



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): October 12, 2022
Board of County Commissioners (BCC) (Transmittal): November 1, 2022
Board of County Commissioners (BCC) (Adoption): TBD

Case No. and Project Name: FLU-22-07-4, Sorrento Pines PUD

Applicant: Lance Bennett, P.E., Poulos & Bennett LLC

Owner: CR 437 Land Investments LLC

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 199.39 +/- acres from Public Service Facility & Infrastructure to Planned Unit Development FLUC and amend associated Comprehensive Plan Policies to revise the development program for the Sorrento Pines Planned Unit Development to allow for an additional 399 dwelling units.

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: 199.39 +/- acres (no wetlands or floodplain)

Location: East of Cardinal Lane, in the Sorrento area of unincorporated Lake County

Alternate Key Numbers: 3902829

Current Future Land Use: Public Service Facility & Infrastructure (Attachment "A")

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

Current Zoning Districts: Community Facility District (CFD) by Ordinance #1997-61 (Attachment "B")

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-22-18-4] (Attachment "B")

Flood Zone: "X"

Joint Planning Area / ISBA: N/A

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	Public Service Facility & Infrastructure	Community Facility District (CFD)	Municipal Government Use	City of Eustis Wastewater Treatment Plant (CFD Ordinance #1997-61)
South	Rural Transition	Agriculture (A)	Vacant Agriculture	Large Agriculturally-Exempt Tracts
East	Rural Transition and Planned Unit Development	Agriculture (A) and Planned Unit Development (PUD)	Residential and Agriculture	Single-Family Residences on Agriculturally-Exempt Tracts; Sorrento Pines Subdivision (PUD Ordinance #2019-73)
West	Rural Transition	Agriculture (A) and Ranchette (RA)	Residential and Agriculture	Single-Family Residences on Agriculturally-Exempt Tracts; Grove Hill Subdivision

Staff Analysis

The applicant has applied for a Large-Scale Future Land Use Amendment for a parcel containing approximately 199.38 +/- acres, located east of Cardinal Lane, in the unincorporated Sorrento area. The subject property is identified by Alternate Key Number 3902829. GIS aerials do not indicate any flood zone or wetlands on the subject property. The requested action proposes to amend the Future Land Use Category from Public Service Facility & Infrastructure to Planned Unit Development (PUD), and to revise the development program for the existing Sorrento Pines PUD Future Land Use to include an additional 399 dwelling units.

The Applicant is requesting the future land use amendment in order to incorporate the subject property into the development program for the Sorrento Pines PUD and facilitate development of an additional 399 dwelling units. The request is consistent with the open space and impervious surface ratio previously approved for the Sorrento Pines PUD under Ordinance #2019-73.

The Concept Plan (Attachment “C”) depicts access by extension of the roadways through the Sorrento Pines PUD, which is currently under development. No additional access to external roads is proposed. Additionally, the Concept Plan indicates that the proposed development will be sufficiently clustered, in accordance with the development design standards of the Wekiva Study Area specified by Comprehensive Plan Policy I-3.4.5. The Concept Plan proposes perimeter buffers of 100-foot from the one-acre lots, and 200-feet from lots less than one-acre in order to cluster the development away from the surrounding rural residential and agricultural properties. Additionally, the Concept Plan utilizes a variety of lot widths and setbacks to accomplish the clustered design; including rear-loaded 40-foot X 120-foot alley lots, front-loaded 50-foot X 120-foot lots, front-loaded 60-foot X 120-foot lots, and lots containing one-acre or greater. Open space is proposed to remain consistent with the 45% previously approved for the Sorrento Pines PUD and will be generally clustered into a single contiguous tract, with the exception of two parks proposed within the development.

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 Community Facility District (CFD) 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	Public Service Facility & Infrastructure	Residential Uses not specified (NS) by Comp Plan Policy I-1.5.3.	N/A	0.80	NS	NS
Proposed	Planned Unit Development (PUD)	N/A	399 dwelling units*	0.65	45%	40-feet

* Ordinance #2019-72 previously approved 328 dwelling units for the Sorrento Pines PUD, the additional proposed 399 dwelling units will result in a total of 727 dwelling units.

The applicant advised staff that a publicly-noticed Community Meeting was held on August 30, 2022, at the Eustis Women’s Club (located at 227 N. Center Street in Eustis). The applicant sent notices via certified mail to the property owners identified to be within the 1200-foot buffer for the subject property and presented the proposed development and PUD program to those in attendance; approximately 20 community members were present. Following the presentation, the applicant received and answered questions pertaining to the development. A copy of the Community Meeting Notice (Attachment “D”), Community Meeting Sign-In Sheets (Attachment “E”), and Community Meeting Summary (Attachment “F”) was submitted by the applicant.

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 applications demonstrate that the proposed amendment is compatible with the surrounding area in regard to density, intensity, and proposed uses. The applicant provided additional insight into the consistency of the proposed amendment with the surrounding land uses in the Narrative Statement (Attachment “G”)

Table 2. Comparison to Surrounding Developments.						
Project	Gross Acreage	Net Acreage	Units	Gross Density	Net Density	Lot Type / Size
Sorrento Pines PUD (proposed)*	199.38*	199.38*	399*	2.00 d.u./ac*	2.00 d.u./ac*	SF – 4,800sf SF – 6,000sf SF – 7,200sf SF – 1+ acres
Sorrento Pines PUD (previously approved)*	200.45*	200.45*	328*	1.63 d.u./ac*	1.63 d.u./ac*	SF – 6,000sf SF – 8,400sf SF – 1+ acres

Sorrento Springs (f/k/a Country Greens)	NS	678	678	NS	1 d.u./ac	SF – 12,500sf
Rolling Oaks	142.2	142.2	114	0.80 d.u./ac	0.80 d.u./ac	SF – 1+/- acre
Grove Hill	157.28	157.28	31	0.20 d.u./ac	0.20 d.u./ac	SF – 4.75 +/- acres
* Incorporation of the proposed land area and dwelling units into the existing Sorrento Pines PUD development program will result in a total acreage of 399.83 +/- acres, total of 727 dwelling units, and overall density of 1.82 d.u./acre.						

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 200-foot buffer from the adjacent Agriculturally-Exempt properties to be consistent with those provided with recently approved clustered subdivisions. The applicant revised the concept plan to cluster the develop to the greatest extent possible and provided for larger lot sizes and/or the recommended buffer width around the perimeter of the development. 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 “G”) indicates that the requested amendment will create additional demand on public facilities and services within the adopted levels of service. 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 submittal of a development application. The subject property was previously approved for utilization as a sprayfield for the City of Eustis, however, the existing Wastewater Treatment Plant is located on the northern-adjacent parcel and the sprayfield is no longer in use. 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. The existing future land use does not allow for commercial uses; therefore the proposed amendment for residential purposes will not have any impact on Lake County’s position as a business center. However, the additional housing provided by the proposed amendment would increase the available housing stock available for an expanding workforce. 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 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 not located within a Joint Planning Area (JPA) or Interlocal Service Boundary Agreement (ISBA) Area. However, the applicant has indicated that the City of Eustis will provide water and sewer service. The application is consistent with the Intergovernmental Coordination Element.

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 45% of the subject property to be dedicated as open space, including two parks within the development area, which will 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 Narrative Statement (Attachment "G") indicates that the requested amendment will create additional demand on public facilities and services within the adopted levels of service. 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 "G") indicates that the requested amendment will create additional demand on public facilities and services within the adopted levels of service. 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 incorporate the subject property into the existing Sorrento Pines PUD, utilizing the previously approved open space and impervious surface ratio. While the amendment will result in a slight increase in density across the overall development, the project area will be appropriately clustered and buffered in order to decrease impacts to the surrounding agricultural and rural residential properties. The applicant provided further insight into the consistency of the amendment with the surrounding land uses in the Narrative Statement (Attachment "G").

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

In the Narrative Statement (Attachment "G"), the applicant indicated that the intention behind the proposed amendment is to help satisfy unmet housing demand in the area, and to create a carefully designed neighborhood that will diversify the housing options of Lake County. Additionally, the applicant indicated that the current population projections as of 2021 from the Bureau of Economics and Business Research (BEBR) exceed the projected population growth that was expected at the time of the adoption of the Comprehensive Plan and requires enhancement and expansion of the residential capacity.

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 Eustis has indicated that central water and central sewer are available to the subject property and executed an agreement with the developer on May 6, 2021.

Schools

Lake County Schools reviewed the application and stated that the development will be subject to school concurrency prior to final development order approval, and that proportionate share mitigation may be required.

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 #39) is located less than 3 miles from the subject property.

