from the subject property. In their narrative statement for rezoning, the applicant provided the following statement:

“The Regional Office FLU has been in place for decades and remains vacant. Additionally, Wolf Branch Innovation District provides ample office and employment uses at a prominent location for vehicle connectivity. The rezoning will allow a mix of land uses similar to and compatible with the surrounding existing uses.”

- 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 and indicated that the property will be required to annex in order to utilize their utility service.

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 Comprehensive Plan amendment is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #27) is located less than 2 miles from the subject property.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of US Highway 441 is “D” with capacity of 2,100 trips. Currently, the impacted segment from State Road 44 / Donnelly Street to Wolfbranch Road is operating at sixty-one percent (61%). This project will be generating approximately one thousand seventy-seven (1077) pm peak hour trips, in which six hundred thirty-seven (637) trips will impact the peak hour direction.

- F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

An Environmental Assessment identifying any protected species and protected habitats will be required with future submittals. Additionally, the applicant has indicated that the subject property has been utilized for agricultural purposes for decades, which has already altered the natural condition of the land. 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.**

In their narrative statement, the applicant provided the following statement:

“The proposed development program, influx of capital spent to beautify the development and street extensions will improve property values in the neighborhood.”

- 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.**

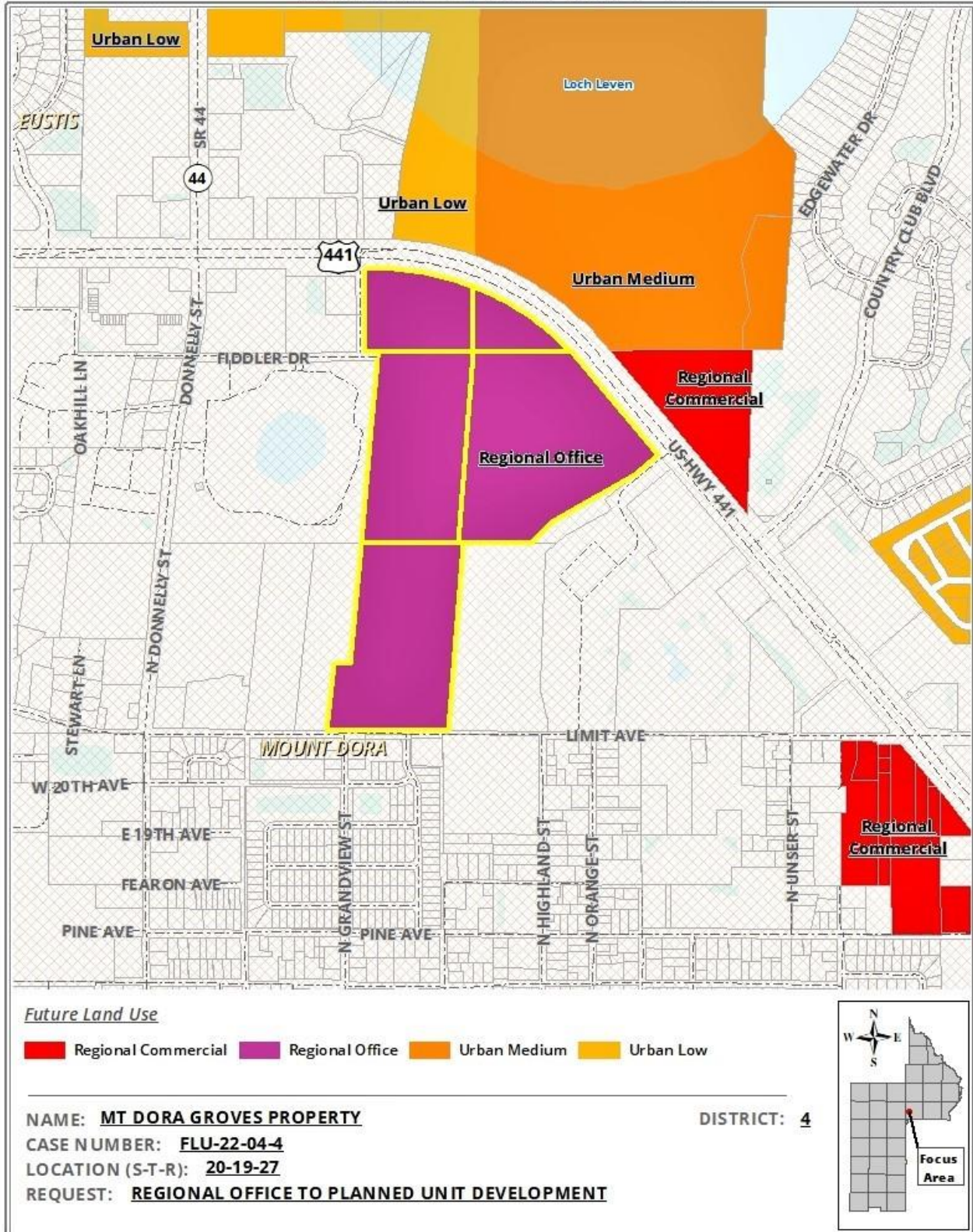
The vast majority of surrounding parcels have been annexed into the City of Mount Dora, however, the proposed development program is consistent with the mid-to high-density development programs and will provide for a transition of uses between the surrounding developments. The applicant has identified that proposed extensions of North Grandview Street and Fiddler Lane will help increase interconnectivity and result in an orderly, logical development pattern.

