



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

Public Hearings: Planning & Zoning Board (PZB): December 4, 2024
Board of County Commissioners (BCC): January 7, 2025

Case No. and Project Name: PZ2024-041, Tranquility Ridge Village

Applicant: Michael Rankin, LPG Urban & Regional Planners, LLC

Owner: Nitai Capital Partner Edwards, LLC

Requested Action: Rezone approximately 31.1 +/- acres from Rural Residential (R-1) District to Community Facility (CFD) District to allow the construction of a 144-bed assisted living facility, 120-bed skilled nursing facility, and 124-unit independent living facility.

Staff Determination: Staff finds the rezoning request consistent with the Land Development Regulations (LDR) and the Comprehensive Plan.
Shari Holt, Planner II

Case Manager:

PZB Recommendation:

Subject Property Information

Size: 31.1 +/- acres

Location: North of Edwards Road, east of South US Highway 27/441 and west of Grays Airport Road, Lady Lake

Alternate Key No.: 1280681

Future Land Use Category: Urban Low Density (Attachment "A")

Existing Zoning District: Rural Residential District (R-1) (Attachment "B")

Proposed Zoning District: Community Facility District (CFD) (Attachment "C")

Flood Zone: N/A

JPA / ISBA: Lady Lake Interlocal Service Boundary Agreement (ISBA)

Overlay Districts: N/A

Rural Protection Area: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Rural Residential (R-1) and Agriculture (A)	Residential and Agricultural	Single-Family Residential and Large Tracts of Agricultural Land
South	Lady Lake	Lady Lake	Right-of-Way, Residential and Agricultural	Vacant Residential, Vacant Commercial and Warehouse south of Edwards Road
East	Rural Transition	Rural Residential (R-1)	Residential and Agricultural	Single-Family Residential and Large Tracts of Agricultural Land
West	Urban Low Density	Agriculture (A)	Residential	Single-Family Residential and Large Tracts of Agricultural Land

– Summary of Analysis –

The subject 31.1 +/- acres, identified by Alternate Key (AK) Number 1280681 are zoned Rural Residential District (R-1), and designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan.

The Applicant desires to rezone the subject parcel from Rural Residential District (R-1) to Community Facility District (CFD) to construct a facility that consists of 144-bed assisted living facility, 120-bed skilled nursing facility, and 124-unit independent living facility as described in the Project Narrative (Attachment “E”). Land Development Regulations (LDR) Section 3.01.02(E)(13) defines a nursing home as an establishment providing bed-care and in-patient services for persons needing regular medical attention but excluding surgical or emergency medical services or providing care for alcoholism, drug addiction, mental disease, or communicable disease.

The Applicant has provided the following definition of an Independent Living Facility, *“An Independent Living Facility is a residential housing option designed for older adults who are able to live on their own but prefer a community setting with amenities such as housekeeping, meal services, social activities, and occasional medical assistance. Residents typically live in private apartments and have access to support services as needed.”*

Per Section 429.02, Florida Statutes, an Assisted Living Facility is defined as any building, private home, boarding home, home for the aged, or other residential facilities, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

Table 1. Existing and Proposed Development Standards.							
	Allowable Maximum Density / Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Proposed Impervious Surface Ratio	Minimum Open Space	Proposed Open Space	Building Height
Existing	Four (4) dwelling units per net acres	N/A	30%	N/A	25%	N/A	40-Feet
Proposed	0	Assisted living facility (144-bed), skilled nursing facility (120-bed), and independent living facility (124-units)	60%	0.37%	25%	40%	40-Feet

The subject parcel is located within the Town of Lady Lake ISBA. The application has been circulated to the Town of Lady Lake for review and the Town had no comments.

The Applicant provided a Project Narrative and justification for the rezoning request as shown on Attachment “E”. On November 15, 2024, LPG Urban & Regional Planners, LLC conducted a Community Meeting on behalf of Nitai Capital Partner Edwards, LLC (Attachment “G”). The applicant provided copies of the Community Meeting invitation and comment cards from attendees.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;

The rezoning request is consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which allows for Nursing Homes and Assisted Living Facility uses within the Community Facility (CFD) District.

The rezoning request is consistent with LDR Section 3.00.03, *Consistency of Zoning District with Land Use Classifications*, which states that the CFD zoning district are allowable in the Urban Low Density FLUC classification.