Transportation Concurrency

The traffic methodology (Attachment "H") for the subject property was received and approved by Public Works staff; a Traffic Impact Analysis will be required prior to site plan approval.

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. The subject property was previously approved as a spray field for the City of Eustis, however, the existing Wastewater Treatment Plant is located on the northern-adjacent parcel and the spray field is no longer in use. There are no waterbodies, floodplains, or otherwise extraordinary natural features on the subject property. 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 Sorrento Pines PUD Amendment will incorporate clustering, environmentally sensitive design fundamentals, and aquifer rejuvenation priorities such that the uniqueness of the site and the increase in overall density will maintain compatibility with the existing community. The increase in density and the uniqueness of the site also make the proposed neighborhood different enough to provide needed diversity to Lake County's housing stock. The Sorrento Pines PUD Amendment will also be a positive addition to the Mt. Plymouth-Sorrento special community and Sorrento Pines PUD and their economic base for the same reason." It is inferred that a positive impact to property values is anticipated as a result of the proposed amendment.

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 application seeks to incorporate the subject property into the existing Sorrento Pines PUD, utilizing the previously approved open space and impervious surface ratio. While the amendment will result in a slight increase in density

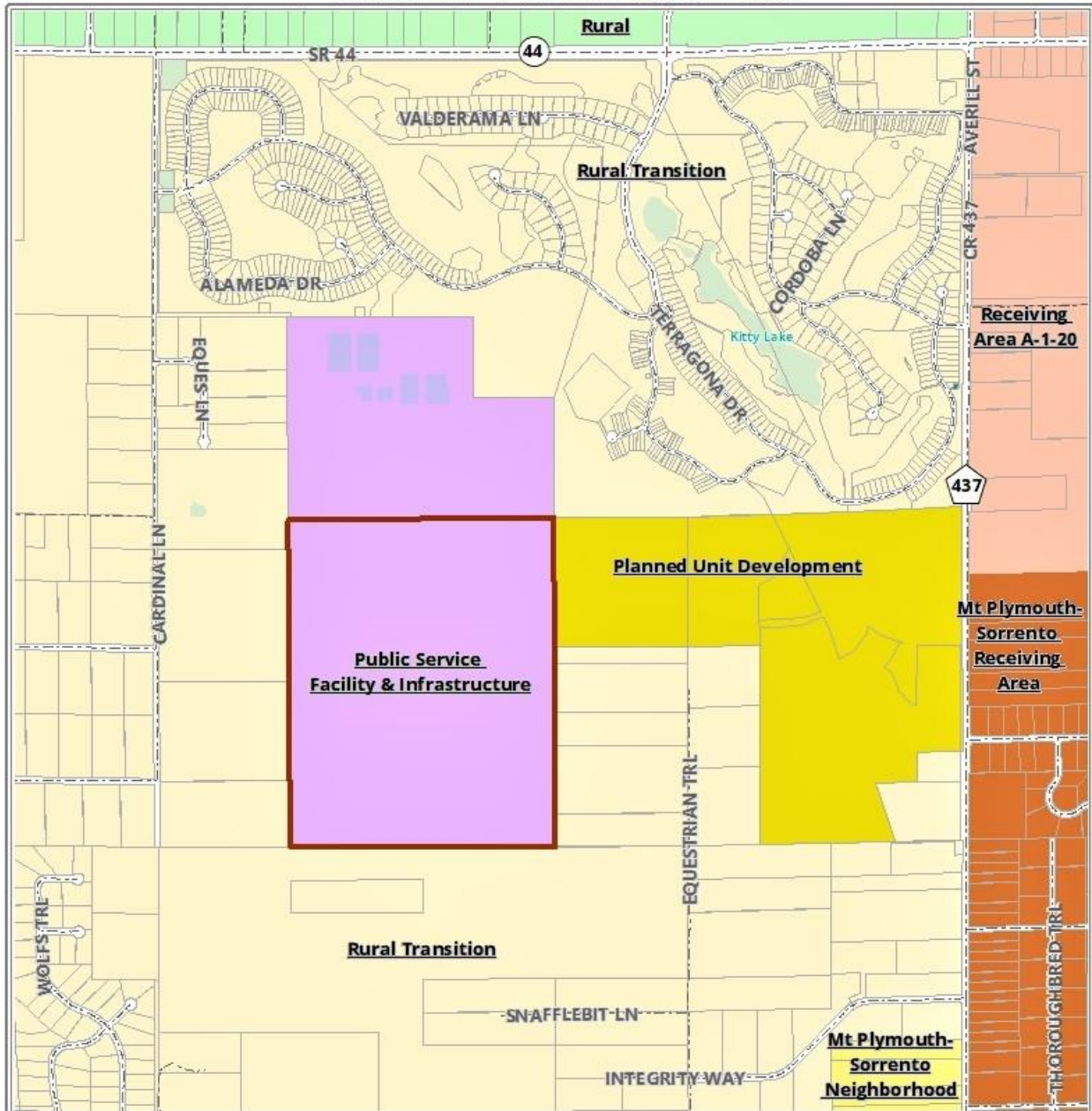
across the overall development, the project area will be appropriately clustered and buffered in order to decrease impacts to the surrounding agricultural and rural residential properties. The applicant provided further insight into the consistency of the amendment with the surrounding land uses and overall development pattern in the Narrative Statement (Attachment "G").

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, as outlined in Sections A-H above. The applicant provided insight into the specific goals and policies that the proposed amendment is consistent with in the Narrative Statement (Attachment "G").

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

CURRENT FUTURE LAND USE



Future Land Use

- | | | |
|--------------------------|--|-------------------------------------|
| Planned Unit Development | Conservation | Mt Plymouth-Sorrento Receiving Area |
| Rural | Public Service Facility Infrastructure | Receiving Area A-1-20 |
| Rural Transition | Mt Plymouth-Sorrento Neighborhood | |

