



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): March 6, 2024.
Board of County Commissioners (BCC): April 2, 2024.

Case No. and Project Name: PZ2023-253 Sorrento PUD (Hillcrest) Comprehensive Plan Map Amendment

Applicant: Alex Stringfellow

Owners: Andy Beselica, Katherine M. Beselica, HCW LC Center, LLC, RHV Edison Avenue, LLC, High Hemlock, Inc., Jab Mill Creek, LLC, Jen Florida 46, LLC, and L D Plante, Inc.

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 466.18 +/- acres from Mt Plymouth-Sorrento Main Street and Mt Plymouth-Sorrento Neighborhood to Planned Unit Development to facilitate the development program for a mixed-use community intended to provide commercial, office, retail, service, and residential uses.

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

Case Manager: Aaron Pool, Senior Planner
Janie Barron, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 466.18 +/- Gross Acres

Location: South of State Road (SR) 46 (also known as Sorrento Avenue) and east of County Road (CR) 437, in the Sorrento area of unincorporated Lake County.

Alternate Key No.: 1598397, 2668164, 1598575, 1608902, 2882212, 2756772, 3835588, 1598567, 1598290, 3350154, 1789168, 3799266, 1598192, 1802741, 1711193, 1598630, 1597803, and 1516994.

Existing Zoning District: Planned Unit Development (PUD) by Ordinance #2006-77, Planned Commercial (CP), Urban Residential (R-6), Rural Residential (R-1), and Agriculture (A) (Attachment "A")
[A request to rezone to Planned Unit Development is being presented under a separate cover as case file RZ-23-28-4]

Future Land Use Category: Mt Plymouth-Sorrento Main Street and Mt Plymouth-Sorrento Neighborhood (Attachment "B")

Proposed Future Land Use Category: Planned Unit Development (PUD) (Attachment "C")

Flood Zone: "A" and "X"

Joint Planning Area / ISBA: N/A

Overlay Districts: Mt Plymouth-Sorrento CRA and 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	Mt Plymouth-Sorrento Main Street	Planned Commercial, Planned Industrial, Agriculture, C-2, C-1, R-6, R-1, CFD, PUD	Vacant Commercial, Industrial, Commercial, Residential, Church, and Agriculture	Mix of developed and undeveloped parcels with residential and non-residential uses along SR 46 (Sorrento Avenue)

South	Mt Plymouth-Sorrento Neighborhood	AR, R-1, R-6, PUD by Ordinance #2006-77, R-7, A	Residential, Vacant Residential, Agriculture	Eden Estates Subdivision, Undeveloped Parcels and Single-Family Dwellings
East	Mt Plymouth-Sorrento Neighborhood, Mt Plymouth-Sorrento Main Street, Conservation	R-6, R-3, R-1, PUD by Ordinance #2006-77, CP, CFD, A, C-1	Residential and Vacant Residential.	Mt Plymouth Subdivision
West	Mt Plymouth-Sorrento Neighborhood and Mt Plymouth Sorrento Main Street	A, R-6, R-1, CFD, C-3, CP	Commercial, Community, Residential, Vacant Commercial, and Vacant Residential	Town of Sorrento, Sundance Ridge, Plymouth Hollow, and Golden Oaks Subdivisions, Intersection of CR 437 and SR 46 (Sorrento Avenue)

Staff Analysis

The proposed Future Land Use Amendment is for a combination of parcels containing approximately 466.18 +/- acres (Attachment “E”) located South of SR 46 and east of CR 437, in the Sorrento area of unincorporated Lake County. The requested action proposes to amend the Future Land Use Category from Mt Plymouth-Sorrento Main Street and Mt Plymouth-Sorrento Neighborhood to Planned Unit Development to facilitate the development of a mixed-use community intended to provide commercial, office, retail, service, and residential uses as shown in the Concept Plan. (Attachment “D”).

The Applicant has provided a project summary in their Justification Statement. (Attachment “F”)

October 3, 2023, the Applicant’s development team hosted a community meeting to inform the public of their plans for the Future Land Use Amendment and Rezoning , as shown in the Community Meeting Notice. (Attachment “G”)

Most of the property is currently vacant. A request to rezone to Planned Unit Development is being presented under a separate rezoning application as case file RZ-23-28-4.

The proposed rezoning is consistent with the policies in Objective I-3.4 Wekiva Study Area in the Lake County 2030 Comprehensive Plan and applicable provisions of the Code and elements of the Comprehensive Plan, as amended.

Table 1. Existing and Proposed Development Standards.

	Zoning District	FLUC	Maximum Density	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	Planned Unit Development (PUD by Ordinance #2006-77), Planned Commercial (CP), Urban Residential (R-6), Rural Residential (R-1), and Agriculture (A)	Mt Plymouth-Sorrento Main Street	5.5 DU/net ac	60%	20% (non-residential) 25% (residential)	0.3	40 Feet (Policy I-2.1.4)
		Mt Plymouth-Sorrento Neighborhood	2 DU/net ac	30%	30% (non-residential) 50% (residential)	0.2	40 Feet
Proposed	Planned Unit Development (PUD)	Planned Unit Development	3.7 DU/net ac	65% Residential 70% Commercial	25%	0.15	35 feet max for residential and townhomes and 45 feet for commercial and 60 feet for multi-family.

Standards for Review (LDR Section 14.02.03) (Attachment “F”)

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

The proposed rezoning is consistent with the 2030 Lake County Comprehensive Plan (Comp Plan per Objective 1-7.14, which states that, “The Planned Unit Development (PUD) Future Land Use Series is established to provide an implementing tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category.” The proposed amendment is consistent with Policy I-1.2.2, Consistency between Future Land Use and Zoning, Table FLUE 2 – Future Land Use Categories Table, which states that, “Development standards for the Planned Unit Development Future Land Use Category shall be established within each respective development order, pursuant to Objective I-7.14, Planned Unit Development Future Land Use Series, and supporting policies.” The proposed amendment is intended to facilitate the development program for a mixed-use community to provide commercial, office, retail, service, and residential uses as shown in the Concept Plan (Attachment “D”). Density of proposed development is consistent with the current FLUC as shown in the table below.

Future Land Use Density

	<u>Land Use</u>	<u>Density/Intensity</u>	<u>Net Acreage</u>	<u>Max Density/Intensity</u>
<u>Existing</u>	Mt. Plymouth - Sorrento Main Street	5.5 DU/net acre 0.3 FAR	+/- 254 AC	1,397 Units 3,162,456 SF
	Mt. Plymouth - Sorrento Neighborhood	Max 2 DU/ net acre	+/- 207 AC	414 Units
		Total	+/- 461 AC	1,811 Units
<u>Proposed</u>	Planned Unit Development	3.742 DU/AC 350,000 SF Max	+/- 461 AC	1,725 Units 350,000 SF Max

The proposed action is consistent with Policy I-2.1.2 Guiding Principles for Development, which states that “The County shall ensure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for development within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street Future Land Use Category;
- Maintain Mt. Plymouth-Sorrento as an equestrian-friendly community;
- Ensure compatibility with established neighborhoods and rural lifestyles;
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area;
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street and throughout the planning area, and minimizing isolating features, including new gated communities that prevent existing or future roadway interconnections;
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community; and
- Provide for environmentally responsible development and design appropriate within the Wekiva Study Area.”

The Applicant intends to develop community design standards which will ensure the requirements within Policy I-2.1.2 are met through the PUD Future Land Use Category and PUD Zoning.

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

The FLUC amendment request and proposed use are consistent with Policy I-7.8.1 Requirements for Planned Unit Developments and the purpose of LDR Section 4.03.01 and all other applicable provisions of the Lake County Code.

Proposed development shall be consistent with all applicable provisions of the Code and elements of the Comprehensive Plan. Proposed commercial development shall be consistent with the requirements in LDR Section 9.10.03 Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards. Consistency with the provisions of these regulations will be assessed during preliminary plat or site plan review.

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

The proposed amendment is consistent with existing and proposed nearby land uses, which similarly include commercial and residential uses, as shown above in the Adjacent Property and Land Use Table. This FLUC amendment request would amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 466.18 +/- gross acres from Mt Plymouth-Sorrento Main Street and Mt Plymouth-Sorrento Neighborhood to Planned Unit Development consistent with Policy I-7.8.1 Requirements for Planned Unit Developments. The proposed FLUC continues existing development patterns in the area and anticipates future growth as shown in the Concept Plan (Attachment "D"). The property is presently vacant.