The rezoning request is consistent with LDR Section 3.01.02(E)(13) which defines a nursing home as an establishment providing bed-care and in-patient services for persons needing regular medical attention but excluding surgical or emergency medical services or providing care for alcoholism, drug addiction, mental disease, or communicable disease.

The rezoning request is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows for Nursing Homes and Assisted Living Facility uses within the CFD zoning district with an appropriate land use regulatory instrument; the rezoning ordinance satisfies this requirement.

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

The proposed uses are consistent Comprehensive Plan Policy I-1.3.2, *Urban Low Density FLUC*, which allows for civic uses and nursing and personal care services. Civic uses are defined as a County, Municipal, State or Federal Use or Service, and community facility uses, excluding K-12 schools. LDR Table 3.01.00, lists Nursing Homes and Assisted Living Facilities as a Community Facility Use.

The concept plan is consistent with Comp Plan Policy I-1.3.2, *Urban Low Density Future Land Use Category*, and Comp Plan Table FLUE 2, *Future Land Use Categories Table*, which requires a maximum 60% impervious surface ratio and minimum 25% open space.

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

Community Facility Uses are permitted within all land use categories and consistent with all elements of the Comprehensive Plan.

The proposed request is consistent with LDR Section 3.01.03, which specify the allowance of Nursing Homes and Assisted Living Facilities as permitted within the CFD zoning district.

The proposed uses are consistent with the Urban Low Density FLUC, which allows for civic uses and nursing and personal care services.

The concept plan is consistent with Comprehensive Plan Table FLUE 2 and Policy I-1.3.2, which allows development with a maximum 60% impervious surface ratio and minimum 25% open space.

To lessen any adverse impacts onto the neighboring properties at the time of the development application, the owner shall submit an environmental assess and noise assessment.

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

As previously stated, Community Facility Uses are permitted within all land uses and consistent with all elements of the Comprehensive Plan. The subject parcel is surrounded by residential and agriculture uses, and the proposed use will provide an additional community facility to the benefit of the neighborhood residents.

The Applicant seeks to develop a for a 144-bed assisted living facility, a 120-bed skilled nursing facility, and a 124-unit independent living facility. Assisted Living Facilities, Nursing Homes, and Independent Living Facilities are not allowed under the current R-1 zoning district pursuant to LDR Section 3.01.02.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools and fire and emergency medical facilities;

Future development will require an analysis through submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewer

The Town of Lady Lake provided documentation (Attachment "F") indicating that the Town will provide immediate central water and sewer services hook up to the subject parcel via a force main/pump. In addition, connection to the Town of Lady Lake utilities require annexation and mainline extensions.

Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Public Safety

Lake County Fire Station #52 is located at 306 Hermosa Street, Lady Lake, and located less than two (2) miles from the subject property. This facility will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the development review process.

Solid Waste

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

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Griffin View Road is “D” with a peak hour two-way capacity of 1064 trips. Currently the impacted segment from US 27 to Grays Airport Road is operating at twenty nine percent (29%). This project will be generating approximately one hundred and one (101) pm peak hour trips, in which sixty-one (61) trips will impact the peak hour direction.

F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;

Should the rezoning be approved, all sensitive resources will be addressed through the development application review and approval process. The required environmental assessment (EA) must identify the presence of natural resources and specify protection and necessary mitigation of any endangered or threatened wildlife, flora and/or fauna, to include those that are species of special concern. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended for natural resource protection and mitigation.

G. Whether, and the extent to which, the proposed rezoning would affect the property values in the area;

There is no information within the application that specifies impacts on property values.

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

The surrounding development pattern is indicative of low density residential, and agriculture uses. To increase compatibility between the proposed use and surrounding uses and to reduce impacts, a Type “A” landscape buffer along the eastern and southern boundary lines owned by others will be required.

To further lessen any adverse impacts to the neighboring properties, a noise study that assesses the impacts of the proposed use will be required at the time of development application submittal.