NAME: SORRENTO PINES PUD PROPERTY

DISTRICT: 4

CASE NUMBER: FLU-22-07-4

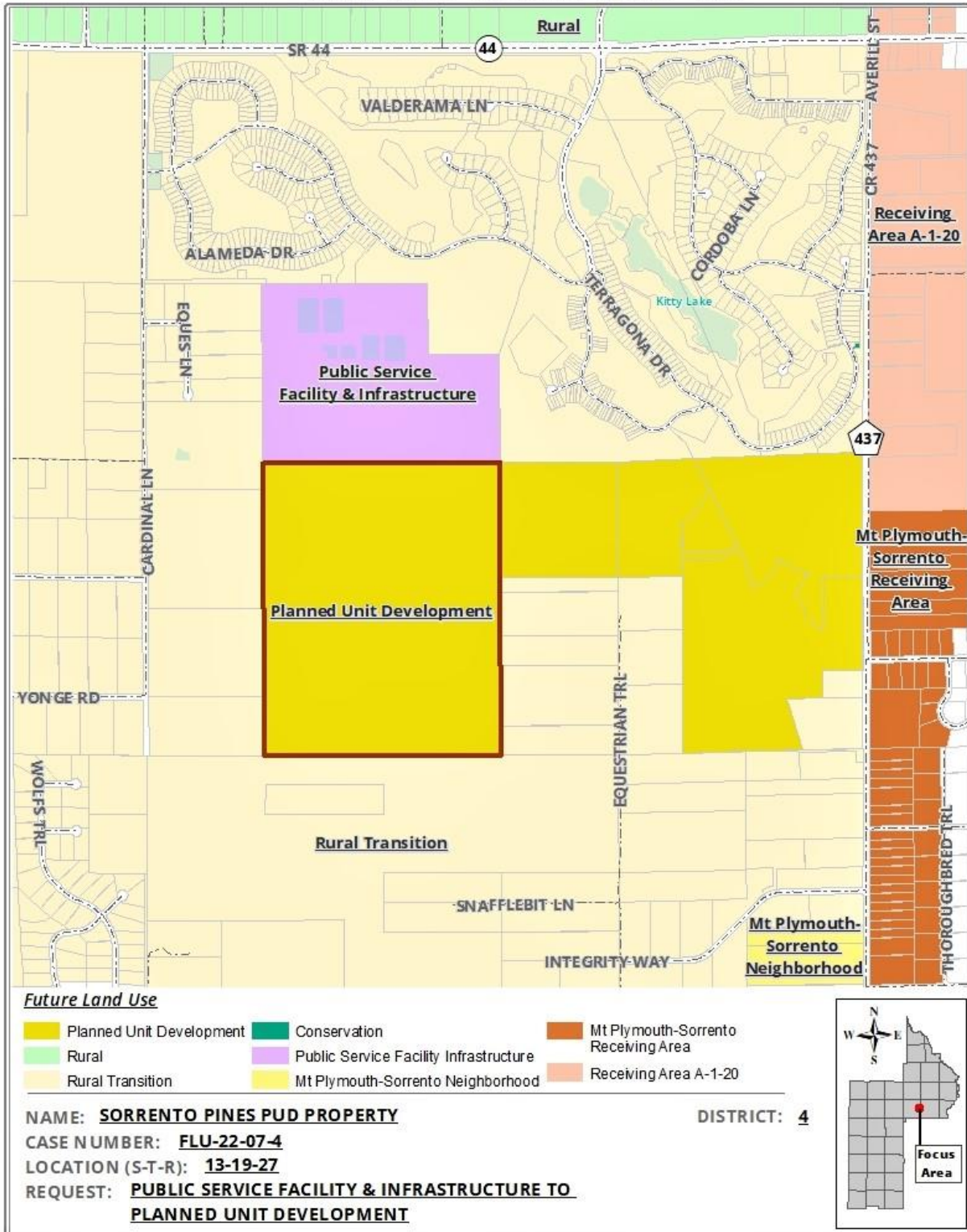
LOCATION (S-T-R): 13-19-27

**REQUEST: PUBLIC SERVICE FACILITY & INFRASTRUCTURE TO
PLANNED UNIT DEVELOPMENT**



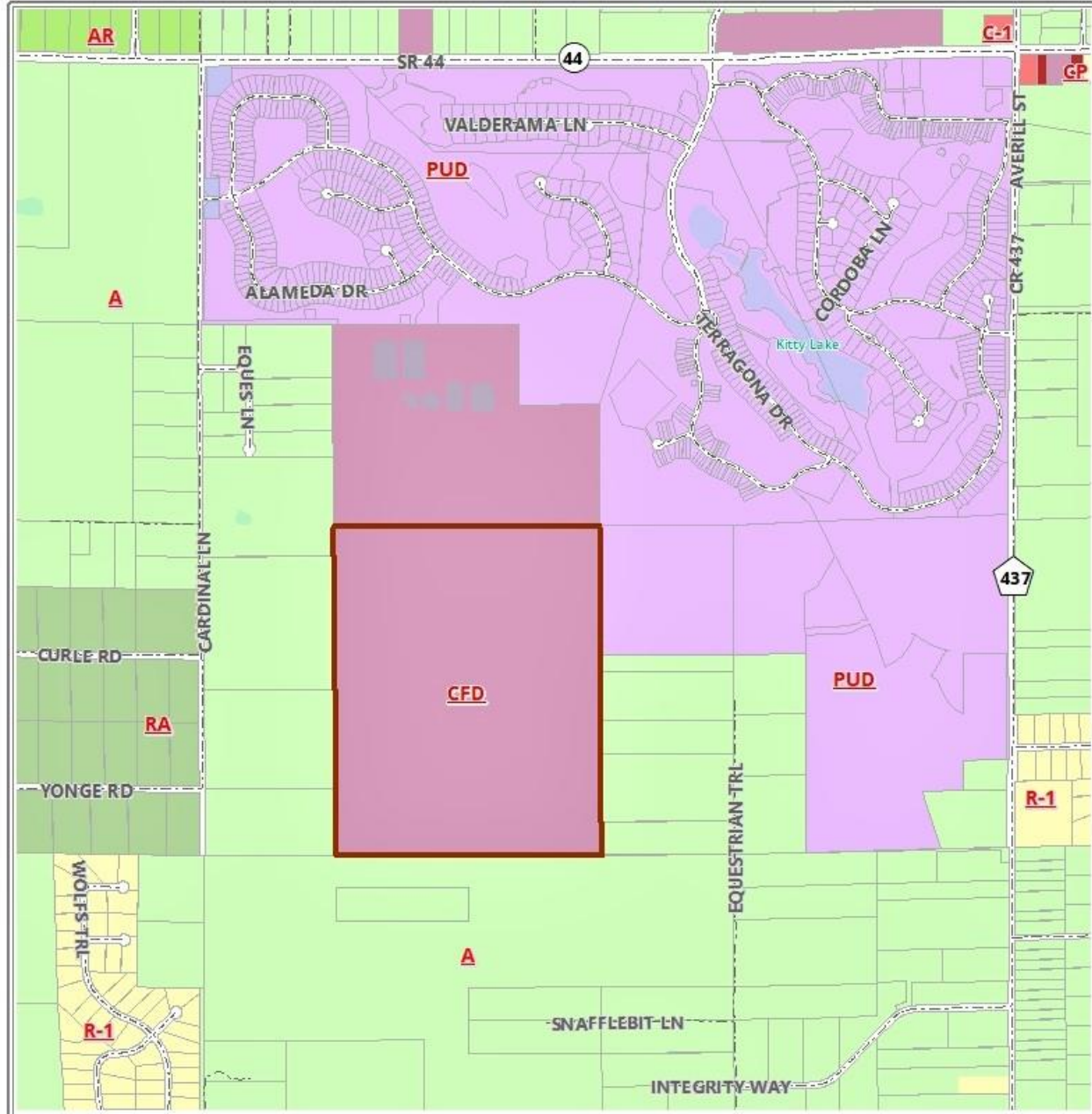
Attachment "A" – Future Land Use Map (Page 2 of 2)

PROPOSED FUTURE LAND USE



Attachment "B" – Zoning Map

CURRENT ZONING



Zoning Legend

- A
- RA
- R-1
- AR
- C-1
- CP
- CFD
- PUD

NAME: **SORRENTO PINES PUD PROPERTY**
CASE NUMBER: **FLU-22-07-4**
LOCATION (S-T-R): **13-19-27**
REQUEST: **PUBLIC SERVICE FACILITY & INFRASTRUCTURE TO PLANNED UNIT DEVELOPMENT**

DISTRICT: 4



Attachment "C" – Concept Plan (Page 1 of 2)



Attachment "C" – Concept Plan (Page 2 of 2)



Attachment “D” – Community Meeting Notice



Orlando Office
2802 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594
poulosandbennett.com

Jacksonville Office
12574 Flagler Center Blvd.
Jacksonville, Florida 32258

Community Meeting Notice Sorrento Pines Rezoning 6:00pm August 30, 2022

Dear Neighboring Property Owner:

This letter is to inform you of the application filed with Lake County to change the Future Land Use on a parcel consisting of approximately 199.4 acres of land from Public Service Facility & Infrastructure to Planned Unit Development (“PUD”); and to add the parcel (Alt Key: 3902829) to the boundary of the existing Sorrento Pines PUD by changing the zoning on the parcel from Community Facility District (CFD) to Planned Unit Development (“PUD”) to allow for development of 399 single-family homes on the parcel.

The property is located north of Wolf Branch Road, east of Cardinal Lane, south of FL-44, and west of CR 437 and consists of the following Alternate Keys:

- 3902829;
- 1744768;
- 2723530;
- 3927519;
- 3927515;
- 3927517.

The development team is hosting a Community Meeting to present information on the project at the following location:

Eustis Women’s Club
227 N Center Street
Eustis, FL 32726

If you have any questions concerning the Community Meeting, please feel free to contact Phil Martinez at 407-487-2594 or via-email at planning@poulosandbennett.com.

Sincerely,

A handwritten signature in blue ink that reads "Lance Bennett".

Lance Bennett, PE

Attachment "E" – Community Meeting Sign-Sheets (Page 1 of 3)

MEETING SIGN-IN SHEET			
Project:	Sorrento Pines PUD Community Meeting	Meeting Date:	August 30, 2022
Facilitator:	Poulos & Bennett, LLC	Place/Room:	Eustis Women's Club

Name	Address	Phone	E-Mail
Laura Yuldo	32625 Equestrian Tr.	407 683 4627	innislaurat@comcast.net
Sebastian Satt	32625 Equestrian Tr.	11	crypticatt7@gmail.com
Roger Miers	32831 Wolf Tr	352-729-6757	rmiers@aol.com
Diana Miers	32831 Wolf Tr	"	"
Rob Horvath	32649 EQUESTRIAN	(352) 516 9399	Robhorvath@gmail.com
Joe Galle	33811 SPANISHIA		
MT Wiene	Box 1115 ALTONA	352-566-6366	
Roy Steed	34541 Salerno Cir.		roy.steed@ymail.com
Kim Williams	WAKABOOT Ranch Rd	352 357-7030	KCWilliams@embarq.net

Attachment "E" – Community Meeting Sign-Sheets (Page 2 of 3)

MEETING SIGN-IN SHEET			
Project:	Sorrento Pines PUD Community Meeting	Meeting Date:	August 30, 2022
Facilitator:	Poulos & Bennett, LLC	Place/Room:	Eustis Women's Club