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. The applicant provided the following statement, "*The reduction of the future land use allowable uses, the provision of buffers, the extension of two streets, and mixed-use development program are on point with the purpose and intent of the Land Development Code.*"

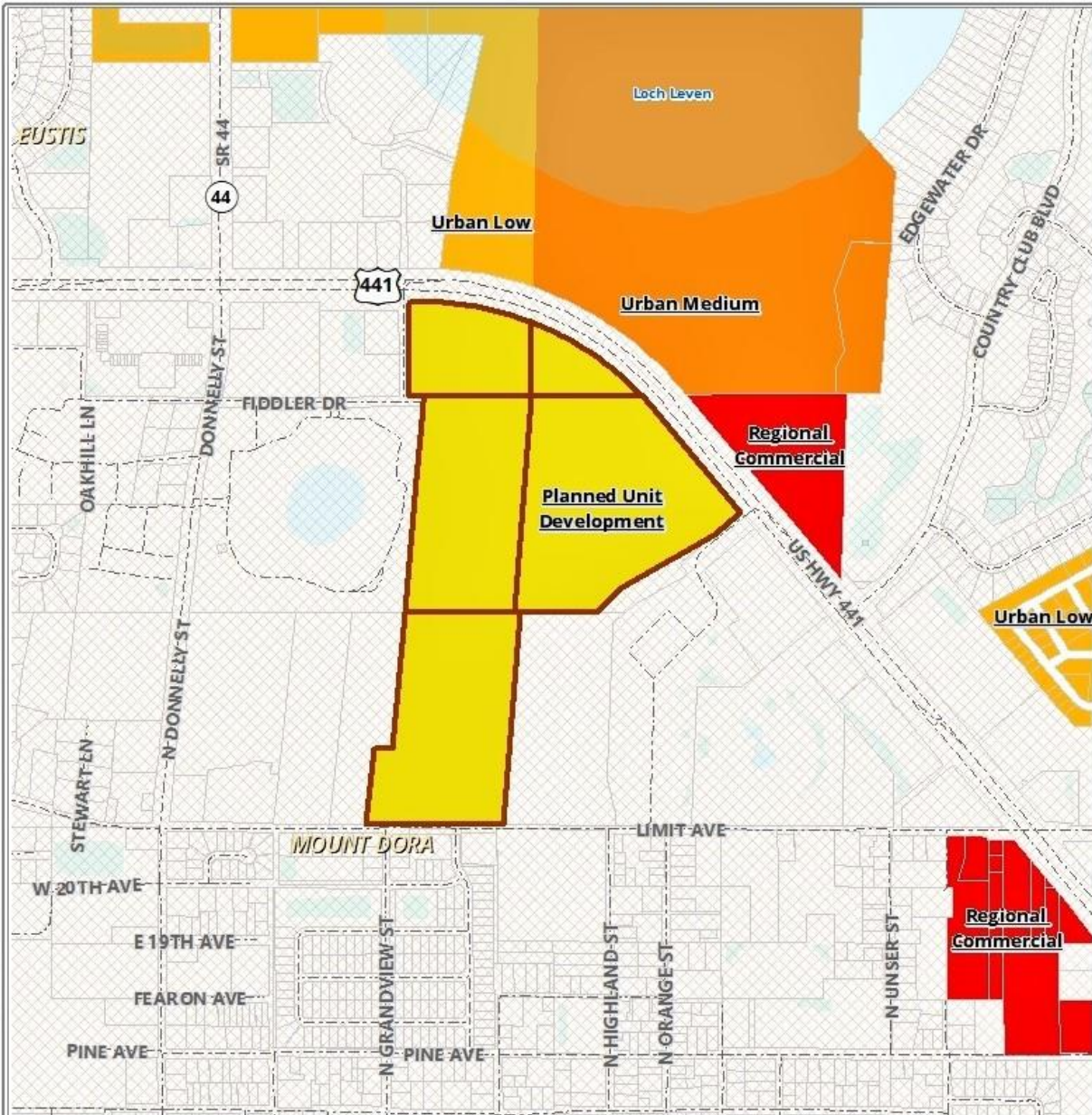
Attachment "A" – Future Land Use Map (Page 1 of 2)

CURRENT FUTURE LAND USE



Attachment "A" – Future Land Use Map (Page 2 of 2)

PROPOSED FUTURE LAND USE



Future Land Use

- Planned Unit Development
- Regional Commercial
- Urban Medium
- Urban Low

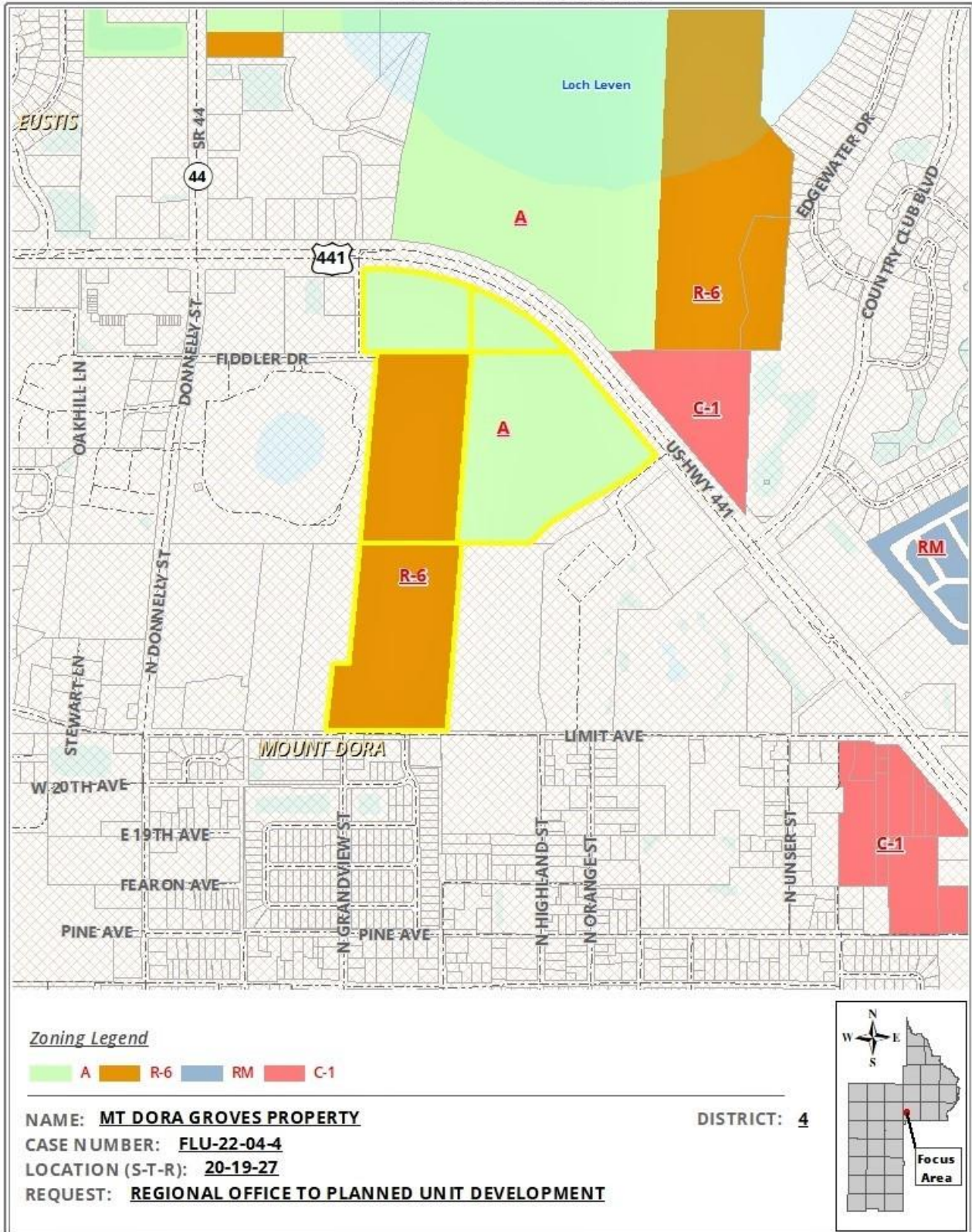
NAME: **MT DORA GROVES PROPERTY**
CASE NUMBER: **FLU-22-04-4**
LOCATION (S-T-R): **20-19-27**
REQUEST: **REGIONAL OFFICE TO PLANNED UNIT DEVELOPMENT**