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

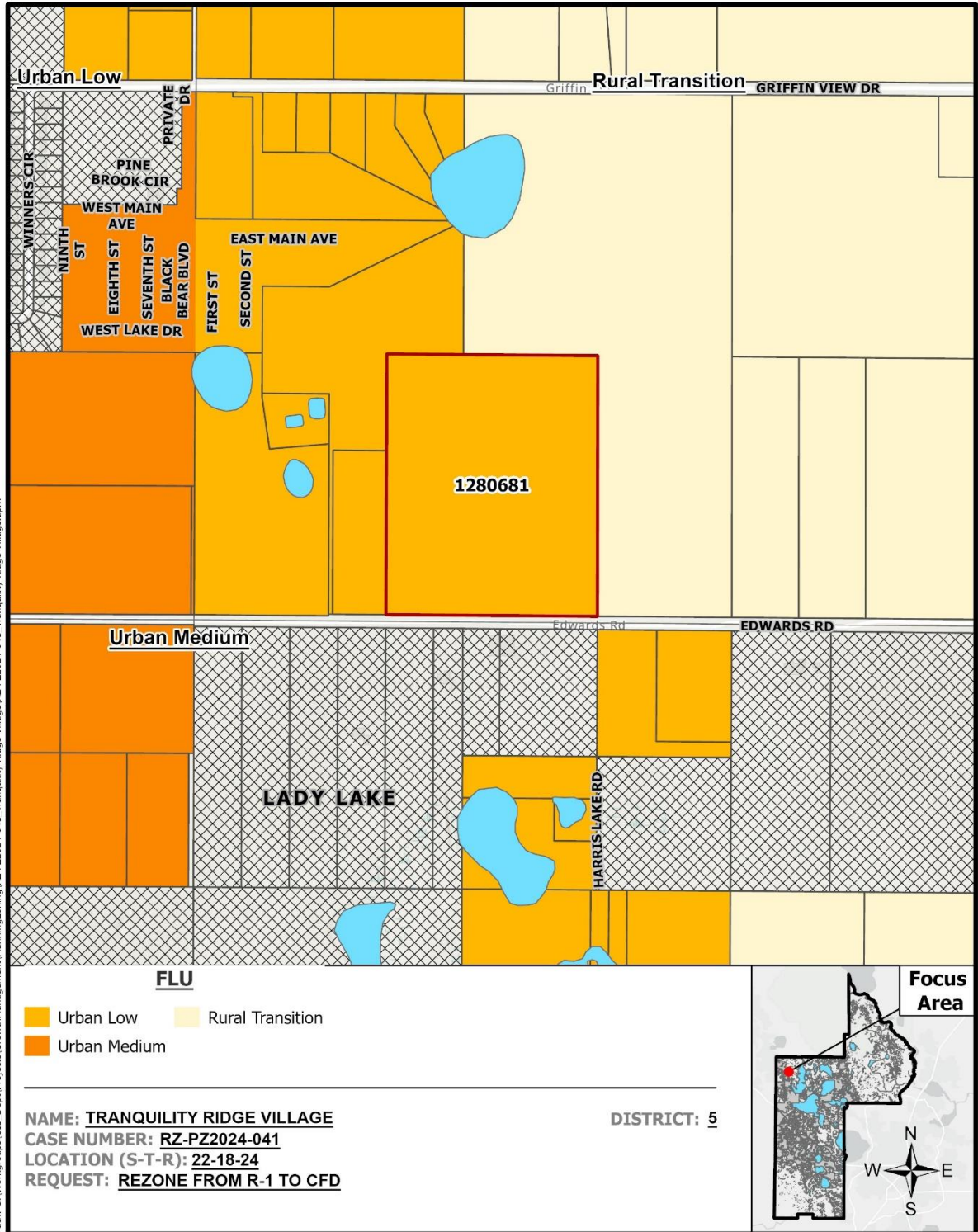
The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