Name	Address	Phone	E-Mail
SUSAN CROFT	33810 CARDINAL LN EUSTIS	3524090631	susancroft@mac.com
BRET Sumners	33106 Cardinal Ln. EUSTIS	3525167435	BS0404@gmail.com
Linda Sumners	33106 Cardinal Ln	352-648-7285	*please send* email: 1Luckygirl@gmail.com

* (circled) Linda Sumners

* (circled) please send *

(arrow from BRET Sumners to Linda Sumners)

Attachment "E" – Community Meeting Sign-Sheets (Page 3 of 3)

MEETING SIGN-IN SHEET			
Project:	Sorrento Pines PUD Community Meeting	Meeting Date:	August 30, 2022
Facilitator:	Poulos & Bennett, LLC	Place/Room:	Eustis Women's Club
Name	Address	Phone	E-Mail
Jim Rydberg	Sorrento FL 32614 Windy Oak St	352 978-7882	Sunbeam1000@comcast.net
Janina Rydberg	" "	" "	" "
Cherie Pierce	Rolling Dale Rd Sorrento		cherpier@comcast.net
Shuk Pierce	" " " "		" " " "
Michelle Bromell	24119 Rolling Oak Rd Sorrento FL		mbrow31@gmail.com
Doug Larkin	32625 EQUESTRIAN TRL SORRENTO 32776		doug.larkin@gmail.com
Jenny Gibson	24106 SR 46 Sorrento.		Belladonnablade@yahoo.com
MIKE KROK	32774 Wolfs Trl	952-406-0136	

Attachment “F” – Community Meeting Summary (Page 1 of 2)



Orlando Office
2602 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594
www.poulosandbennett.com

Jacksonville Office
12574 Flagler Center Blvd.
Jacksonville, Florida 32258

August 31, 2022

Mrs. Emily Johnson
Lake County Planning & Zoning Division
315 W. Main Street Ste 510
Tavares, FL 32778-7800

RE: Sorrento Pines PUD FLU-22-07-4 & RZ-22-18-4
Poulos & Bennett Job No. 20-123

Dear Ms. Johnson:

Per Lake County Staff recommendation, the Sorrento Pines PUD Future Land Use Amendment and Rezoning/Master Plan was presented by the project team at a publicly noticed Community Meeting on Tuesday, August 30, 2022, at 6:00 p.m. Poulos & Bennett, LLC, sent notices of the Community Meeting via certified mail to the surrounding property owners contained on the list provided by Lake County. A copy of the notice, the presentation and the sign-in sheets are attached.

In attendance at the meeting from the Sorrento Pines project team were: Lance Bennett, P.E., Poulos & Bennett, LLC; Joshua Edmondson, Poulos & Bennett, LLC; Phil Martinez, Poulos & Bennett, LLC; Mike Galvin, Galvin Land Services, LLC, Quint Nortstar, Galvin Land Services, LLC and Seth Bennett, Galvin Land Services, LLC.

After introductions, Phil Martinez, presented the proposed development and PUD program to those in attendance. Following the presentation, the project team fielded questions from the community. The main questions/comments from those in attendance were as follows:

- The type of buffer proposed.
- The orientation and configuration of lots.
- If the community is going to be gated.
- If fill is going to be used to raise elevations.
- The potential of accessibility from Cardinal Road?
- Is the community going to be on water and sewer?
- Has soil and groundwater testing been done?
- Has school and transportation capacity been reviewed?
- Has annexation into the City of Eustice been discussed?
- Are street lights planned as part of development?
- Has proper permitting been obtained for relocation of gopher tortoises?
- Has the transportation impact study been completed?
- Timeline of the LUP and Rezoning?
- Number of units per acre?

Attachment "F" – Community Meeting Summary (Page 2 of 2)

The meeting ended at 6:50 p.m. once the project team answered all questions posed by those in attendance. Please let me know if you have any questions regarding the information provided in this letter. I may be reached at the number above, or at jedmondson@poulosandbennet.com.

Sincerely,



Josh Edmondson
Planning Director
Enclosures

Attachment “G” – Narrative Statement (Page 1 of 6)

SECTION 3: COMPREHENSIVE PLAN AMENDMENT ANALYSIS AND JUSTIFICATION

A. Application Questions

Please demonstrate that facilities and services are or will be available within the adopted levels of service throughout the Comprehensive Plan (or the levels of service adopted by the municipality in whose utility area the proposed amendment is located and as adopted in the Capital Improvements Element or by joint agreement with the County), including, but not limited to, water supplies (including permitted quantities) facilities, sewer services, solid waste, transportation, parks and recreational facilities and schools:

The City of Eustis will provide potable water, reclaimed water and wastewater service to the development. A Developers agreement was approved by the City of Eustis City Commission confirming the supply of potable water, reclaimed water and wastewater to the property. The agreements were executed on May 6, 2021.

The current request will create additional demand on facilities and services within the adopted levels of service as demonstrated below:

Facility/Service	Total Units	Calculation Rate	Adopted Level of Service	Total Demand
Potable Water	399	NA	151 gpcd - Eastern Service Area (City of Eustis - 2020) ⁽¹⁾	60,249 gpcd
Sewer	399	NA	250 Gallons per Household per Day - (City of Eustis) ⁽²⁾	99,750 gpcd
Reclaimed Water	NA	NA	City will maintain total 410,000 gpd of reclaimed water for residential irrigation (City of Eustis) ⁽³⁾	NA
Schools	399	Student Generation Rate ⁽⁴⁾ : Elementary – 0.186 Middle – 0.100 High – 0.124	NA	Students Generated: Elementary – 74.21 Middle – 39.9 High – 49.48
Solid Waste	399	NA	One pickup per week garbage and one pickup per week recycling (Lake County) ⁽⁵⁾	NA

Attachment “G” – Narrative Statement (Page 2 of 6)

Transportation	399	9.41 daily trips per SFR ⁽⁶⁾	Pending Traffic Demand Impact Analysis	3,755 trips
Parks & Rec	399	Average Household Size in Lake County ⁽⁸⁾ : 2.42	Four (4) acres per 1,000 residents (Lake County) ⁽⁷⁾	965.58 new residents requiring 3.86 acres

Note¹ per City of Eustis Comprehensive Plan Policy PWS 1.1.1
 Note² per City of Eustis Comprehensive Plan Policy PWS 1.1.2
 Note³ per City of Eustis Comprehensive Plan Policy PWS 1.1.3
 Note⁴ per Lake County Comprehensive Plan Policy IX 7.3.6
 Note⁵ per Lake County Comprehensive Plan Policy II-1.1.4
 Note⁶ per FDOT Trip Generation Rates from the 10th Edition ITE Report
 Note⁷ per Lake County Comprehensive Plan Policy II-1.1.5
 Note⁸ per Bureau of Economic and Business Research - Florida Number of Households and Average Household Size 2020 Report

Describe and demonstrate and describe how the amendment will not fiscally burden County services:

The proposed Sorrento Pines PUD Amendment will connect to the City of Eustis Utilities for potable water, reclaimed water and wastewater. Solid waste will be picked up by WCA Waste. The only County services that the proposed neighborhood will impact is Lake County Emergency Services. The proposed neighborhood is approximately three (3) miles from Lake County Fire Station 39 and within the Lake County Sheriff's jurisdiction.

Describe and demonstrate that historic and cultural resources will not be affected by unnecessary and unmitigated negative impacts:

The Property amounts to approximately 198.68 acres of land. A search of the Florida Master Site File for any recorded archaeological sites, historical structures or other resources on the site and within a fifty (50) foot buffer around the site has yielded no results. The absence of any recorded historic or cultural resource is confirmed by the attached letter from the Florida Division of Historical Resources.

B. Residential Justification Statement

If the amendment will increase the density, provide documentation demonstrating that additional lands for residential use are needed to accommodate population projections consistent with the Comprehensive Plan. Also describe how the lands are in the most appropriate location with respect to the most efficient use of public facilities and services for the increased density and with respect to all other policies of the Comprehensive Plan.

The proposed future land use amendment request is from Public Service Facilities & Infrastructure to Planned Unit Development, with a maximum total of 399 single-family units. The intent of this future land use amendment is to help satisfy an unmet demand for housing in the area and to create a carefully designed neighborhood that will diversify the housing options of Lake County. The result of such design will bring additional compatibility measures, additional open space configurations and an overall higher quality community.

The Sorrento Pines PUD Amendment is the most appropriate location for the proposed increase in density due to relative proximity to public utilities and the previous approved Sorrento Pines PUD. The City of Eustis

Attachment “G” – Narrative Statement (Page 3 of 6)

provides utilities to the Sorrento Hills neighborhood directly to the north-west of the Property. The City of Eustis has confirmed there are utility connections available to the Sorrento Pines PUD. The City of Eustis will provide potable water, reclaimed water and wastewater service to the Sorrento Pines PUD Amendment. A Developers agreement was approved by the City of Eustis City Commission confirming the supply of potable water, reclaimed water and wastewater to the property. The agreements were executed on May 6, 2021.