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

As per the applicant's justification statement, the growing demand for housing and amenities in the area justifies the need for rezoning. This change in demand creates a need for additional well-planned communities. *"Within Lake County, the Wekiva Parkway (SR 429) and spurs SR 453 and SR 46A have created pressure for growth in this area, which is now easily accessible to both major employment centers with high paying jobs in the Seminole County / Lake Mary area, as well as within the urban core of the Orlando metropolitan area. Hillcrest is in an ideal location to meet the residential demand while providing access to competitive wages."*

The applicant has stated that, *"As a response to the aforementioned market conditions, Hillcrest anticipates providing a mix of single family homes and townhomes to meet the current demand for residential."*

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

The applicant provided a Preliminary Hydrogeologic Investigation per the requirements in Comprehensive Plan Policy I-3.4.1 Surveys and Studies to determine the hydrogeologic character of the site.

The County's third party environmental review concluded, *"(w)hile additional exploration is recommended for final design and permitting, it is our professional opinion that the report is in general conformance to the requirements of the Comprehensive Plan and Land Development Regulations and may be relied upon for the purpose of rezoning."*

Any new development will be required to meet all environmental protection provisions specified by the Land Development Regulations (LDR) and Comprehensive Plan, as amended.

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

No data is available that shows how the proposed amendment would affect property values in the area. But the applicant has stated that, *"As a response to the aforementioned market conditions, Hillcrest anticipates providing a mix of single family homes and townhomes to meet the current demand for residential."*

G. 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 proposed amendment would not disrupt the existing orderly and logical development pattern of the area. The surrounding properties are of similar size and similar use. Future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development Regulations, as amended.

Adjacent/Surrounding Subdivisions

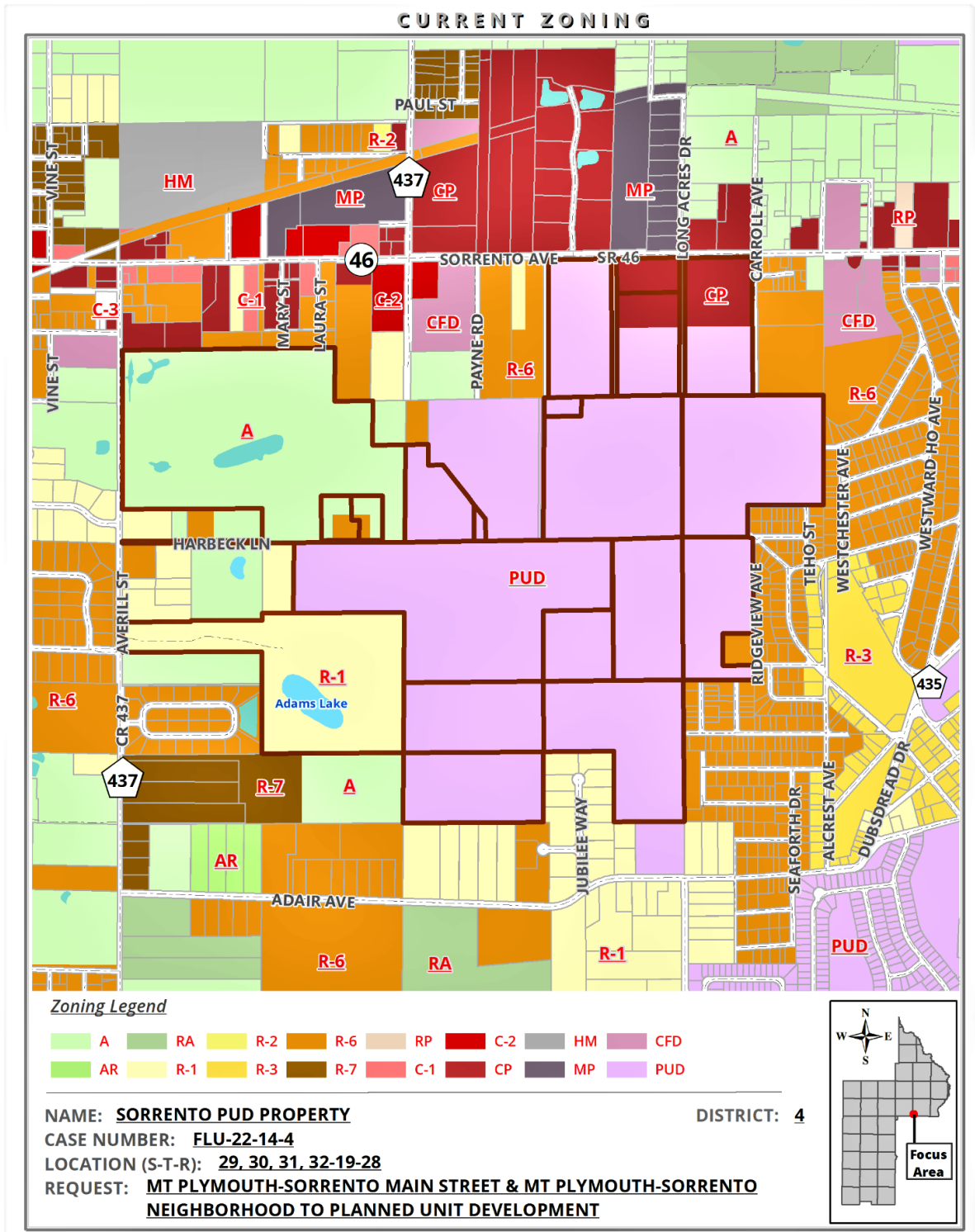
	Hillcrest	Sullivan Ranch	Sorrento Pines
Year Adopted	TBD	2007	2019
Increase in Density from Existing Land Use	-86 Units	+402 Units	+328 Units
Gross Acreage	466.18	298	200
Net Acreage	461	298	199
Required Open Space	25%	25%	45%
Total Units	1,725 Units	700 Units	328 Units
Gross Density	3.7 DU/AC	2.5 DU/AC	1.63 DU/AC
Net Density	3.742 DU/AC	2.5 DU/AC	1.64 DU/AC
Minimum Detached Lot Size	40 ft	40 ft	60 ft
Minimum Attached Lot Size	20 ft	0 ft	N/A
Utilities	City of Eustis	City of Mount Dora	City of Eustis

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

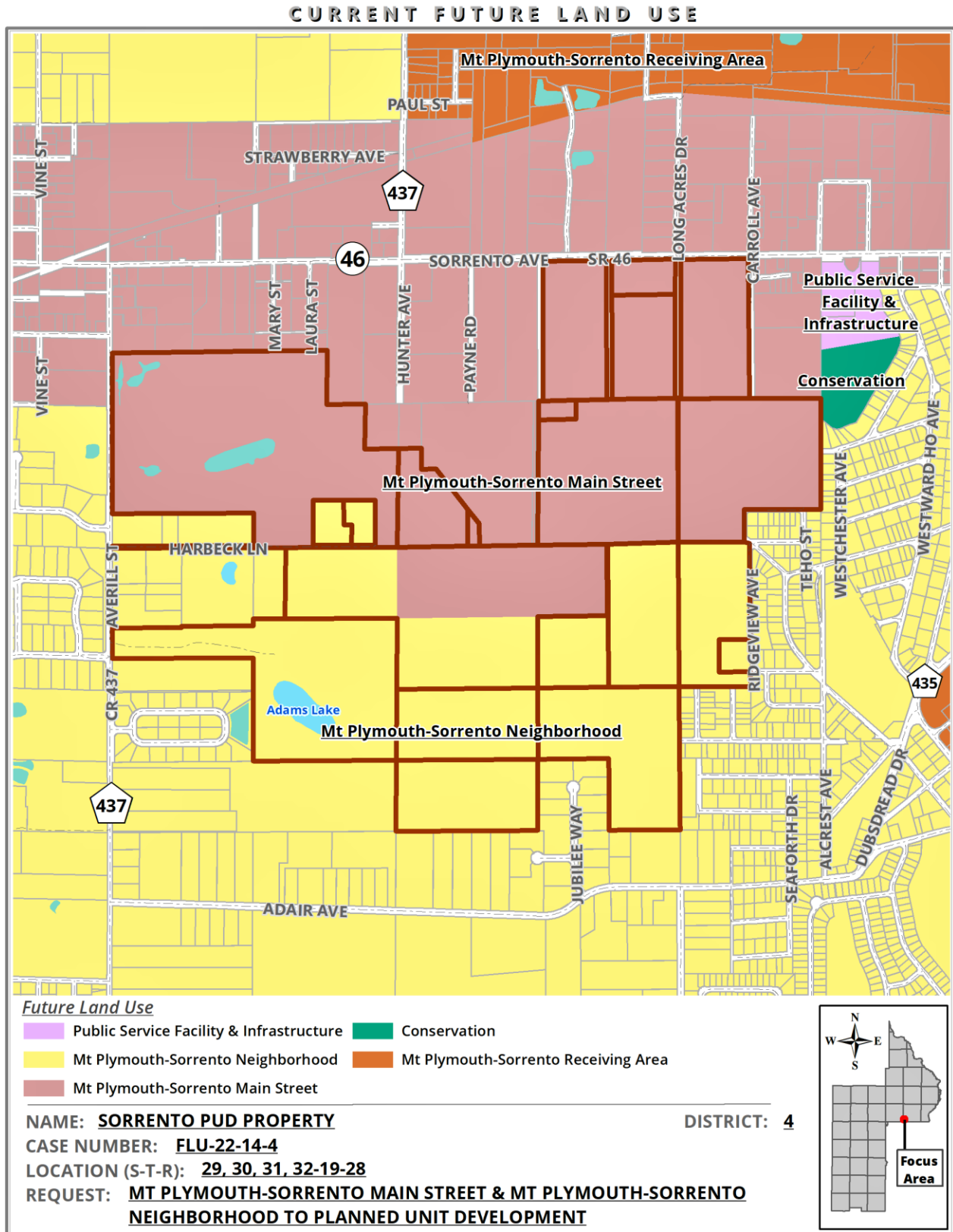
The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations specifically, the policies in Objective I-3.4 Wekiva Study Area and Policy I-7.8.1 Requirements for Planned Unit Developments in the Lake County 2030 Comprehensive Plan, and the purpose of LDR Section 4.03.01, and all applicable provisions of the Code and elements of the Comprehensive Plan, as amended.