DISTRICT: **4**

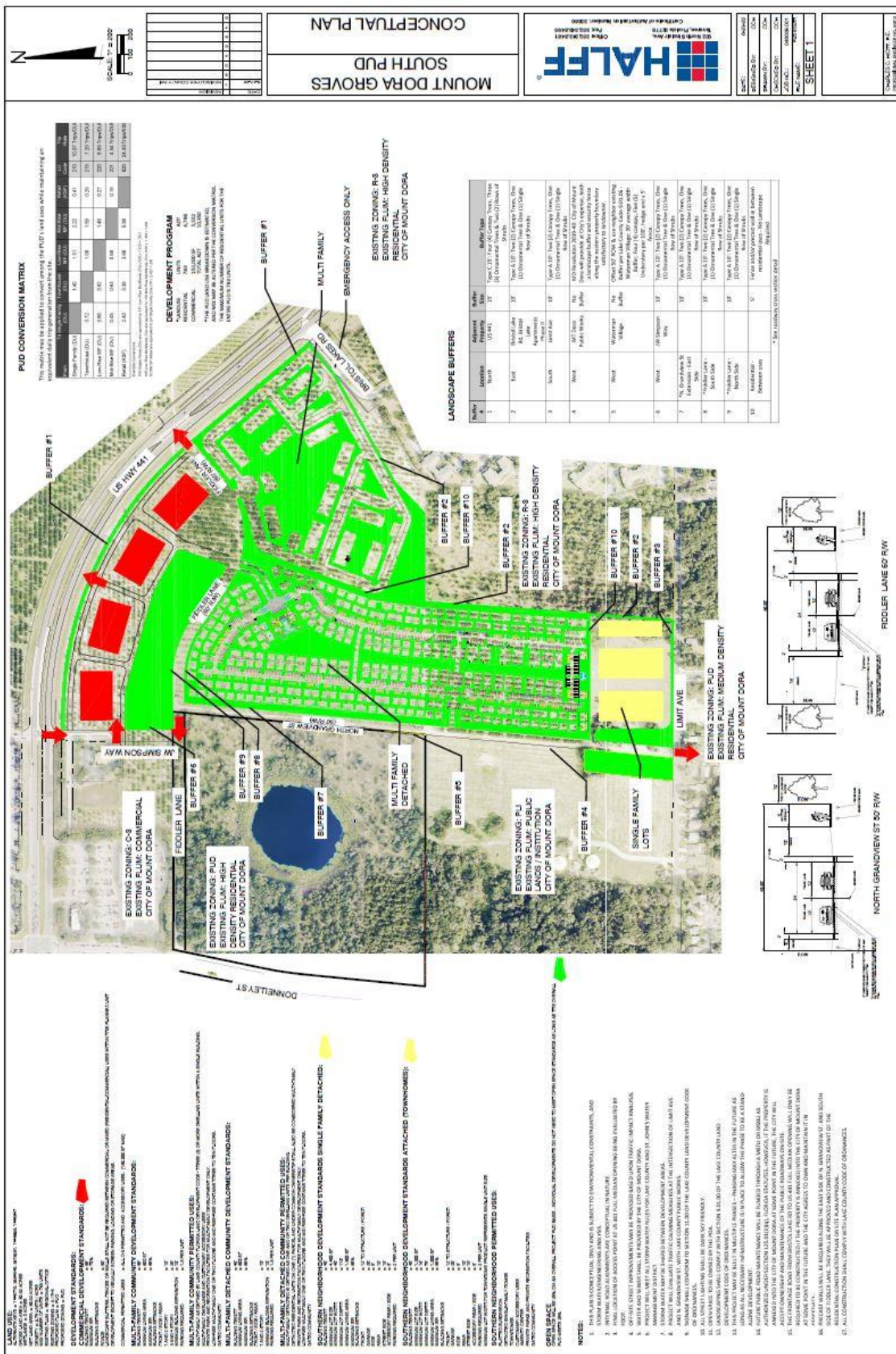


Attachment "B" – Zoning Map

CURRENT ZONING



Attachment "C" – Concept Plan



Attachment “D” – Narrative Statement (Page 1 of 3)

Memo



halldsi.com

To: Emily Johnson
Re: Project Narrative - Mount Dora Groves South
Project # 2022050005
Application # 4842
Case # RZ-22-13-4
From: Jim Hall
Date: August 3, 2022

Project Narrative:

The subject property is located south of US 441 and north of Limit Avenue in unincorporated Lake County, referenced by alternate keys 1445710, 3884340, 3816281, 1445698, 1445647 and consisting of approximately 80.32 ± acres with no wetlands on site. The property currently operates as an active and abandoned citrus grove with an office and storage barns located on site. The immediately adjacent properties are a mix of high density residential, commercial & public lands/institutions uses.