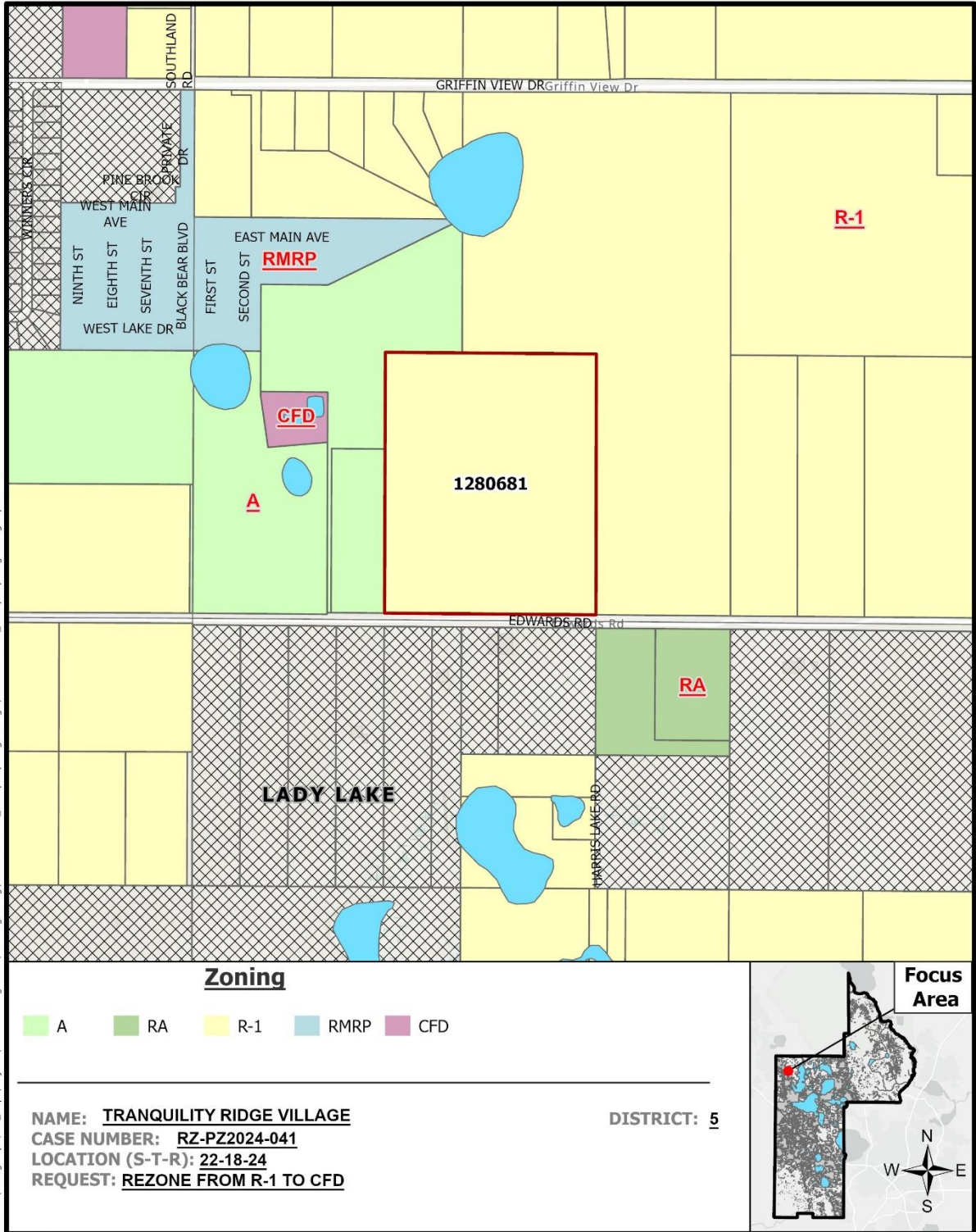
Attachment "A"- Future Land Use Category