Proposed development shall be consistent with all applicable provisions of the Code and elements of the Comprehensive Plan. Proposed commercial development shall be consistent with the requirements in LDR Section 9.10.03 Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards. as stated in above sections.

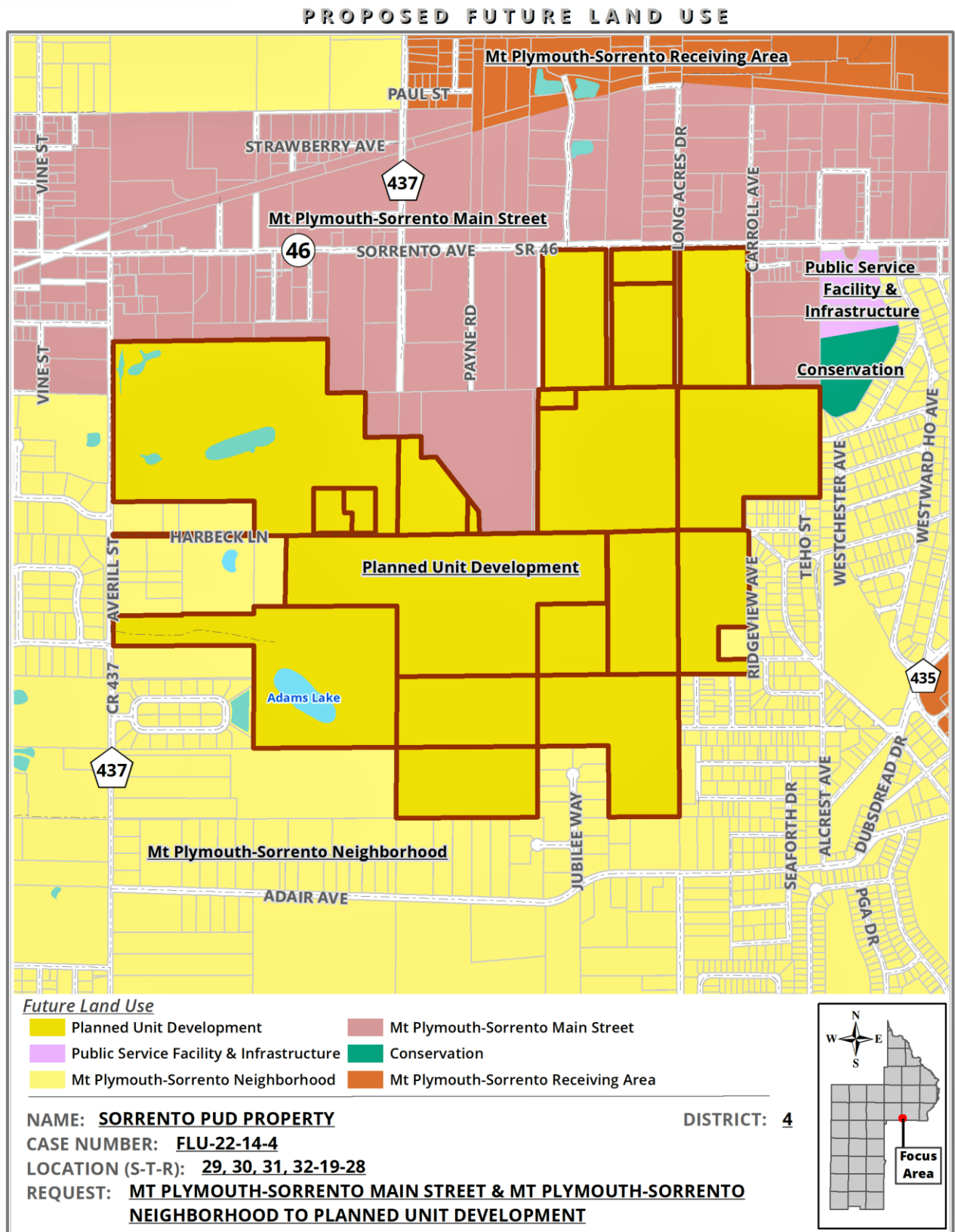
Attachment A – Current Zoning



Attachment B – Current Future Land Use

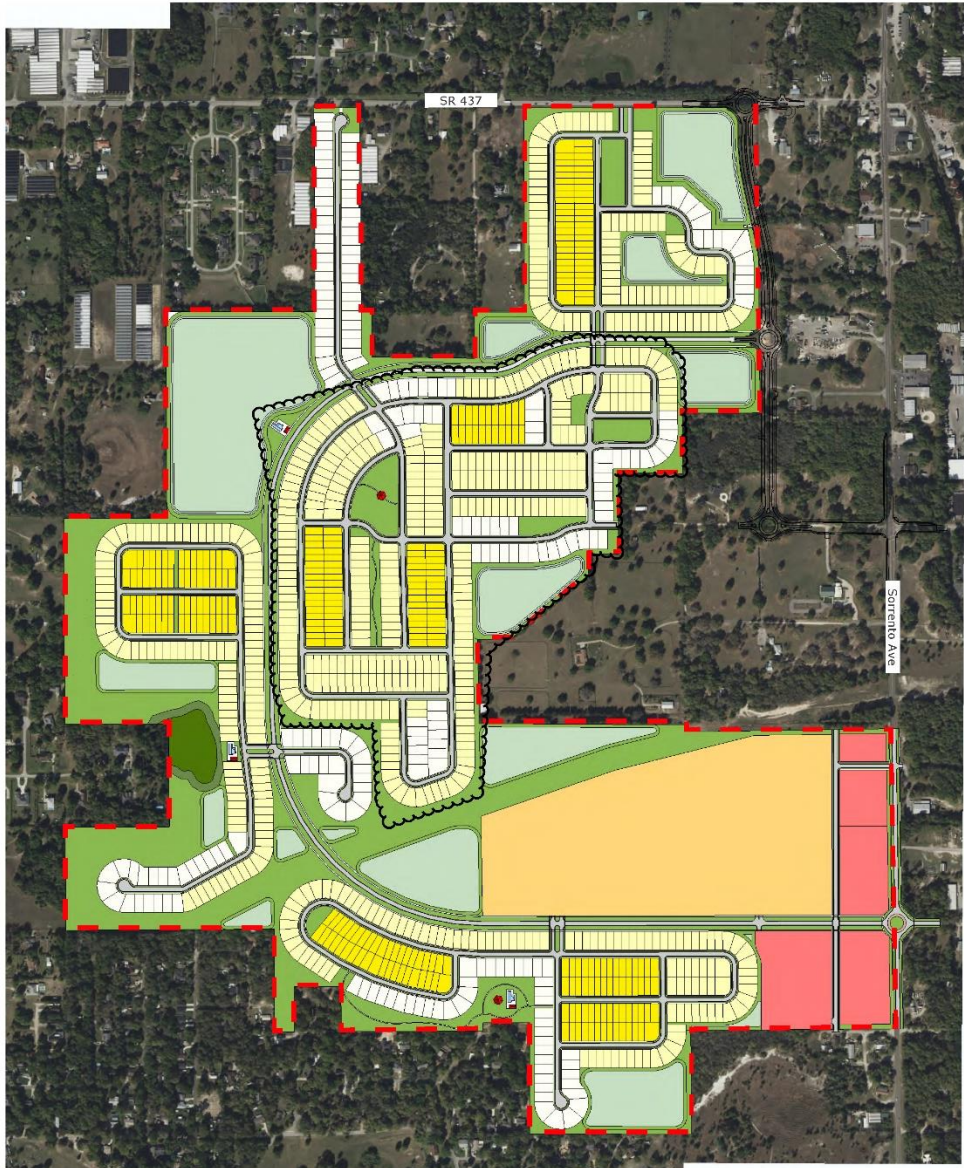


Attachment C – Proposed Future Land Use



Attachment "D" – Concept Plan

HILLCREST PUD - CONCEPTUAL PLAN



Legend

- Wetlands
- Wetland Buffer
- Upland Open Space (25% min.)
- Stormwater
- Commercial / Retail
- Multifamily / Townhomes / Build-to-Rent
- 40' Bungalow Homes
- 50' Garden Homes
- 60' Estate Homes
- Amenities