The request is for a large-scale map amendment to amend the Regional Office designation to Planned Unit Development (PUD). The current Regional Office designation allows up to 10,496,218 square feet of office uses and 1,050 residential units. This amendment from the current future land use will provide an 85% reduction in traffic generation from the site and a significant reduction in public services. A companion rezoning request is included for this infill site to allow for a diversification of uses that are compatible with both the surrounding area and existing development that abuts the site. This project is unique because it will be extending two roadways, North Grandview Street and Fiddler Lane, through the site to connect to the full median opening at US 441, and at this time the locations of the roadways and connection to 441 are still being analyzed and discussed with staff and will influence the final design of the project. To allow flexibility in design and to accommodate the diversification of uses, the PUD contains a conversion matrix to allow for the exchange of the PUD land uses while maintaining an equivalent trip generation from the site. The Companion rezoning request is amending the zoning from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development (PUD) to allow for no more than 783 residential units and 150,000 square feet of commercial uses which generates 10,350 average daily trips. It should be noted that the proposed amendment allows for a total of 783 residential units, and those have been allocated to single family and multi-family. The project will have multi-family and multi-family detached units, multi-family dwelling is defined by the land development code as three or more dwelling units within a single building, and for the purposes of this PUD, multi-family detached is defined as one and/or two dwelling units per building. Detached residential units on one parcel under common ownership shall be considered multi-family. The PUD conversion matrix accounts for multi-

Attachment “D” – Narrative Statement (Page 2 of 3)

family as low-rise which is defined as one or two floor buildings and mid-rise which contains three to ten floor buildings. The proposed density for the residential is 9.75 units per acre and the proposed intensity for the commercial is 0.23 FAR which is consistent with the surrounding area. While the residential unit mix may change, modifications would occur based on the conversion matrix to not exceed the trips generated by the development program. The Concept plan shows 783 Residential units consisting of 103 single family units, 360 multi-family (mid-rise) units and 320 multi-family detached (low-rise) units and 150,000 square feet of commercial along US 441. The project will significantly expand the road network in the area to relieve some of the transportation challenges and will also provide an extension of the existing 8' multi-use sidewalk on North Grandview St. that will go from Limit Ave to US 441. Fiddler Lane will be extended from the east (Waterman Village) going west to the median opening at US 441 and North Grandview St. will be extended from Limit Avenue to the north until it intersects the new Fiddler Lane extension to provide access to US 441 median opening. The addition of approximately 4,000 LF of new roadway and the potential for a new red light at the full median opening access to the property at US 441 will be a benefit to the public. The proposed development will have a master storm water system to allow for more efficient development and will have 25% open space as demonstrated on the concept plan. The project will be served by central water and sewer from the City of Mount Dora.

Standards of Review

- A. *Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.*
The proposed rezoning is in compliance with the Land Development Code except for waivers requested on the PUD Concept and Land Use Plans.
- B. *How the application is consistent with all elements of the Comprehensive Plan.*
The PUD future land use amendment is consistent with all elements of the comprehensive plan. Facilities can be provided to serve the project. The request is consistent with Policies I-1.1.3 (directs growth to urban areas), I-1.1.6, I-1.2, I-1.3.4, I-1.3.7, I-1.3.10, I-1.3.10.1
- C. *How the proposed rezoning is inconsistent with existing and proposed land uses.*
The proposed rezoning is consistent and compatible to existing and proposed uses.
- D. *A statement describing any changed conditions that would justify the rezoning.*
The Regional office FLU has been in place for decades and remains vacant. Additionally, Wolf Branch Innovation district provides ample office and employment uses at a prominent location for vehicle connectivity. The rezoning will allow a mix of land uses similar to and compatible with the surrounding existing uses.
- E. *Description of how 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.*

Attachment “D” – Narrative Statement (Page 3 of 3)

The proposed zoning is significantly less intense than the current future land use designation allows today. Thus, the public facility demands from the subject property are a significant reduction in demand.

- F. Any impacts the rezoning application would affect the natural environment*
The subject property has no wetlands and has been altered by agriculture for decades and has no extraordinary natural features.
- G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.*
The proposed development program, influx of capital spent to beautify the development and street extensions will improve property values
- H. How the proposed rezoning would result in an orderly and logical development pattern.*
The extension of North Grandview Street and Fiddler Lane will assist with increased street interconnectivity which provides a framework for orderly, logical growth.
- I. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.*
The proposed zoning is in the public interest and in harmony with the purpose and intent of the Land Development Code. The reduction of the future land uses allowable uses, the provision of buffers, the extension of two streets and mixed-use development program are on point with the purpose and intent of the Land Development Code.

Attachment “E” – City of Mount Dora Comment Letter (Page 1 of 3)



CITY OF
MOUNT
DORA

Someplace Special

July 27, 2022

Lake County Board of County Commissioners
Attn: Ms. Jennifer Barker, County Manager
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778
By Email: jbarker@lakecountyfl.gov

RE: JPA Projects:
Mt Dora Groves South – US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844)

Mt Dora Groves North – US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842)

Dear Ms. Barker:

The City of Mount Dora is in receipt of resubmittal documents and drawings pertaining to the above-referenced applications affecting property within the Mount Dora Joint Planning Area (JPA). Planning and Development Department on July 14, 2022, received via email re-submittal packets for the above-referenced land use and zoning changes. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

During the City’s previous review of the application submitted for these properties, Planning Staff consistently explained the importance of adhering to the City’s vision for developments within the heart of the City of Mount Dora and along U.S. Highway 441. This project is located within the middle of the City of Mount Dora and any development must be considered by the City to ensure our standards are reflected on new development within our jurisdiction based on JPA. The following are numerous items, which is not an exhaustive list of design components



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



Attachment “E” – City of Mount Dora Comment Letter (Page 2 of 3)

of the proposed development, which the City wishes to provide to the County for consideration. Pursuant to the JPA, development standards and uses are to reflect the higher quality of either City or County Land Development Code standards. Staff offers the following:

1. Mount Dora Groves North: Provide a multi-use trail (sufficient width to accommodate golf carts) with public access between Loch Leven Landing (Publix) shopping center and the Country Club of Mount Dora Developments. In lieu of the trail, provide true frontage roadway connecting Country Club Mount Dora to Public Shopping Center.
2. Mount Dora Groves South: Provide decorative street light poles and fixtures within the right-of-way of the Grandview Street and Fiddler Drive extensions (side note: Fiddler is listed as a “Drive” and not a “Lane”). The light pole and fixture to match Dora Landings subdivision. All lighting (street and private areas) must meet dark sky principals and requirements.
3. Mount Dora Groves South: Non-residential development shall adhere to the City of Mount Dora’s Commercial Architectural and Site Design Requirements established in Section 6.13, Land Development Code, City of Mount Dora, Florida.
4. Mount Dora Groves South: As planning staff discussed and stated during the submittal of a similar development proposal to the City in January 2022, the percentage of the proposed multi-family detached community is too high of a ratio for a development of this size. If the proposed design standards were in more aligned with traditional requirements, the percentage of multifamily would be decreased and more in consistent with character of Mount Dora. Design standards of concern include parking ratio, guest parking, housing setbacks, garage requirements, landscape buffering meeting multifamily standards, building height limitation (maximum 35 feet), and building architecture and elements (Section 3.4.4.5.b. City’s LDC).
5. Mount Dora Groves South: Provide a public vehicle and pedestrian connection to Bristol Lakes Road to support the development of the frontage road. Emergency access only restriction is not sufficient in meeting the “ultimate frontage roadway” from Limit Avenue to Donnelly Street. The public roadway connection to Bristol Lakes Road is required. This issue of the proposed development for emergency access only is unacceptable.
6. Discussion and proposed configuration of Limit Avenue and Grandview Street intersection improvements, such as a round-a-bout will require City input and review of proposed impacts to the City’s planned fire station/EOC site located off Limit Avenue.

Attachment "E" – City of Mount Dora Comment Letter (Page 3 of 3)

7. Coordinate ingress/egress access point to City's planned fire station/EOC (Alt Key No. 3916155).
8. Proposed walls must be constructed of masonry and with either stone or brick finish (both sides). Columns are required with sufficient intervals (25 feet spacing) with decorative type stone caps (pre-fab type construction wall systems are unacceptable).
9. Grandview Street extension is missing a significant promenade type feature to continue landscaping and hardscape theme of the existing Grandview Street promenade at Dora Landings. This landscape area to be designed as a liner park with sufficient open space and width (canopy tree row, benches, hardscape, art-work, etc).

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

Sincerely,

Vince
Sandersfeld

Digitally signed by
Vince Sandersfeld
Date: 2022.07.27
15:50:02 -04'00'

Vince Sandersfeld
Vince Sandersfeld,

Planning and Development Director

Cc: Mr. Patrick Comiskey, City Manager

Ms. Sherry Stuphen, City Attorney

Mr. Christopher D. Gaw, P.E. City Utilities Engineer

Ms. Michele Janiszewski, AICP, Senior Planner

Mr. Bobby Howell, Director of Planning & Zoning – bobby.howell@lakecountyfl.gov

Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov

Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov

Mr. Chad O'Brien, Brochman, LLC – cobrien@beringhomes.com

Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com

Attachment “F” – City of Mount Dora Letter #2 (Page 1 of 2)



August 18, 2022

Someplace Special

Lake County Board of County Commissioners
Attn: Ms. Jennifer Barker, County Manager
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778
By Email: jbarker@lakecountyfl.gov

RE: RE-SUBMITTAL PACKETS RECEIVED ON AUGUST 15, 2022

Mt Dora Groves South – US Highway 441
Comprehensive Plan Amendment (AR#4845)
Rezoning (AR#4844)

Mt Dora Groves North – US Highway 441
Comprehensive Plan Amendment (AR#4843)
Rezoning (AR#4842)

Dear Ms. Barker:

The City of Mount Dora is in receipt of the resubmittal documents and drawings pertaining to the above-referenced projects. Staff reiterates the items of our previous correspondence dated May 3, 2022, and these items shall be included by reference.

Staff offers the following comments:

1. Trail surface material to be either asphalt or concrete (gravel is unacceptable material).
2. As stated in City's previous review pre-cast wall systems are not a design standard in keeping with the high quality expected for developments within Mount Dora. Illustration #15 of Section 6.13 of the City's Land Development Code (wall example next page).



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757



Attachment “F” – City of Mount Dora Letter #2 (Page 2 of 2)

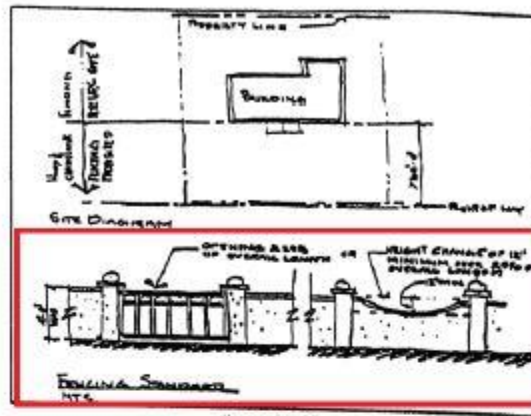


Illustration 1.5

For additional clarification, Mount Dora discouraged community walls type of buffering treatment for residential communities. If walls are so proposed, which is not the City’s preference, the materials must be high quality and design with landscaping screening, etc. That is why staff noted the wall material standards in my previous correspondence. For example, the recent Lakeside Waterman Village retirement community provided wright-iron type (I believe the fence is aluminum rails) with stone columns. This type of open fencing tends to be acceptable treatment.