Developing at the subject site and expanding utilities will further the City and County’s goals of reducing the amount of onsite sewage disposal in the Wekiva Study Area and the Greater Wekiva Basin.

The most recent comprehensive update to the Lake County Comprehensive Plan and Future Land Use Map (FLUM) was in 2010. At that time, the County evaluated the Lake County FLUM to ensure that sufficient acreage was allocated for residential use to accommodate population projections through the year 2030. The population projections and methodology used to evaluate residential capacity and required acreage were recorded in the Lake County Future Land Use Element Data, Inventory & Analysis, 2030 Planning Horizon (FLU I&A). The FLU I&A sourced population data from the Bureau of Economics and Business Research (BEBR) at the University of Florida. When comparing the populations projections reported in the FLU I&A (2010) with current population projections (reported 2021) directly from the BEBR, it is clear that population growth has exceeded that which was reported in 2010. Please see Figure 5 for a comparison. As such, the Lake County FLUM and the residential capacity established should be enhanced and expanded in relation to the current population projection. This request allows for the enhancement, diversification and proportional expansion of Lake County housing stock in a manner consistent with the Comprehensive Plan as seen below in the Goals, Objectives and Policy analysis.

Figure 5: Population Projections by Year Reported

Area	Projection Reported in 2010	Projection Reported in 2021
2030 Lake County Population Projection Including Incorporated Areas	412,400*	445,400**

Note* Projection reported in Lake County Future Land Use Inventory & Analysis (2010), retrieved from https://www.lakecountyfl.gov/pdfs/2025/DIA/I_Future_Land_Use.pdf

Note** Projection reported in Bureau of Economics and Business Research, Volume 54, Bulletin 189, April 2021, retrieved from https://www.behr.ufl.edu/sites/default/files/Research%20Reports/projections_2021.pdf

The requested Future Land Use Map amendment is consistent with the Goals, Objectives and Policies of Lake County’s Comprehensive Plan as described below. A review of the County’s Comprehensive Plan has been conducted; relevant goals, objectives and policies have been identified below (italicized) and a brief statement regarding consistency of the proposed amendment has been provided.

Attachment “G” – Narrative Statement (Page 4 of 6)

GOAL I-2 SPECIAL COMMUNITIES

Policy I-2.1.8 Environmental Design Standards

The County shall require compliance with environmental design standards established for the Wekiva Study Area within the Mount Plymouth Sorrento Planning Area. The County shall require environmentally-responsible development and design appropriate within the Wekiva Study Area, including but not limited to the protection of aquifer recharge areas, wetlands, karst features, wildlife, trees and native vegetation; the use of drought-tolerant landscaping; the use of reclaimed water for irrigation where appropriate, and the promotion of energy efficient “green-building”.

As an addition to the Mt. Plymouth-Sorrento special community and the Sorrento Pines PUD, the Sorrento Pines PUD Amendment has voluntarily used environmental design criteria to reduce the impact of the proposed community on the biosphere. The Sorrento Pines PUD Amendment provides significant open space, thereby reserving a great deal of pervious surface for aquifer rejuvenation. The design also allows for the preservation of existing trees and native vegetation along with intentions to connect to reclaimed water for irrigation.

Policy I-2.1.9 Preservation of Tree Canopy

The County shall require that mature native trees and tree canopies be protected within Mount Plymouth-Sorrento, to the maximum extent feasible. A mature tree shall be defined as a tree with a caliper of 8 inches or more in diameter at breast height (DBH). Where mature native tree stands exist, land use and design requirements shall minimize the impact to the existing trees and tree canopies. Within Mount Plymouth-Sorrento, Lake County shall emphasize the protection of mature native trees and promote the use of trees along roadways and within all new development.

The Sorrento Pines PUD Amendment is committed to preserving the trees, from which it has taken its name, to the greatest extent possible. While the majority of the site is currently open pastureland, the design of the Sorrento Pines PUD Amendment is articulated around the preservation of the existing trees surrounding the site and shall effectively minimize the impact to existing vegetation. The design has provided for utilization of the existing tree line along the perimeter of the site to act as a buffer surrounding the neighborhood.

Policy I-2.1.10 Protection of Dark Skies

Within 12 months of the effective date of this Comprehensive Plan, Lake County shall adopt an exterior lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on recommendations of the International Dark Sky Association.

Sorrento Pines PUD Amendment will use Dark Sky lighting techniques for community lighting.

Policy I-2.1.14 Traffic Calming

The use of traffic calming measures such as round-a-bouts, speed tables, bulb outs, chicanes, and similar measures shall be encouraged to reduce the speed of traffic within all districts within the Mount Plymouth and Sorrento Planning Area.

The proposed Sorrento Pines PUD Amendment design is structured around a curvilinear grid that increases connectivity within the community and makes stop conditions more frequent. This design concept further reduces traffic speed and calms traffic which is consistent with this policy.

GOAL I-3 WEKIVA AREA

Policy I-3.4.2 Open Space Requirements within the Wekiva Study Area (WSA)

In order to protect natural resources, including but not limited to aquifer recharge, karst features, native vegetation, habitat, and wildlife, the County shall require that new development within the WSA preserve and dedicate open space in perpetuity subject to the following requirements:

Attachment “G” – Narrative Statement (Page 5 of 6)

- *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.*
- *Within the WSA, minimum open space shall be provided consistent with the requirements of the applicable Future Land Use Category. Inside the WSA, any subdivision of land into ten (10) or more lots within the Rural Future Land Use Category, and resulting in an allowable density greater than one (1) dwelling unit per twenty (20) net acres calculated over the original parcel shall be configured as a clustered Rural Conservation Subdivision with at least 35% of the net buildable area as common open space.*
- *Required open space shall be configured in a single contiguous tract to the greatest extent feasible. Open space shall be contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible.*

The Sorrento Pines PUD Amendment has incorporated the Wekiva Study Area design requirements into its concept plan and has clustered development to the greatest extent possible to allow the maximum amount of contiguous open space and the protection of existing habitat. The Sorrento Pines PUD Amendment is proposing significant open space, the majority of which is contiguous.

GOAL V-1 HOUSING

OBJECTIVE V-1.1 PRIVATE SECTOR HOUSING DELIVERY

The County shall ensure that adequate land is available to provide affordable, decent, safe and sanitary housing for all existing and future residents, including households with special needs, regardless of income.

Policy V-1.1.1 Adequate residential land area

The Future Land Use Map shall designate sufficient acreage that will support the construction of housing to serve the varied and special needs of the current and future residents of Lake County. Acreage shall be designated on the Future Land Use Map to accommodate housing demands and needs anticipated to the year 2030.

As discussed above, Lake County’s population growth rate has risen above projected levels and thus it is appropriate to update the Comprehensive Plan to satisfy the Housing Element’s objectives and policies. The proposed future land use amendment will aid the County in meeting its housing demand by increasing capacity and diversifying the housing stock. Within the Sorrento Pines PUD Amendment property, lots will vary in size with some larger than one (1) acre. The slightly higher overall density in comparison to the Sorrento Pines PUD and variety of lot sizes accommodates a wider economic range of potential residents.

Policy V-1.3.1.1 Diverse land use categories

The Future Land Use Map shall include a diverse range of residential land use categories of varying densities to accommodate broad demands in housing design and neighborhood characteristics.

The proposed Sorrento Pines PUD Amendment will incorporate clustering, environmentally sensitive design fundamentals, and aquifer rejuvenation priorities such that the uniqueness of the site and the increase in overall density will maintain compatibility with the existing community. The increase in density and the uniqueness of the site also make the proposed neighborhood different enough to provide needed diversity to Lake County’s housing stock. The Sorrento Pines PUD Amendment will also be a positive addition to the

Attachment “G” – Narrative Statement (Page 6 of 6)

Mt. Plymouth-Sorrento special community and Sorrento Pines PUD and their economic base for the same reason.

C. Land Use Compatibility Analysis

Provide documentation that demonstrates that the proposed Future Land Use Map amendment provides an appropriate transition of land uses adjacent to the rural area, and that the amendment shall create a transition area between the rural area and existing urban development to reduce future intrusion into the rural area. Adequate land transition shall be required to maintain compatibility with adjacent, existing communities and may require flexible lot sizes, provision of open space or variable buffers.