ACREAGE & DENSITY
 Gross Acreage: 3,466.18 Acres
 Net Acreage: 3,491 Acres
 Proposed Units: 1,729 (3,742 du/ac)

0 150' 300' 600' 900'

N



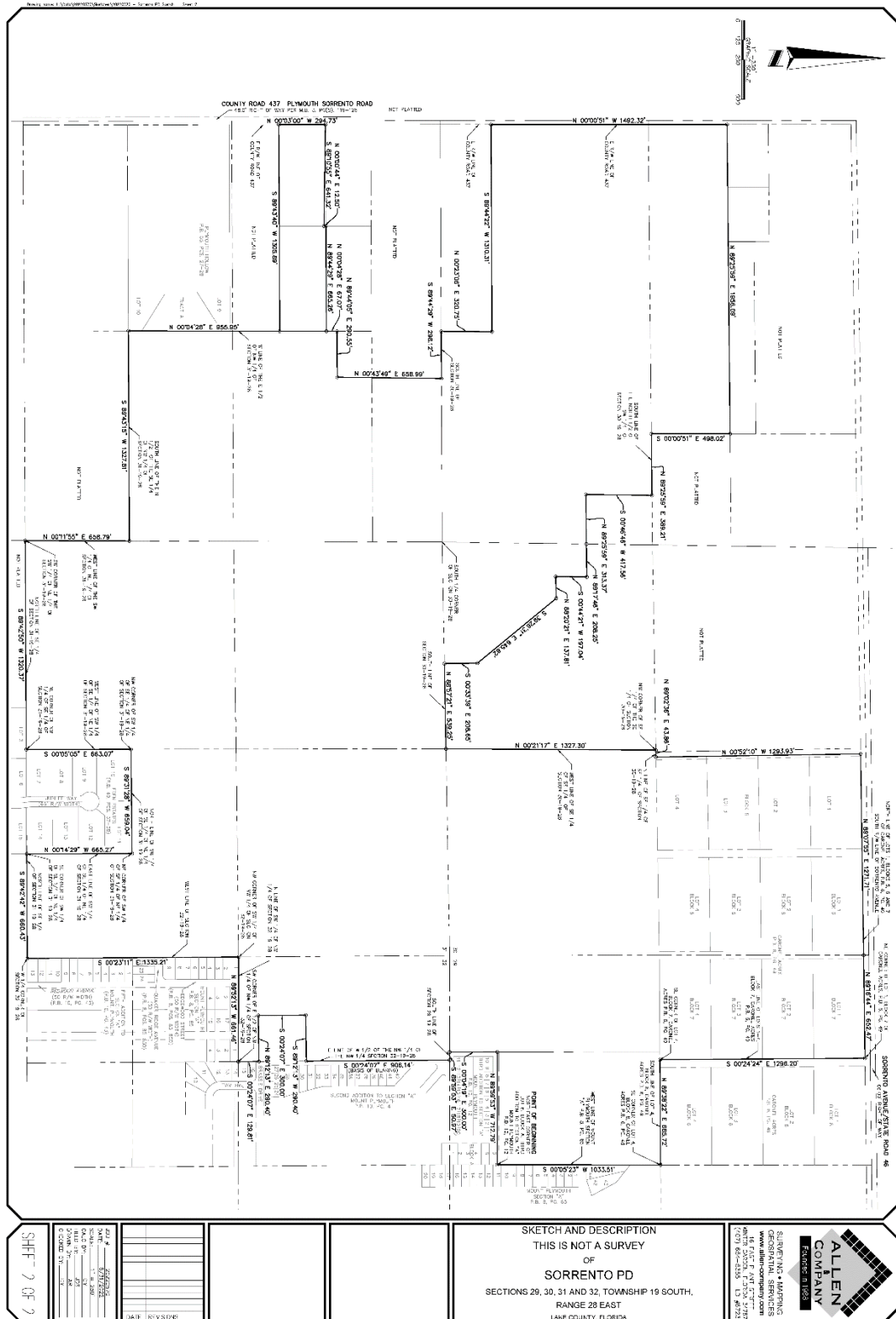
STRINGFELLOW
PLANNING & DESIGN

December 14, 2023

LAKE COUNTY, FLORIDA | Hillcrest PUD

P 02

Attachment E – Survey (Page 2 of 2)



Attachment F – Justification Statement (Page 1 of 7)

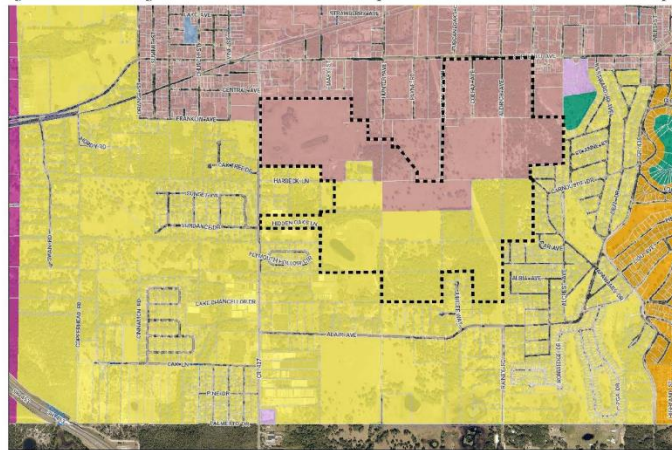


Hillcrest Planned Development
 Future Land Use Justification & Background

Summary of Request

The master plan for Hillcrest (fka Sorrento PUD) is a mixed-use community intended to provide commercial, office, retail, service, and residential uses in northeast Lake County. In response to the applicant’s analysis of the Comprehensive Plan, the applicant is requesting a Land Use modification in order to achieve the County’s desired redevelopment and respond to the current market conditions. The applicant intends to develop community design standards via a PUD as the County references in **Policy I-2.1.1** Recognition of the Mount Plymouth-Sorrento Community. Below is a summary of the request.

The following image is the existing Future Land Use for the parcels that are included in this application:



August 24, 2022

The current land use allows for the below development program.

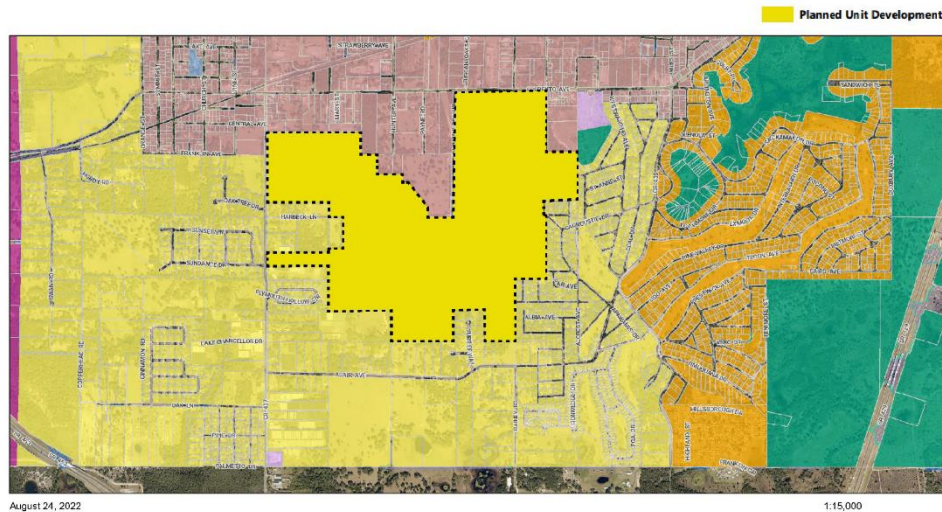
Existing Land Use	Density/Intensity	Net Acreage	Max Density/Intensity
Mt. Plymouth - Sorrento Main Street	5.5 DU/AC 0.3 FAR	+/- 254 AC	1,397 Units 3,162,456 SF
Mt. Plymouth -Sorrento Neighborhood	Max 2 du/1 Net Acre	+/- 207 AC	414 Units
Total			1,811 Units

Attachment F – Justification Statement (Page 2 of 7)



Hillcrest Planned Development
 Future Land Use Justification & Background

Below is a map and breakdown of the proposed Future Land Use:



Proposed Land Use	Density/Intensity	Net Acreage	Max Density/Intensity
Planned Unit Development	3.742 DU/AC 350,000 SF Max	+/- 461 NET AC	1,725 Units 350,000 SF Max

The proposed land use results in

- (1) A decrease in single family units and
- (2) a decrease in commercial.