CURRENT FUTURE LAND USE



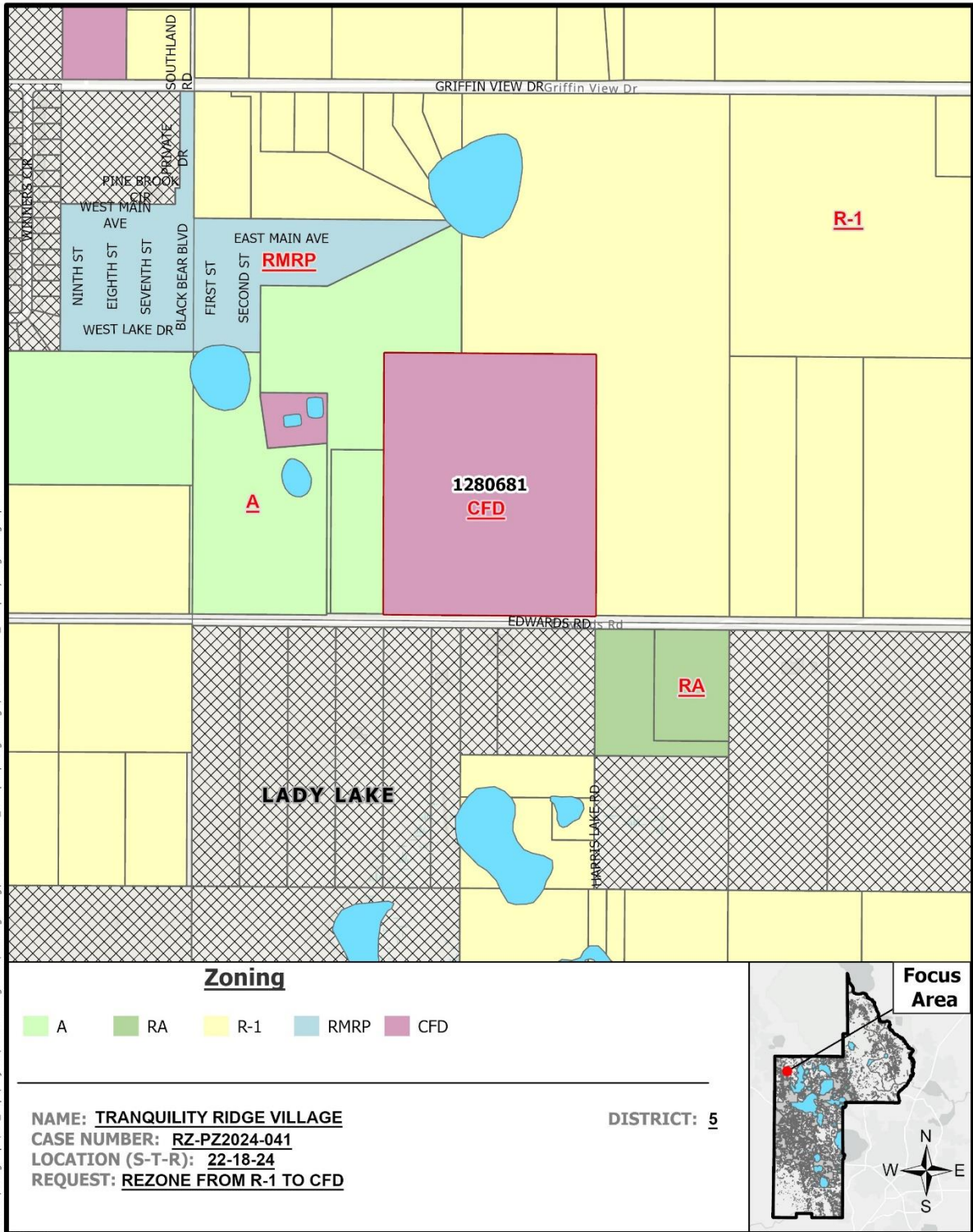
Attachment "B"- Zoning District

CURRENT ZONING



Attachment "C"- Proposed Zoning District

PROPOSED ZONING



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-041_Tranquility Ridge Village.aprx