The Sorrento Pines PUD Amendment is an addition to the existing Sorrento Pines PUD with Planned Unit Development future land use. The existing Sorrento Pines PUD has a net density of 1.64 units per acre and the proposed net density of the Sorrento Pines PUD Amendment is 2.00 units per acre. This PUD amendment continues similar development patterns due to the similarity in density and design to the approved Sorrento Pines PUD.

The Property is bordered to the north by a City of Eustis municipal wastewater treatment facility and associated spray field. The proposed development will provide a minimum two-hundred (200) foot internal buffer between residential uses and the surrounding large lots to the east and west. The significant buffers provided along with the existing tree line surrounding the community will protect adjacent lots and the approved Sorrento Pines PUD from disturbance.

The density requested for the Sorrento Pines PUD Amendment is a rational transition from the approved densities to the north and east. The proposed development will not lead to encroachment into the rural area because the surrounding properties are either already built out with similar uses, or occupied by municipal services. Further, as seen in the PUD Plan Set included in package, the Sorrento Pines PUD Amendment is proposing larger lots or vast open park space where appropriate to transition the lot sizes from those on the interior of the community to the adjacent larger lot communities. The larger lots on the south end of the proposed neighborhood are intended to be gated, further adding to the wide range of housing product offered to future residents. By becoming an extension of the approved Sorrento Pines PUD, the proposed development will fill in a vacant parcel surrounded by existing communities of a similar, predominantly residential character.

The proposed development will use conservation design principles such as clustering and significant, contiguous open space. There are no wetlands or waterbodies on the site, and the design has provided the required stormwater acreage to help mitigate potential flooding. These measures increase compatibility with surrounding properties while ensuring a diminutive environmental impact. Lot sizes within the Sorrento Pines PUD Amendment will vary from a minimum size of forty (40) feet wide, up to lots with total area over one (1) acre for single-family detached development.

The variety in lot size provides the diversity in housing stock that the Lake County Comprehensive Plan has stated is necessary to accommodate a broad demand of housing and neighborhood characteristics. This style of development provides an array of options to not only increase diversity of housing stock within Lake County, but this unique development will provide an equitable, inclusive, welcoming neighborhood that encourages people of all walks of life to live in and participate in the Sorrento Pines and Mt. Plymouth-Sorrento Special Community.

Attachment “H” – Approved Traffic Impact Methodology (Page 1 of 9)



TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

September 29, 2021

Michael Woods
Executive Director, Lake~Sumter MPO
1300 Citizens Boulevard, Suite 175
Leesburg, Florida 34748

SUBJECT: SORRENTO PINES PUD ADDITION
Traffic Impact Study Methodology Statement

Dear Mr. Woods,

This letter documents our proposed methodology for undertaking the TRAFFIC IMPACT STUDY required in association with development permitting for the **SORRENTO PINES PUD ADDITION**. The following methodology has been prepared in accordance with the requirements of the *Lake~Sumter MPO Traffic Impact Study Methodology & Guidelines (2021)*.

PROJECT DESCRIPTION

The subject project site is located west of CR-437, between SR-44 and Wolf Branch Road, in Lake County, Florida; as shown in **ATTACHMENT A**. The subject project is proposed for the development of 399 single family residential units. Site access to the external roadway network is planned to be provided via two connections to CR-437, through the adjacent Sorrento Pines PUD (Phases 1 & 2), using the driveway connections to be constructed for that development. Refer to the project site concept plan as shown in **ATTACHMENT B**.

TRIP GENERATION & DISTRIBUTION

The daily and peak hour trip generation of the project site was estimated using trip characteristic data in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual (10th edition)*, as documented in **ATTACHMENT C**. The distribution of project generated traffic was estimated based on a select-zone run of the 2020 Central Florida Regional Planning Model (v6.1); as shown in **ATTACHMENT D**.

STUDY AREA

The study area shall consist of the roadway segments and major intersections within a one-mile radius of the project site access connection, plus those roadway segments and major intersections within the project’s area-of-influence where peak hour project generated trips are estimated to consume 5% or more of the respective peak hour directional service volumes; based on capacity values as documented in the latest published version (2019) of the Lake County Congestion Management Process Database. The area-of-influence was determined to be a radius of 4.55 miles (i.e., one-half of the total trip length for the single family land use pursuant to the Lake County Transportation Impact Fee Update Study Final Report, which identified a total trip length of 9.1 miles).

The study area screening, as documented in **ATTACHMENT E**, identifies the following study area roadway segments:

- ❖ **CR-46A** from SR-44 to SR-46
- ❖ **CR-437** from SR-44 to SR-46
- ❖ **SR-44** from CR-439 to CR-46
- ❖ **SR-46** from CR-437 (South) to CR-437 (North)
- ❖ **SR-46** from CR-46A to Wekiva Parkway
- ❖ **Wolf Branch Road** from US-441 to CR-437

Attachment “H” – Approved Traffic Impact Methodology (Page 2 of 9)

RAYSOR Transportation Consulting



SORRENTO PINES PUD ADDITION
TRAFFIC IMPACT STUDY METHODOLOGY STATEMENT
SEPTEMBER 29, 2021
PAGE 2 OF 3

Intersections to be included in the study area shall consist of the locations listed below, which reflect the major intersections along the study area roadway segments, and the site access connections:

- ❖ SR-44 & CR-439
- ❖ SR-44 & CR-437
- ❖ SR-44 & CR-46A
- ❖ SR-46 & CR-437 (South)
- ❖ SR-46 & CR-437 (North)
- ❖ SR-46 & CR-46A (Realignment)
- ❖ Wolf Branch Road & US-441
- ❖ Wolf Branch Road & Britt Road
- ❖ Wolf Branch Road & Round Lake Road
- ❖ Wolf Branch Road & CR-437
- ❖ CR-437 & Project Site Driveway North
- ❖ CR-437 & Project Site Driveway South

ANALYSIS SCENARIOS

The traffic study will consider a 2024 analysis horizon (reflecting anticipated project buildout). The study will evaluate existing, background, and post-development traffic conditions for the PM peak hour period for the study roadway segments and study intersections; where both AM & PM peak hour analyses will be conducted for the intersections of the project site driveway connections to CR-437.

TRAFFIC VOLUMES

Current intersection traffic volumes will be determined from traffic counts to be conducted at the study intersections during AM & PM peak periods (7 am to 9 am & 4 pm to 6 pm) as applicable, and adjusted to reflect peak season conditions using FDOT's seasonal adjustment factors. The existing seasonally adjusted peak hour traffic volumes will be factored to reflect 2024 background traffic conditions through the application of an annual growth rate; where the annual growth rate will be pursuant to the Lake County Congestion Management Process Database (2019), subject to a minimum annual growth rate of 2%. Further, background traffic volumes will include the traffic estimated to be generated by the adjacent Sorrento Pines PUD (Phases 1 & 2), which may result in a corresponding reduction of the foregoing growth rates. Post-development traffic volumes for the 2024 analysis horizon will be calculated by adding project generated traffic to the 2024 background traffic volumes.

Current roadway segment traffic volumes will be obtained from the Lake County Congestion Management Process Database (2019), and adjusted to reflect background and post-development traffic conditions as discussed above.

ANALYSIS PROCEDURES

The analysis of the study intersections will be undertaken using *Synchro* analysis software (version 10.0) using *Highway Capacity Manual* procedures. The transportation performance standard shall be the level of service criteria referenced in the *Lake-Sumter MPO Traffic Impact Study Methodology & Guidelines* (2021). The analysis of signalized intersections will be performed in consideration of existing traffic signal timings based on field observations, where any revisions to those timings will be identified in the TRAFFIC IMPACT STUDY report.

The analysis of study roadway segments will initially be undertaken using the directional service volumes as documented in the Lake County Congestion Management Process Database (2019); where detailed analysis methods (HCM) may be undertaken if found to be necessary based on the results of the generalized analysis.

Attachment "H" – Approved Traffic Impact Methodology (Page 3 of 9)

RAYSOR Transportation Consulting



SORRENTO PINES PUD ADDITION
TRAFFIC IMPACT STUDY METHODOLOGY STATEMENT
SEPTEMBER 29, 2021
PAGE 3 OF 3

TURN LANE ANALYSIS

A site access turn lane warrant and length analysis will be performed for the intersections of the site access driveway connections to CR-537. The need for site access turn lanes will be evaluated in consideration of *National Cooperative Highway Research Program Report No. 279* criteria.

MITIGATION

If deficiencies are identified, mitigation for project impacts will be identified in coordination with agency staff in consideration of the *Lake~Sumter MPO Traffic Impact Study Methodology & Guidelines*, as limited under Florida State Statute [§163.3180].

DOCUMENTATION

A report documenting the TRAFFIC IMPACT STUDY will be prepared. The report will be signed and sealed by a professional engineer registered in the State of Florida.