Based on these proposed changes the table below estimates impact to the sewer and potable water services compared to the current Land Use.

Utility Impact Information	Change in Units/SF	Factor	Change
Residential Sewer/Potable Demand	- 86 UNITS	300 Gallons per Unit (GPD)	-25,800 GPD
Commercial Sewer/Potable Demand	-2,812,456 SF	175 GPD PER 1,000 SQ. FT.	-492,179 GPD
Total Change			-492,179 GPD

Attachment F – Justification Statement (Page 3 of 7)



Hillcrest Planned Development
 Future Land Use Justification & Background

Adjacent Developments

	Hillcrest	Sullivan Ranch	Sorrento Pines
Year Adopted	TBD	2007	2019
Increase in Density from Existing Land Use	-86 Units	+402 Units	+328 Units
Gross Acreage	466.18	298	200
Net Acreage	461	298	199
Required Open Space	25%	25%	45%
Total Units	1,725 Units	700 Units	328 Units
Gross Density	3.7 DU/AC	2.5 DU/AC	1.63 DU/AC
Net Density	3.742 DU/AC	2.5 DU/AC	1.64 DU/AC
Minimum Detached Lot Size	40 ft	40 ft	60 ft
Minimum Attached Lot Size	20 ft	0 ft	N/A
Utilities	City of Eustis	City of Mount Dora	City of Eustis

Justification for residential

The United States has recently experienced its slowest population growth rates in the nation’s history; the population grew just 0.35 percent in 2020. However, Florida has seen a population boom, growing by 211,000 between July 2020 and July 2021, according to the census report. Second only to Texas, Florida is primed for residential development. Lake County will continue to see a sizable chunk of these new Floridians, with a population growth for 2021 of 3.1% (almost tenfold the national trend) and strong indication of continued in-migration patterns (*Florida Legislature 2022*).

On the national stage, housing costs have skyrocketed and residential diversity is challenging every market. Many various factors are contributing to this issue: supply chain inadequacies, interest rate increases and increasing complexity of land or land development; the list goes on. Due to these unique challenges, it is ideal for new communities to provide a blend of residential product types: allowing for starter homes, forever homes and anything in between. These multi-generational communities are often the highest and best use for well located sites, such as Hillcrest. Further, tight apartment vacancy is indicative of a lack of available homes for sale in the existing market. Given this challenge, Hillcrest may also be a viable location for multi-family development. As a response to the aforementioned market conditions, Hillcrest anticipates providing a mix of single family homes and townhomes to meet the current demand for residential.

Attachment F – Justification Statement (Page 4 of 7)

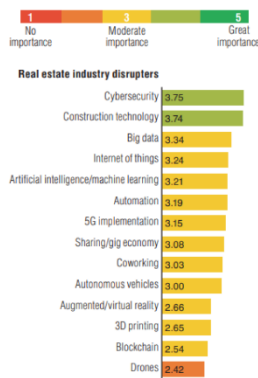


Hillcrest Planned Development Future Land Use Justification & Background

Within Lake County, the Wekiva Parkway (SR 429) and spurs SR 453 and SR 46A have created pressure for growth in this area, which is now easily accessible to both major employment centers with high paying jobs in the Seminole County / Lake Mary area, as well as within the urban core of the Orlando metropolitan area. Hillcrest is in an ideal location to meet the residential demand while providing access to competitive wages.

Amidst the pandemic-induced supply chain bottlenecks, recurring outbreaks of disease, and increased instances of working from home, industries that allow for remote working have become the dominant disruptors for the market. See Exhibit 1-5:

Exhibit 1-5 Importance of Disrupters for Real Estate in 2022



Source: Emerging Trends in Real Estate 2022 survey.

While technology and automation take center stage, light industrial land tenant vacancy has remained strong through the pandemic and market woes. In summary, the demand in the residential market is focused on catering to a labor force that either works remotely or in a tech/industrial setting. This coupled with a residential supply issue, provides a powerful incentive for increased residential development.

Impact on Road Infrastructure. The requested change is a net decrease in trips. Refer to the attached traffic memorandum for more information.

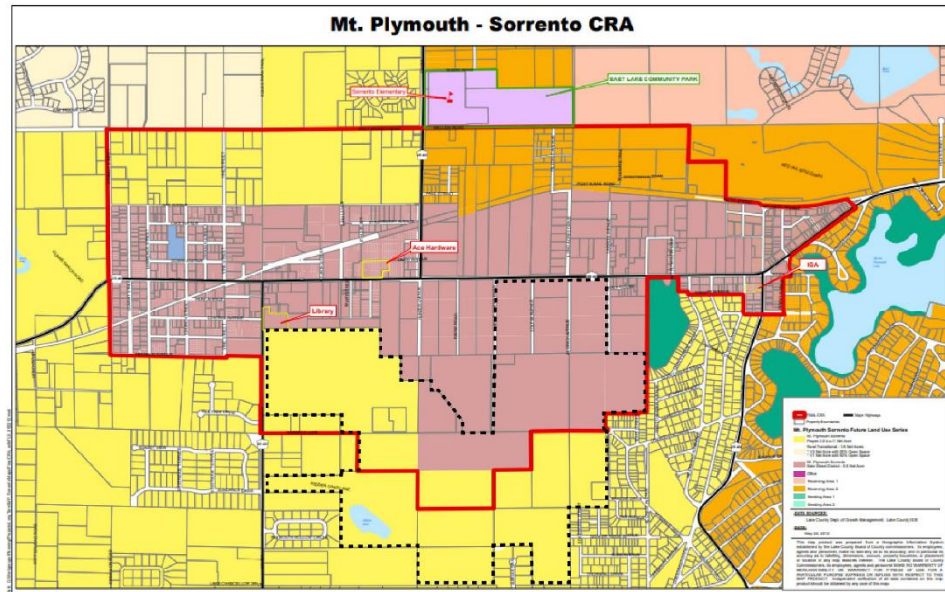
Attachment F – Justification Statement (Page 5 of 7)



Hillcrest Planned Development
Future Land Use Justification & Background

Land Use Compatibility Analysis.

In analyzing the compatibility of Hillcrest, there are several key factors to consider when studying adjacent land development patterns: (1) Availability of utilities for adjacent developments (sewer/septic), (2) the potential conflict between what is built versus Future Land Use designations and (3) the development intent of this area which is subject to a Community Redevelopment Area (in red below). The subject property is highlighted with a black dashed line.



Intentionally Blank

Attachment F – Justification Statement (Page 6 of 7)

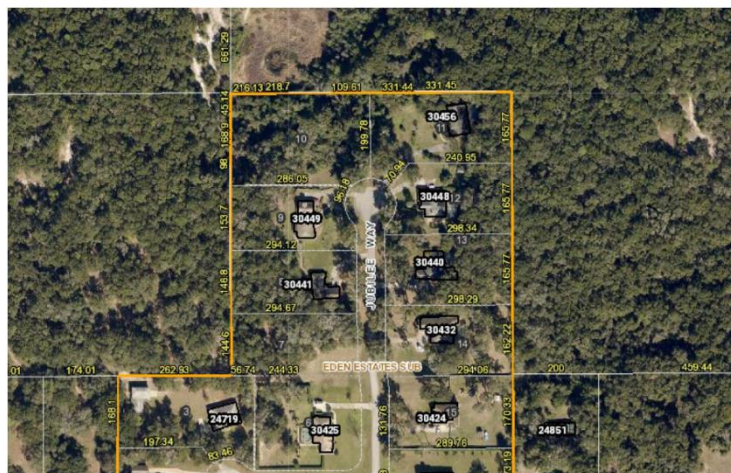


Hillcrest Planned Development
Future Land Use Justification & Background

The surrounding area hosts a variety of lot types, from agricultural lots to historical 50' lots. See snapshot below:



In addition to historical plats, there are several large lot subdivisions (0.5 to 1 Acre) to the south and east of the property. Most, if not all, of the surrounding properties do not have sewer service. See example large-lot neighborhood below:



Attachment F – Justification Statement (Page 7 of 7)



Hillcrest Planned Development
Future Land Use Justification & Background

To create development consistent with the Comprehensive Plan goals, objectives and policies, Hillcrest proposes (1) a minimum of 25% Open Space, (2) landscape buffering when adjacent to existing residential and a (3) mixture of uses and residential products as envisioned in **Policy I-2.1.2 Guiding Principles for Development**.