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

Sincerely,

Vince

Sandersfeld

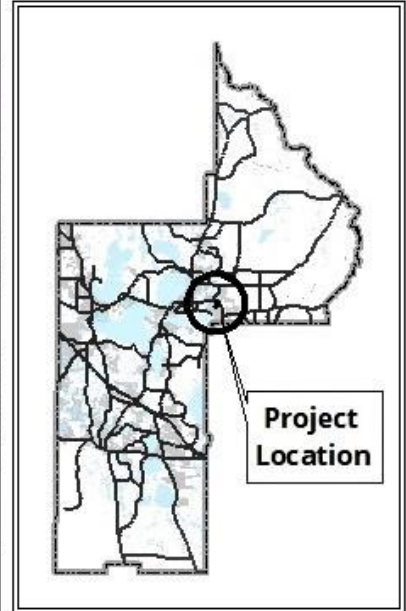
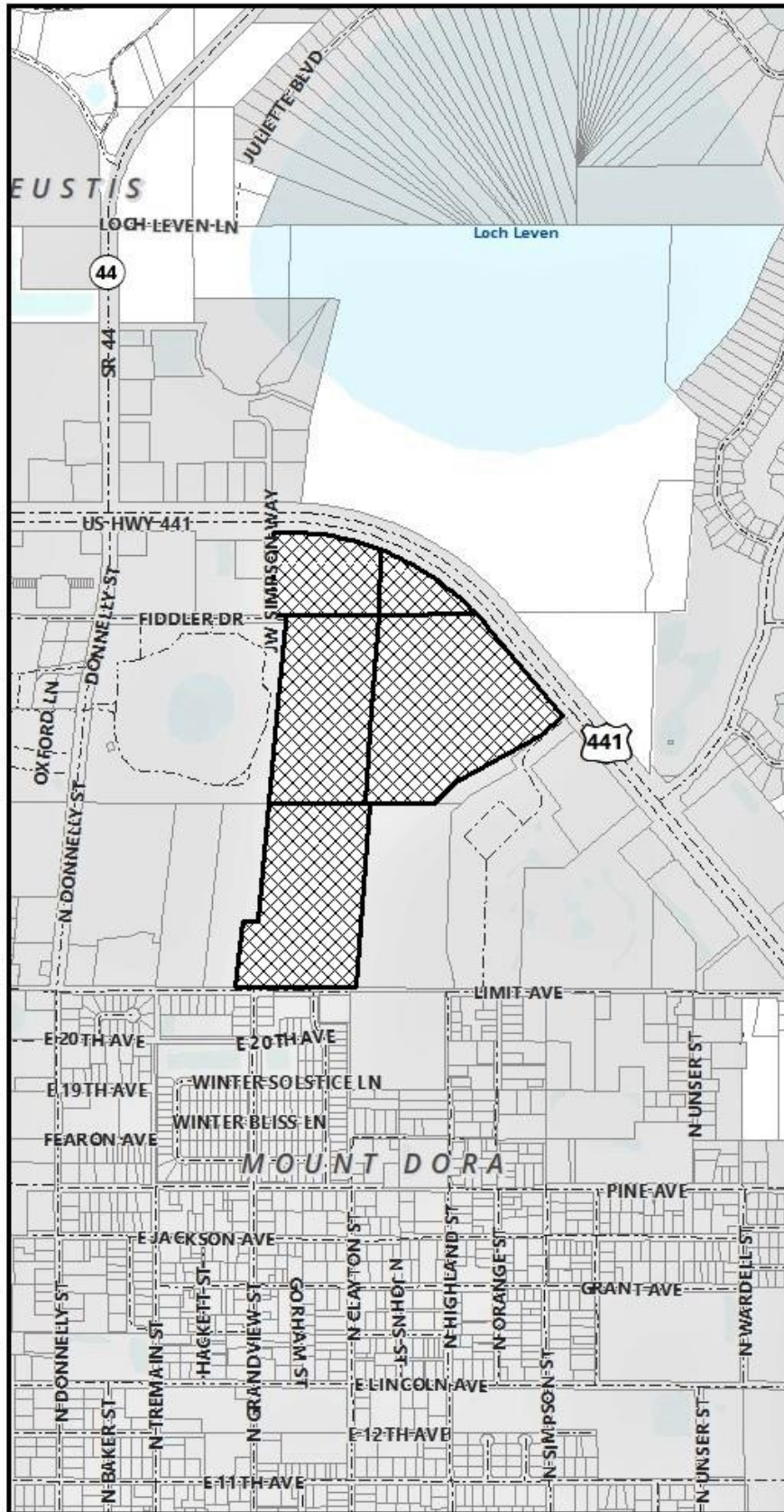
Vince Sandersfeld
Vince Sandersfeld,

Planning and Development Director

Digitally signed by
Vince Sandersfeld
Date: 2022.08.18
07:39:39 -0400

Cc: Mr. Patrick Comiskey, City Manager
Ms. Sherry Stuphen, City Attorney
Mr. Christopher D. Gaw, P.E. City Utilities Engineer
Ms. Michele Janiszewski, AICP, Senior Planner
Mr. Bobby Howell, Director of Planning & Zoning – bobby.howell@lakecountyfl.gov
Ms. Janie Barrón, Chief Planner – jbarron@lakecountyfl.gov
Ms. Emily Johnson, Case Manager – EWJohnson@lakecountyfl.gov
Mr. Chad O’Brien, Brochman, LLC – cobrien@beringhomes.com
Mr. Jim Hall, Hall Development Services – jimhall@halldsi.com
Ms. Cecelia Bonifay, Esq. – cecilia.bonifay@akerman.com