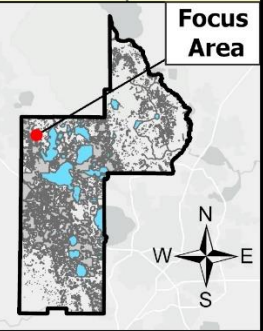
6/4/2024

Zoning

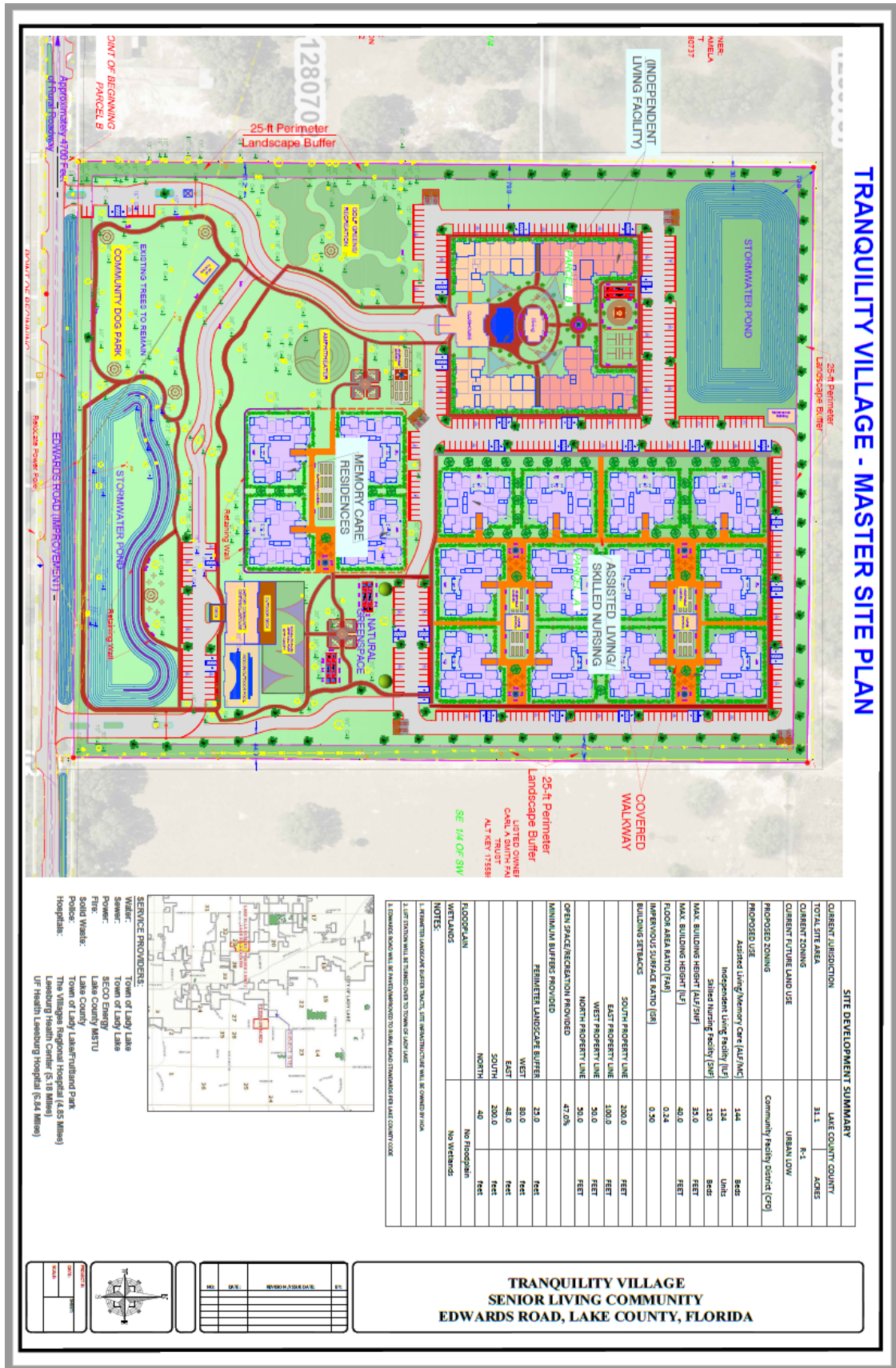
- A
- RA
- R-1
- RMRP
- CFD

NAME: TRANQUILITY RIDGE VILLAGE
CASE NUMBER: RZ-PZ2024-041
LOCATION (S-T-R): 22-18-24
REQUEST: REZONE FROM R-1 TO CFD

DISTRICT: 5

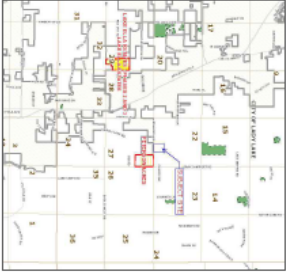


Attachment "D" - Concept Plan



TRANQUILITY VILLAGE - MASTER SITE PLAN

SITE DEVELOPMENT SUMMARY	
CURRENT JURISDICTION	LAKE COUNTY COUNTY
TOTAL SITE AREA	31.1 ACRES
CURRENT ZONING	R-1
CURRENT FUTURE LAND USE	URBAN LOW
PROPOSED ZONING	Community Facility District (CFD)
PROPOSED USE	Assisted Living/Memory Care (AL/MC) 144 Units Independent Living Facility (ILF) 124 Units Skilled Nursing Facility (SNF) 120 Units MAX. BUILDING HEIGHT (AL/ILF) 29.0 FEET MAX. BUILDING HEIGHT (SNF) 40.0 FEET FLOOR AREA RATIO (FAR) 0.24 IMPERVIOUS SURFACE RATIO (ISR) 0.50 BUILDING SETBACKS SOUTH PROPERTY LINE 200.0 FEET EAST PROPERTY LINE 100.0 FEET WEST PROPERTY LINE 50.0 FEET NORTH PROPERTY LINE 50.0 FEET OPEN SPACE/RECREATION PROVIDED 47.0%
MINIMUM BUFFERS PROVIDED	25.0 FEET
PERIMETER LANDSCAPE BUFFER	WEST 80.0 FEET EAST 48.0 FEET SOUTH 200.0 FEET NORTH 40 FEET
FLOORPLAN	No Program
WALKWAYS	No Walkways
NOTES:	
1. EXISTING LANDSCAPE BUFFER VALUES SET FOR INFRASTRUCTURE WILL BE OWNED BY VOA.	
2. LIFT STATION SHALL BE PROVIDED OVER THE TOWN OF LAKE LAKE.	
3. EXISTING ROAD SHALL BE DEMOLISHED TO ADJACENT ROAD THROUGHOUT THE LAND COUNTY CODE.	



- SERVICE PROVIDERS:**
- Water: Town of Lady Lake
 - Sewer: Town of Lady Lake
 - Fire: Lake County/MSU
 - Solid Waste: Lake County
 - Police: Town of Lady Lake/Rideland Park
 - Hospitals: The Visages Regional Hospital (4.55 Miles)
Leesburg Health Center (5.18 Miles)
UF Health Leesburg Hospital (6.84 Miles)

**TRANQUILITY VILLAGE
SENIOR LIVING COMMUNITY
EDWARDS ROAD, LAKE COUNTY, FLORIDA**

North arrow and scale bar (0 to 50 feet).

Attachment “E”- Project Narrative (1 of 11)



**Nitai Capital Partners Edwards, LLC
Rezoning Request
Project Narrative**

The subject property is located on the north side of Edwards Road referenced by alternate key 1280681 and consisting of approximately 31 ± net acres (Figure 1). The subject property is within the Town of Lady Lake joint planning area. The subject site is undeveloped. The majority of the surrounding property is also undeveloped. The general area is residential.