In conclusion, the applicant asserts that the Future Land Use changes requested here-in are appropriate and consistent with the Comprehensive Plan. The applicant intends to create further consistency between the comprehensive plan and Land Development Regulations with a separate application for a PUD rezoning. The applicant anticipates to coordinate and continue the public process for a PUD rezoning, and a Preliminary Plat at a later date which will include coordination and refinement of the community design guidelines.

Sincerely,

Alex Stringfellow | Principal
Ph: (352)-217-7710
alex@stringfellowplanning.com
StringfellowPlanning.com



Attachment G – Community Meeting Notice

(Page 1 of 2)



Orlando Office
2602 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594
poulosandbennett.com

Jacksonville Office
7563 Philips Hwy., Suite 303
Jacksonville, Florida 32256

Community Meeting Notice
Hillcrest
October 3, 2023 @ 6:00 p.m.



Dear Neighboring Property Owner,

This letter is to inform you of the application filed with Lake County to change the Future Land Use and Zoning on a group of parcels consisting of approximately 466.17 acres. The proposed Future Land Use Amendment is from Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood to Planned Unit Development. The proposed change in Zoning is from PUD, R-6, R-1, and A to PUD (Planned Unit Development). The proposed development consists of 1,725 residential units, comprised of single-family, townhome, and multi-family units. In addition, approximately 20 acres is proposed for commercial/retail activities.

The subject area is depicted on the attached map.

The development team is hosting a community meeting to present the project at the following location on October 3, 2023 at 6:00 p.m.:

Eustis Community Center
601 Northshore Drive
Eustis, FL 32726

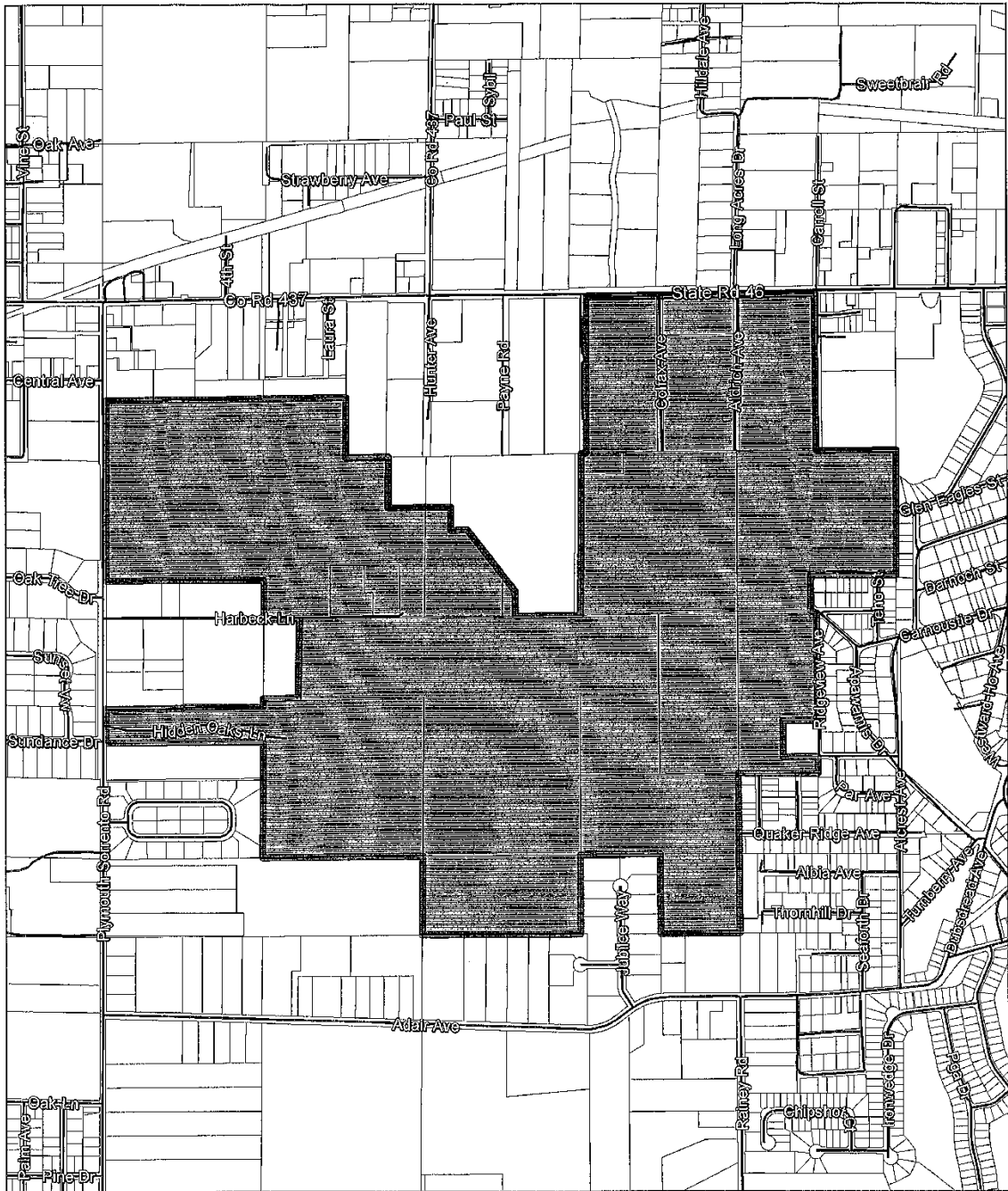
If you have any questions concerning the Community Meeting, please feel free to contact Lance Bennett at 407-487-2594 or via email at planning@poulosandbennett.com.

Sincerely,

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

Attachment G – Community Meeting Notice

(Page 2 of 2)

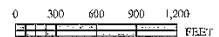


Map Source: Esri, Lake County, FL

Subject Property

Vicinity Map

HILLCREST



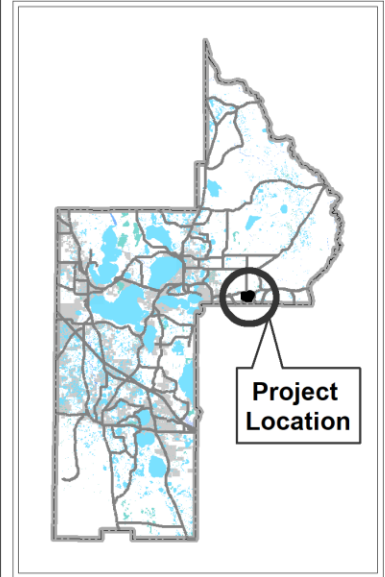
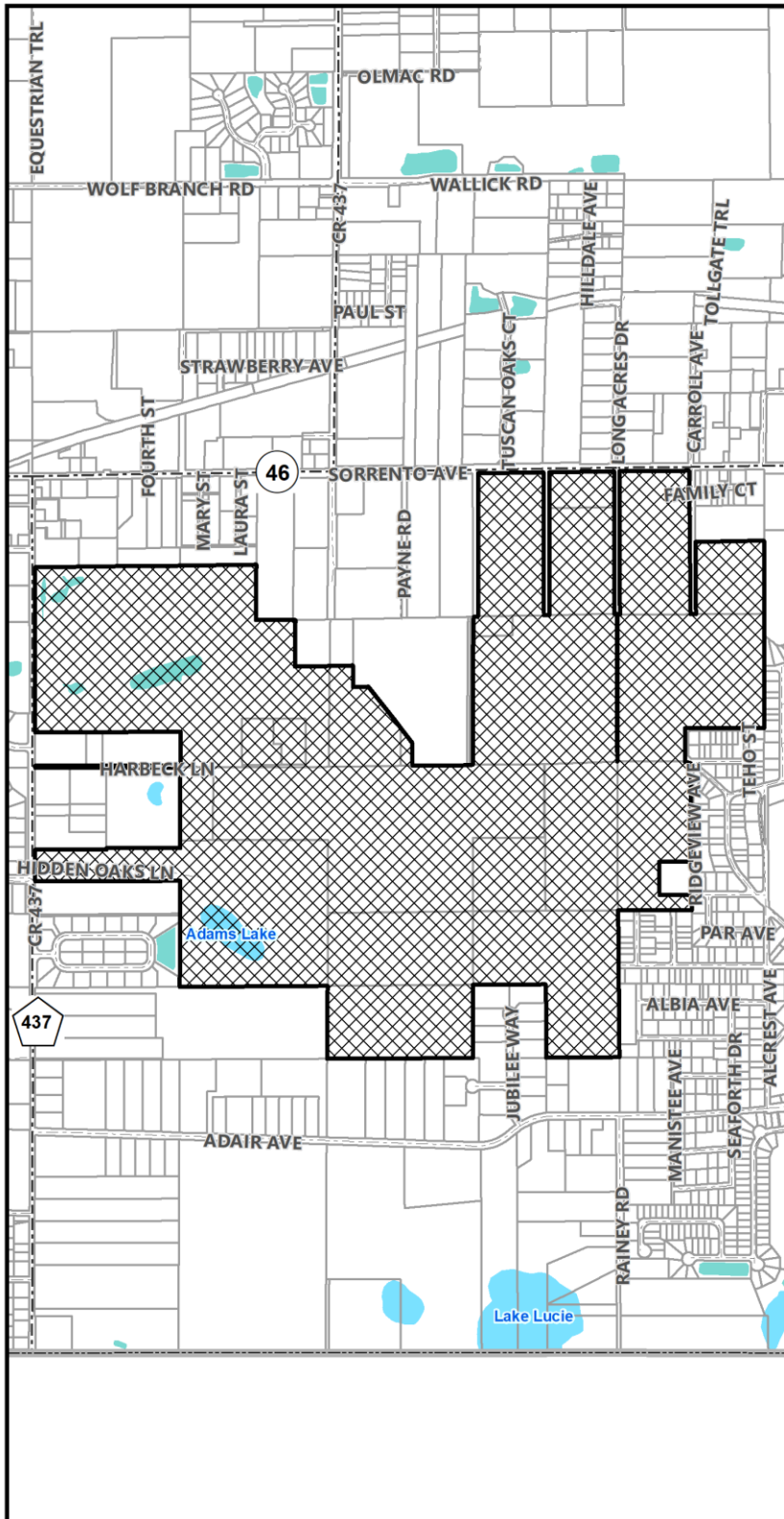
09/05/2023
P & B Job No: 23-050