Subject Property Map



Aerial Map

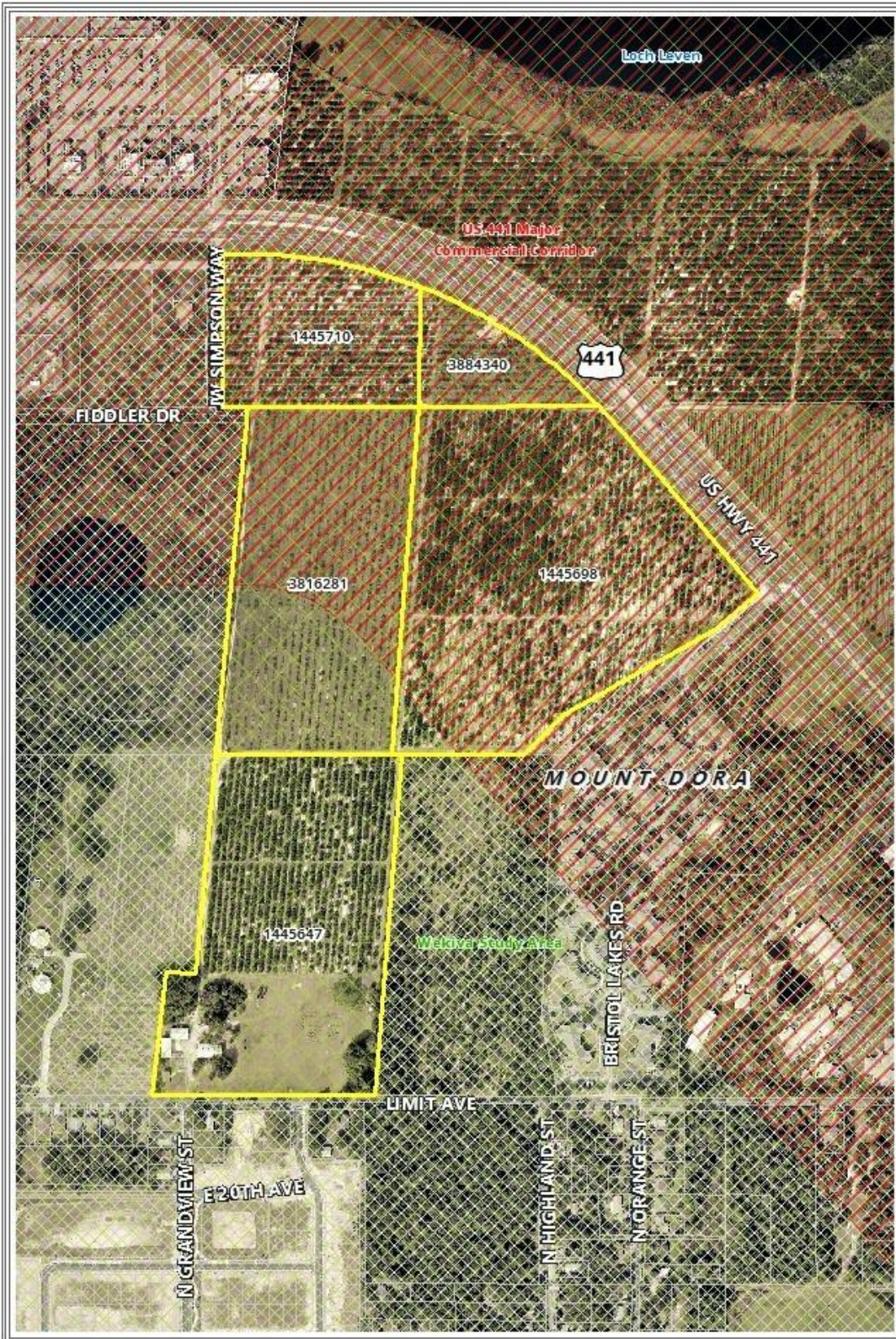
FLU-22-04-4
Mt Dora Groves Property



Regional Office
to
Planned Unit
Development

Legend

- Wekiva Study Area
- US 441 Major Commercial Corridor



ORDINANCE 2022 – ___
FLU-22-04-4
Mount Dora Groves South

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP FROM REGIONAL OFFICE TO PLANNED UNIT DEVELOPMENT FUTURE LAND USE CATEGORY FOR A 80.32 ACRE PROPERTY LOCATED SOUTH OF US HIGHWAY 441 AND NORTH OF LIMIT AVENUE, IN THE MOUNT DORA AREA, AS DESCRIBED IN THIS ORDINANCE; AMENDING COMPREHENSIVE PLAN POLICY I-7.14.4 ENTITLED ‘PLANNED UNIT DEVELOPMENT LAND USE CATEGORY’ TO INCLUDE THE MOUNT DORA GROVES SOUTH PLANNED UNIT DEVELOPMENT AND ASSOCIATED DEVELOPMENT PROGRAM WHICH WILL ALLOW FOR THE DEVELOPMENT OF 783 DWELLING UNITS AND ASSOCIATED AMENITIES; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan became effective and designated the property as part of the Rural Transition Future Land Use Category; and

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

WHEREAS, on the 7th day of September 2022, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 4th day of October 2022, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for approval to transmit to the state planning agency and other reviewing agencies; and

WHEREAS, on the XX day of XXXX 2022, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for adoption; and

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

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

1 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
 2 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
 3 described in Exhibit “A” attached and incorporated in this Ordinance, from Regional Office to Planned Unit
 4 Development Future Land Use Category.

5 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
 6 Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:

7 **Policy I-7.14.4 Planned Unit Development Land Use Category**

8 The following land use table details the development program, including the maximum densities and
 9 intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-73
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020 - 65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021 – 38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021 - 40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022- XX
FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2022-XX
<u>FLU-22-04-4</u>	<u>Mount Dora Groves South</u>	<u>Regional Office</u>	<u>Residential [783 dwelling units with associated recreational facilities]. Commercial [150,000-square feet], and 25% open space.</u>	<u>2022-XX</u>

10 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
 11 Florida Statutes.

1 **Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
2 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
3 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent
4 to pass this Ordinance without such unconstitutional, invalid or21-08-5 inoperative part therein; and the
5 remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid,
6 as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held
7 inapplicable to any person, groups of persons, property, kind of property, circumstances or set of
8 circumstances, such holding shall not affect the applicability thereof to any other person, property or
9 circumstances.

10 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
11 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
12 amendment package is complete. If timely challenged, this amendment shall become effective on the date
13 the state land planning agency or the Administration Commission enters a final order determining this
14 adopted amendment to be in compliance. No development orders, development permits, or land uses
15 dependent on this amendment may be issued or commence before it has become effective. If a final order
16 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
17 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
18 the state land planning agency.

19
20 ENACTED this ____ day of _____, 2022.

21
22 FILED with the Secretary of State _____, 2022.