If you should have any questions or comments regarding the materials discussed herein, please feel free to contact me.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President

ATTACHMENTS

- A: Project Site Location Map
- B: Project Site Concept Plan
- C: Project Site Trip Generation Estimate
- D: Project Traffic Distribution
- E: Study Area Screening

Attachment "H" – Approved Traffic Impact Methodology (Page 4 of 9)

ATTACHMENT A



SORRENTO PINES PUD ADDITION
Project Site Location Map



Attachment "H" – Approved Traffic Impact Methodology (Page 5 of 9)

ATTACHMENT B



SORRENTO PINES PUD ADDITION
Project Site Concept Plan



Attachment "H" – Approved Traffic Impact Methodology (Page 6 of 9)

ATTACHMENT C



SORRENTO PINES PUD ADDITION
Project Site Trip Generation Estimate

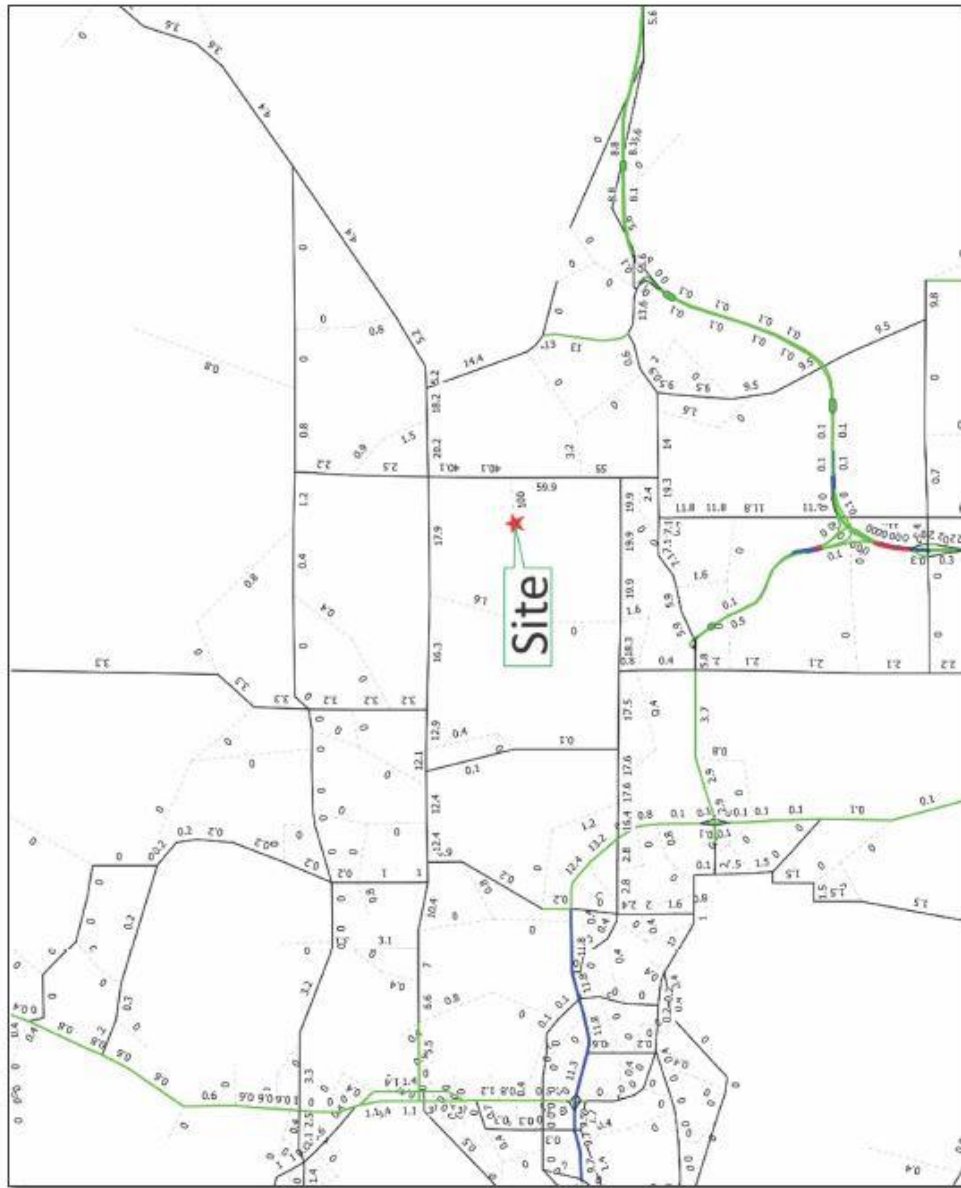
ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Formula	Trips	Formula	Trips	Enter	Exit	Formula	Trips	Enter	Exit
210	Single Family Residential	399 units	$L_n(T) = 0.92 \cdot X$ $L_n(X) = 2.71$	3,714	$T = 0.71(X) + 4.80$	288	72	216	$L_n(T) = 0.96 \cdot X$ $L_n(X) = 0.20$	384	242	142

Attachment "H" – Approved Traffic Impact Methodology (Page 7 of 9)

ATTACHMENT D



SORRENTO PINES PUD ADDITION
Project Traffic Distribution



SOURCE: SORRENTO PINES PUD TIS (JUNE 2019, LTEC)

Attachment “H” – Approved Traffic Impact Methodology (Page 8 of 9)

ATTACHMENT E



SORRENTO PINES PUD ADDITION
Study Area Screening [1 of 2]

Roadway Segment	LOS Std	Directional Capacity	Project Traffic Percent	Peak Hour Directional Project Traffic	Percent Capacity Consumed	Within 1-Mile	Study Area Road
Britt Road SR-44 to Wolf Branch Road	D	620	0.1%	0	0.0%	No	No
CR-44A CR-439 to CR-437	C	770	1.2%	3	0.4%	No	No
CR-44A CR-437 to SR-44	C	770	0.8%	2	0.3%	No	No
CR-46A SR-44 to SR-46	C	390	14.4%	35	9.0%	No	Yes
CR-435 SR-46 to Dubsdread Drive	D	790	9.5%	23	2.9%	No	No
CR-435 Dubsdread Dr to Kelly Park Rd	D	840	9.5%	23	2.7%	No	No
CR-437 CR-44A to SR-44	C	640	2.5%	6	0.9%	No	No
CR-437 SR-44 to Project Site	D	1,070	40.1%	97	9.1%	Yes	Yes
CR-437 Project Site to Wolf Branch Road	D	1,070	59.9%	145	13.6%	Yes	Yes
CR-437 Wolf Branch Road to SR-46	D	790	35.1%	85	10.8%	No	Yes
CR-437 SR-46 to Kelly Park Road	D	790	11.8%	29	3.7%	No	No
CR-439 CR-44A to SR-44	C	470	3.2%	8	1.7%	No	No
Round Lake Road Wolf Branch Road to SR-46	D	840	0.8%	2	0.2%	No	No
Round Lake Road SR-46 to Kelly Park Road	D	840	2.1%	5	0.6%	No	No
SR-44 Orange Avenue to Britt Road	D	920	12.4%	30	3.3%	No	No
SR-44 Britt Road to CR-439	D	880	12.9%	31	3.5%	No	No

Attachment “H” – Approved Traffic Impact Methodology (Page 9 of 9)