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2394

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

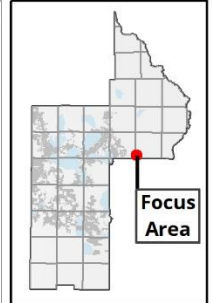
Map of Subject Property



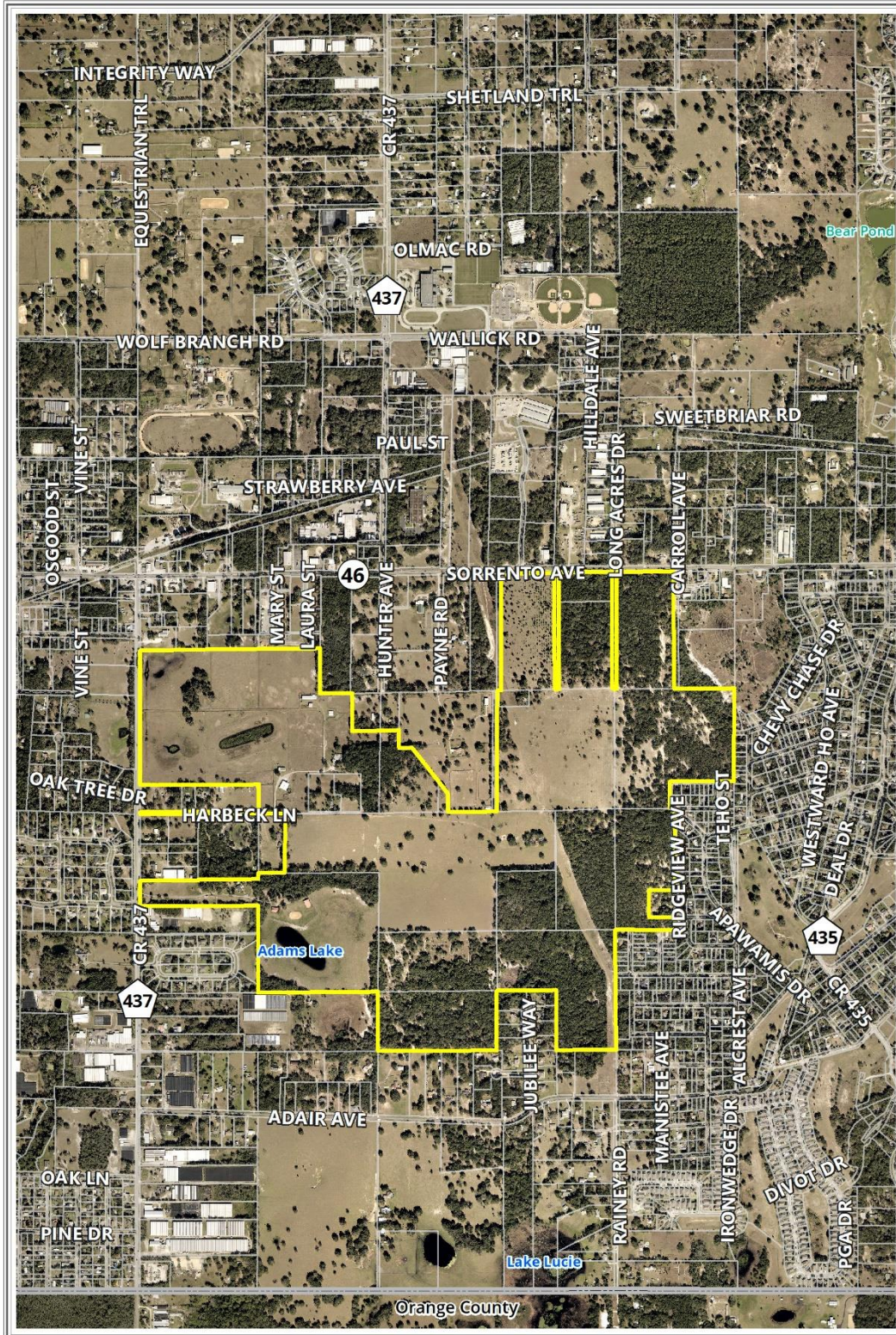
Aerial



FLU-22-14-4
Sorrento PUD Property



**Mt Plymouth-Sorrento
Main Street & Mt
Plymouth-Sorrento
Neighborhood
to
Planned Unit
Development**



ORDINANCE 2024-__

PZ2023-253

Map Amendment – Hillcrest

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM MT PLYMOUTH SORRENTO MAIN STREET AND MT PLYMOUTH SORRENTO NEIGHBORHOOD LAND USE CATEGORY TO PLANNED UNIT DEVELOPMENT FUTURE LAND USE CATEGORY FOR 466.18 +/- GROSS ACRES EAST OF COUNTY ROAD 437 AND SOUTH OF STATE ROAD 46 IN THE UNINCORPORATED LAKE COUNTY AREA IN SECTION 29, 30, 31 AND 32, TOWNSHIP 19 SOUTH, RANGE 28 EAST, KNOWN AS ALTERNATE KEY NUMBER(S) 1598397, 2668164, 1598575, 1608902, 2882212, 2756772, 3835588, 1598567, 1598290, 3350154, 1789168, 3799266, 1598192, 1802741, 1711193, 1598630, 1597803, AND 1516994, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AMENDING POLICY I-7.14.4 PLANNED UNIT DEVELOPMENT LAND USE CATEGORY; 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 “prepare 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 Commerce, 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 subject to this ordinance as part of the Mt Plymouth Sorrento Main Street and Mt Plymouth Sorrento Neighborhood 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 6th day of March 2024 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 2nd day of April 2024, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for approval to adopt and transmit to the state planning agency and other reviewing agencies; and

WHEREAS, it serves the health, safety, and general welfare of the residents of Lake County to

1 adopt 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
 5 Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use Category
 6 for the subject property, described in Exhibit “A” attached hereto, and incorporated in this Ordinance,
 7 from Mt Plymouth Sorrento Main Street and Mt Plymouth Sorrento Neighborhood to Planned Unit
 8 Development Future Land Use Category.

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

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

13 The following land use table details the development program, including the maximum densities and
 14 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]	2019-72
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	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56
FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-22-14-4	Haines Creek Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square-feet, and 25% open space.	2023-26
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
FLU-22-14-4	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 25% open space]	2024-__

1 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and
2 163.3184, Florida Statutes.

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

12 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not

1 timely challenged, shall be no less than 31 days after the state land planning agency notifies the local
2 government that the plan amendment package is complete; however, the Effective Date shall be the date
3 the Ordinance is recorded in the public records' of Lake County, Florida, at the applicant's expense. If
4 timely challenged, this amendment shall become effective on the date the state land planning agency,
5 or the Administration Commission enters a final order determining this adopted amendment to be in
6 compliance. No development orders, development permits, or land uses dependent on this amendment
7 may be issued or commence before it has become effective. If a final order of noncompliance is issued
8 by the Administration Commission, this amendment may nevertheless be made effective by adoption of
9 a resolution affirming its effective status, a copy of which resolution shall be sent to the state land
10 planning agency.