23
24
25 BOARD OF COUNTY COMMISSIONERS
26 LAKE COUNTY, FLORIDA
27

28
29
30 _____
Sean M. Parks, Chairman

31 ATTEST:

32
33
34 _____
35 Gary J. Cooney, Clerk
36 Board of County Commissioners of
37 Lake County, Florida
38

39
40 Approved as to form and legality:

41
42
43 _____
44 Melanie Marsh, County Attorney

Exhibit "A" – Legal Description

1
2 PARCEL 1:
3

4 FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
5 NORTH 25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, EAST ALONG SAID
6 NORTHERLY RIGHT OF WAY LINE 330 FEET FOR THE POINT OF BEGINNING, RUN NORTH 06°00'00"
7 EAST 1295 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, EAST
8 ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST
9 CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, CONTINUE EAST 35 FEET, SOUTH
10 TO THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVE, WEST ALONG SAID NORTH LINE OF LIMIT
11 STREET TO THE POINT OF BEGINNING.
12

13 LESS AND EXCEPT:
14

15 FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, RUN
16 NORTH 06°13'21" EAST ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 25.14 FEET TO A
17 POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE, SAID NORTHERLY RIGHT OF
18 WAY LINE LYING 25 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE SOUTH LINE
19 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, THENCE SOUTH 89°43'31"
20 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 330 FEET TO THE SOUTHEAST CORNER OF
21 THAT LAND IN ORB 1283 PG 2053 AND THE POINT OF BEGINNING, RUN NORTH 06°12'45" EAST
22 1261.96 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH
23 89°55'08" EAST ALONG SAID NORTH LINE 313.09 FEET TO THE NORTHEAST CORNER OF THE
24 WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 05°14'23" WEST ALONG THE
25 EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF
26 810.16 FEET TO A POINT THAT IS 475 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR
27 TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20,
28 THENCE NORTH 89°43'36" WEST PARALLEL WITH AND 475 FEET NORTH OF, WHEN MEASURED
29 PERPENDICULAR TO, THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A
30 DISTANCE OF 110.55 FEET TO A POINT THAT IS 215 FEET EASTERLY OF, WHEN MEASURED
31 PERPENDICULAR TO, THE EAST LINE OF SAID LAND IN ORB 1283 PG 2053, SOUTH 06°12'45" WEST
32 PARALLEL WITH AND 215 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE SAID
33 EAST LINE OF LAND IN ORB 1283 PG 2053 A DISTANCE OF 452.43 FEET TO A POINT ON THE
34 NORTHERLY RIGHT OF WAY LINE OF SAID LIMIT AVENUE, THENCE NORTH 89°43'46" WEST
35 ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LIMIT AVENUE A DISTANCE OF 216.16 FEET TO
36 THE POINT OF BEGINNING.
37

38 PARCEL2:
39

40 TRACTS L AND N, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
41 BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
42

43 PARCEL 3:
44

45 FROM SW CORNER OF SE 1/4 OF SECTION 20 TOWNSHIP 19 RANGE 27 EAST RUN NORTH
46 89°43'35" WEST 178.61 FEET, NORTH 02°18'40" EAST 850 FEET, SOUTH 89°43'35" EAST 268.59
47 FEET, NORTH 49°59'25" EAST 142.41 FEET, NORTH 35°45'51" WEST 328.42 FEET, NORTH 54°14'09"
48 EAST 78.70 FEET, NORTH 35°45'51" WEST 352.84 FEET, NORTH 49°59'25" EAST 387.11 FEET TO
49 SOUTHWESTERLY R/W LINE OF US HWY 441, NORTH 40°01'05" WEST ALONG SAID HWY 125 FEET
50 FOR POINT OF BEGINNING, RUN SOUTH 49°59'25" WEST 466.05 FEET, SOUTH 35°45'51" EAST 70.33
51 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST 328.61 FEET, SOUTH 46°20'30"
52 WEST 72.53 FEET TO NORTH LINE OF SE 1/4 OF SW 1/4, SOUTH 89°55'0" WEST TO SW CORNER
53 OF NE 1/4 OF SW 1/4, NORTH ALONG SAID WEST LINE TO NW CORNER OF NE 1/4 OF SW 1/4, EAST
54 ALONG SAID NORTH LINE TO A POINT SOUTHWESTERLY R/W LINE OF US HWY 441,

1 SOUTHEASTERLY ALONG SAID SOUTHWESTERLY R/W LINE OF US HWY 441 TO POINT OF
2 BEGINNING.

3
4 LESS AND EXCEPT:

5
6 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH,
7 RANGE 27 EAST, RUN NORTH 89°43'39" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4
8 A DISTANCE OF 1294.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 35 FEET EASTERLY
9 OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, NORTH 04°15'18" EAST
10 ALONG SAID PARALLEL LINE 1289.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST
11 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, NORTH 89°55'08" EAST ALONG SAID NORTH
12 LINE 448.95 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 46°20'30" EAST 219.78 FEET,
13 NORTH 60°48'54" EAST 624.77 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE
14 LANDS DESCRIBED IN ORB 1808 PG 1609, THENCE RUN SOUTH 49°59'27" WEST 256.45 FEET,
15 SOUTH 35°45'51" EAST 70.33 FEET, SOUTH 49°59'25" WEST 37.12 FEET, SOUTH 60°48'54" WEST
16 328.61 FEET, SOUTH 46°20'30" WEST 72.56 FEET, SOUTH 89°55'00" WEST 181.34 FEET TO THE
17 POINT OF BEGINNING.

18
19 PARCEL 4:

20
21 SE 1/4 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTHWESTERLY
22 OF US HWY 441.

23
24 PARCEL 5:

25
26 W 1/2 OF NW 1/4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LYING SOUTH OF HWY
27 441; LESS BEG AT W 1/4 CORNER RUN NORTH 02°55'30" WEST ALONG WEST LINE OF NW 1/4
28 567.89 FEET TO SOUTH R/W OF US HWY 441, RUN NORTH 87°22'0" EAST ALONG SAID SOUTH R/W
29 LINE 530 FT, THENCE DEPARTING SAID SOUTH R/W LINE RUN SOUTH 02°55'30" EAST 312.84 FEET,
30 SOUTH 87°22'0" WEST 60 FEET, SOUTH 02°55'30" EAST 255.8 FEET, SOUTH 87°27'30" WEST 470
31 FEET TO POINT OF BEGINNING.

32
33
34 THE ABOVE DESCRIBED TRACTS OF LAND LIE IN LAKE COUNTY, FLORIDA AND CONTAIN 80.32
35 ACRES MORE OR LESS.

36