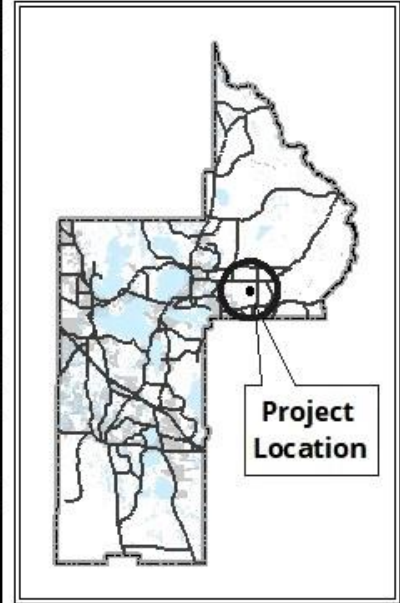
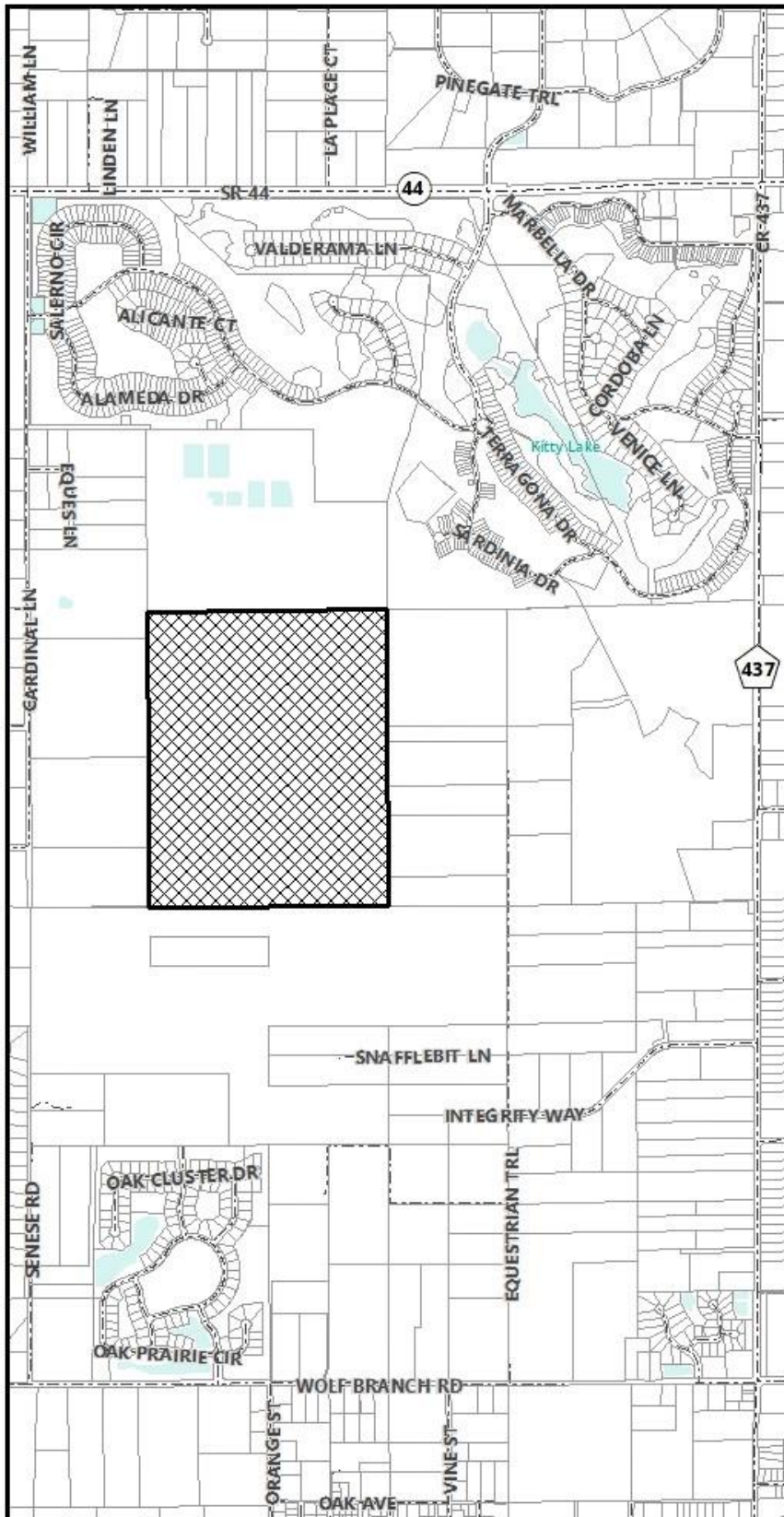
ATTACHMENT E



SORRENTO PINES PUD ADDITION
Study Area Screening [2 of 2]

Roadway Segment	LOS Std	Directional Capacity	Project Traffic Percent	Peak Hour Directional Project Traffic	Percent Capacity Consumed	Within 1-Mile	Study Area Road
SR-44 CR-439 to CR-437	C	850	17.9%	43	5.1%	No	Yes
SR-44 CR-437 to CR-46A	C	700	20.2%	49	7.0%	No	Yes
SR-44 CR-46A to CR-44A	C	430	5.2%	13	3.0%	No	No
SR-46 US-441 to Round Lake Road	D	3,170	3.7%	9	0.3%	No	No
SR-46 Round Lake Road to SR-453	D	1,190	5.8%	14	1.2%	No	No
SR-46 SR-453 to CR-437 (S)	D	1,190	7.1%	17	1.4%	No	No
SR-46 CR-437 (S) to CR-437 (N)	D	880	19.3%	47	5.3%	No	Yes
SR-46 CR-437 (N) to CR-435	D	880	14.0%	34	3.9%	No	No
SR-46 CR-435 to CR-46A	D	880	0.9%	2	0.2%	No	No
SR-46 CR-46A (W) to Wekiva Parkway	C	430	13.6%	33	7.7%	No	Yes
SR-46/Cypress Mill Road Wekiva Parkway to CR-46A (E)	C	430	5.6%	14	3.3%	No	No
Wekiva Parkway SR-453 to SR-46	D	3,240	0.2%	0	0.0%	No	No
Wekiva Parkway SR-46 to Seminole County	D	3,240	8.8%	21	0.6%	No	No
Wolf Branch Road US-441 to Britt Road	D	840	17.6%	43	5.1%	No	Yes
Wolf Branch Road Britt Road to Round Lake Road	D	840	17.5%	42	5.0%	No	Yes
Wolf Branch Road Round Lake Road to CR-437	D	840	19.9%	48	5.7%	No	Yes

Subject Property Map



Aerial Map

FLU-22-07-4
Sorrento Pines Property



Public Service Facility
& Infrastructure
to
Planned Unit
Development

Legend



ORDINANCE 2022 – ___
FLU-22-07-4
Sorrento Pines PUD

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FUTURE LAND USE MAP FROM PUBLIC SERVICE FACILITY & INFRASTRUCTURE TO PLANNED UNIT DEVELOPMENT FUTURE LAND USE CATEGORY FOR A 199.38 ACRE PROPERTY LOCATED EAST OF CARDINAL LANE, IN THE SORRENTO AREA, AS DESCRIBED IN THIS ORDINANCE; AMENDING COMPREHENSIVE PLAN POLICY I-7.14.4 ENTITLED ‘PLANNED UNIT DEVELOPMENT LAND USE CATEGORY’ TO REVISE THE SORRENTO PINES PLANNED UNIT DEVELOPMENT AND ASSOCIATED DEVELOPMENT PROGRAM WHICH WILL ALLOW FOR THE DEVELOPMENT OF AN ADDITIONAL 399 DWELLING UNITS; 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 17th day of December 2019, the Lake County Board of County Commissioners adopted Ordinance #2019-72, which approved a future land use amendment from Rural Transition to Planned Unit Development for a 200.45 acre property and amending Comprehensive Plan Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category’ to include the Sorrento Pines Planned Unit Development and associated development program; and

WHEREAS, on the 12th day of October 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 1st day of November 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

1 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

4 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
 5 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
 6 described in Exhibit “A” attached and incorporated in this Ordinance, from Public Service Facility &
 7 Infrastructure to Planned Unit Development Future Land Use Category.

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

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

11 The following land use table details the development program, including the maximum densities and
 12 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 <u>and</u> <u>FLU-22-07-4</u>	Sorrento Pines	Rural Transition <u>and</u> <u>Public Service</u> <u>Facility &</u> <u>Infrastructure</u>	Residential [328 727 dwelling units and 45% open space]	2019-72 <u>and</u> <u>2022-XX</u>
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
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated	2022-XX

			recreational facilities], Commercial [150,000- square feet], and 25% open space.	
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1 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
2 Florida Statutes.

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

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

20
21 ENACTED this ____ day of _____, 2022.

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

24
25 BOARD OF COUNTY COMMISSIONERS
26 LAKE COUNTY, FLORIDA

27
28
29 _____
Sean M. Parks, Chairman

30 ATTEST:

31
32 _____
33 Gary J. Cooney, Clerk
34 Board of County Commissioners of
35 Lake County, Florida

36
37
38 Approved as to form and legality:

39
40 _____
41 Melanie Marsh, County Attorney

Exhibit “A” – Legal Description

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PARCEL ID 13-19-27-0001-000-01000 / ALT KEY 3902829

Begin at the Southwest corner of Sorrento Hills Phase 3, as recorded in Plat Book 52, Pages 69 through 78, Public Records of Lake County, Florida thence run South 89-53-44 West to the West line of East 1/2 of Northwest ¼ of Section 13, Township 19 South, Range 27 East, Lake County, Florida; thence run South to the Southwest corner of East ½ of Northwest ¼ of said Section 13; thence East along the South line to the Southeast corner of the West ½ of the Northeast ¼ of said Section 13; then North along said East line to Point of Beginning.

And
The East ½ of the Southwest ¼ and the West ½ of the Southeast ¼ of Section 13, Township 19 South, Range 27 East, Lake County, Florida.