11

12 **ENACTED this ____ day of _____, 2024.**

13

14 **FILED with the Secretary of State _____, 2024.**

15

16 **BOARD OF COUNTY COMMISSIONERS**
17 **LAKE COUNTY, FLORIDA**

18

19

20

21

Kirby Smith, Chairman

22

ATTEST:

23

24

Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida

28

29

30 Approved as to form and legality:

31

32

Melanie Marsh, County Attorney

34

35

36

37

38

39

40

Exhibit "A" – Legal Description

1
2
3 **A TRACT OF LAND COMPRISING LOTS 1 THROUGH 4 OF BLOCKS 5, 6 AND 7, CARONEL ACRES,**
4 **ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 49, PUBLIC RECORDS**
5 **OF LAKE COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF UNPLATTED LAND LYING IN SECTION**
6 **29, 30, 31 AND 32, TOWNSHIP 19 SOUTH, RANGE 28 EAST AND BEING MORE PARTICULARLY**
7 **DESCRIBED AS FOLLOWS:**

8
9 **BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK A, THIRD ADDITION TO SECTION "A"**
10 **MOUNT PLYMOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE**
11 **12, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°59'53" WEST, FOR A DISTANCE OF 712.79**
12 **FEET; THENCE RUN SOUTH 00°04'19" EAST, FOR A DISTANCE OF 300.00 FEET TO THE SOUTH LINE**
13 **OF SAID SECTION 29; THENCE RUN SOUTH 89°59'53" EAST, ALONG SAID SOUTH LINE, FOR A**
14 **DISTANCE OF 50.97 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF**
15 **THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°24'07" EAST, ALONG**
16 **SAID EAST LINE, FOR A DISTANCE OF 906.14 FEET; THENCE DEPARTING SAID EAST LINE RUN**
17 **SOUTH 89°12'13" WEST, FOR A DISTANCE OF 290.40 FEET; THENCE DEPARTING SAID SOUTH LINE**
18 **RUN SOUTH 00°24'07" EAST, FOR A DISTANCE OF 300.00 FEET; THENCE RUN NORTH 89°12'13"**
19 **EAST, FOR A DISTANCE OF 290.40 FEET TO THE AFORESAID EAST LINE OF THE WEST HALF OF THE**
20 **NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE RUN SOUTH**
21 **00°24'07" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 129.81 FEET TO THE SOUTHWEST**
22 **CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF**
23 **SAID SECTION 32; THENCE RUN NORTH 89°52'13" WEST, ALONG THE NORTH LINE OF THE**
24 **SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, FOR A DISTANCE OF**
25 **661.46 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST**
26 **QUARTER OF SAID SECTION 32; THENCE RUN SOUTH 00°23'11" EAST, ALONG THE WEST LINE OF**
27 **SAID SECTION 32, FOR A DISTANCE OF 1335.21 FEET TO THE WEST QUARTER CORNER OF SAID**
28 **SECTION 32; THENCE RUN SOUTH 89°42'42" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST**
29 **QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 660.43 FEET TO THE SOUTHEAST CORNER OF**
30 **THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID**
31 **SECTION 31; THENCE RUN NORTH 00°14'29" WEST, ALONG THE EAST LINE OF THE SOUTHWEST**
32 **QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, FOR**
33 **A DISTANCE OF 665.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE**
34 **SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH**
35 **89°31'28" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST**
36 **QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 659.04 FEET TO**
37 **THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE**
38 **NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 00°05'05" EAST, ALONG THE**
39 **WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST**
40 **QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 663.07 FEET TO THE NORTHEAST CORNER OF**
41 **THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE RUN**
42 **SOUTH 89°42'50" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION**
43 **31, FOR A DISTANCE OF 1320.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER**
44 **OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°11'55" EAST, ALONG**
45 **THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION**
46 **31, FOR A DISTANCE OF 658.79 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST**
47 **QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 89°43'15"**
48 **WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1327.81 FEET TO THE WEST LINE OF THE**

1 EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE RUN NORTH 00°04'28"
2 EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 955.95 FEET; THENCE DEPARTING SAID WEST
3 LINE RUN SOUTH 89°43'40" WEST, FOR A DISTANCE OF 1305.89 FEET TO THE EAST RIGHT-OF-WAY
4 LINE OF COUNTY ROAD 437 PLYMOUTH SORRENTO ROAD; THENCE RUN NORTH 00°03'00" WEST,
5 ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 294.73 FEET; THENCE DEPARTING
6 SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 89°10'55" EAST, FOR A DISTANCE OF 641.32 FEET;
7 THENCE RUN NORTH 00°00'44" EAST, FOR A DISTANCE OF 12.50 FEET; THENCE RUN NORTH
8 89°44'29" EAST, FOR A DISTANCE OF 665.26 FEET; THENCE RUN NORTH 00°04'28" EAST, FOR A
9 DISTANCE OF 67.07 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°44'05" EAST, FOR A
10 DISTANCE OF 290.55 FEET; THENCE RUN NORTH 00°43'49" EAST, FOR A DISTANCE OF 658.99 FEET
11 TO THE SOUTH LINE OF SAID SECTION 30; THENCE RUN SOUTH 89°44'29" WEST, ALONG SAID
12 SOUTH LINE, FOR A DISTANCE OF 298.12 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH
13 00°23'06" EAST, FOR A DISTANCE OF 320.75 FEET; THENCE RUN SOUTH 89°44'22" WEST, FOR A
14 DISTANCE OF 1310.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 437; THENCE
15 RUN NORTH 00°00'51" WEST, FOR A DISTANCE OF 1492.32 FEET; THENCE DEPARTING SAID EAST
16 RIGHT-OF-WAY LINE RUN NORTH 89°25'59" EAST, FOR A DISTANCE OF 1956.09 FEET; THENCE RUN
17 SOUTH 00°00'51" EAST, FOR A DISTANCE OF 498.02 FEET TO THE SOUTH LINE OF THE NORTH HALF
18 OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°25'59" EAST, ALONG
19 SAID SOUTH LINE, FOR A DISTANCE OF 389.21 FEET; THENCE DEPARTING SAID SOUTH LINE RUN
20 SOUTH 00°46'46" WEST, FOR A DISTANCE OF 417.56 FEET; THENCE RUN NORTH 89°25'59" EAST,
21 FOR A DISTANCE OF 313.37 FEET; THENCE RUN NORTH 89°17'46" EAST, FOR A DISTANCE OF 208.25
22 FEET; THENCE RUN SOUTH 00°44'21" WEST, FOR A DISTANCE OF 197.04 FEET; THENCE RUN NORTH
23 88°20'21" EAST, FOR A DISTANCE OF 137.81 FEET; THENCE RUN SOUTH 39°26'31" EAST, FOR A
24 DISTANCE OF 645.82 FEET; THENCE RUN SOUTH 00°33'39" EAST, FOR A DISTANCE OF 208.65 FEET
25 TO THE SOUTH LINE OF SAID SECTION 30; THENCE RUN NORTH 88°57'21" EAST, ALONG SAID
26 SOUTH LINE, FOR A DISTANCE OF 539.25 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH
27 00°21'17" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
28 QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1327.30 FEET TO THE NORTHWEST CORNER
29 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE RUN
30 NORTH 89°02'36" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE
31 SOUTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 43.86 FEET; THENCE DEPARTING
32 SAID NORTH LINE RUN NORTH 00°52'10" WEST, FOR A DISTANCE OF 1293.93 FEET TO THE NORTH
33 LINE OF LOTS 1, BLOCKS 5, 6 AND 7 OF THE AFORESAID CARONEL ACRES AND THE SOUTH RIGHT-
34 OF-WAY LINE OF SORRENTO AVENUE/STATE ROAD 46; THENCE RUN THE FOLLOWING COURSES
35 ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°07'55" EAST, FOR A
36 DISTANCE OF 1271.71 FEET; THENCE RUN NORTH 89°16'45" EAST, FOR A DISTANCE OF 652.47 FEET
37 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID CARONEL ACRES; THENCE RUN SOUTH
38 00°24'24" EAST, ALONG THE EAST LINE OF LOTS 1 THROUGH 4, BLOCK 7 OF SAID CARONEL ACRES,
39 FOR A DISTANCE OF 1296.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 7; THENCE
40 RUN NORTH 89°38'22" EAST, ALONG THE SOUTH LINE OF LOT 4, BLOCK 8 OF SAID CARONEL
41 ACRES, FOR A DISTANCE OF 665.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 8;
42 THENCE RUN SOUTH 00°05'23" WEST, ALONG THE WEST LINE OF MOUNT PLYMOUTH SECTION "A"
43 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 85, OF SAID PUBLIC
44 RECORDS, FOR A DISTANCE OF 1033.51 FEET TO THE POINT OF BEGINNING.

45
46 THE ABOVE-DESCRIBED PARCEL CONTAINS 466.18 ACRES, MORE OR LESS.
47

48 **Exhibit "B" – Concept Plan**

HILLCREST PUD - CONCEPTUAL PLAN