Figure 1. Project Location



1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Attachment “E”- Project Narrative (2 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

2

Project Request

The request is to amend the zoning designation from Estate Residential (R-1) to Community Facilities District (CFD) to allow the development of an assisted living facility (ALF) (144 beds), skilled nursing facility (120 beds) and independent living facilities (124 units) (Figures 2, 3 and 4). The project as designed offers 40% open space, a 25' perimeter landscape buffer, and proposed recreational facilities such as clubhouse, activity center, dog park, putting greens, and vegetable gardens. Proposed development will be served by central water and sewer from the Town of Lady Lake. Lake County does have an Interlocal Service Boundary Agreement (ISBA) with the Town of Lady Lake.

The proposed ALF concept plan is unique in that it provides a single-family style setting which provides potential clientele with a “homey” atmosphere while providing for their daily care, medical, recreational, and social needs. The community as designed allows for residences to “age in place” as it offers both independent living facilities, assisted living facilities, and skilled nursing.

The surrounding properties are zoned Estate Residential (R1), Rental Mobile Home Park (RMRP), Agriculture Residential (AG-1) and Community Facilities District (CFD). The Lady Lake town limits are adjacent to the subject site to the south and the property is zoned Single Family Medium Density (RS-6) which allows single family development at 6 units/acre.



Attachment "E"- Project Narrative (3 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative
3

Figure 2. Concept Plan



Attachment "E"- Project Narrative (4 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

4

Figure 3. Existing Zoning



Attachment "E"- Project Narrative (5 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

5

Figure 4. Proposed Zoning



Attachment “E”- Project Narrative (6 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
 Project Narrative
 6

Future Land Use

The future land use is Urban Low Density as demonstrated in Figure 5, which permits up to 4 units/net acre, a maximum impervious surface ratio of 0.60 and a maximum floor area ratio of 0.25 except civic uses which is 0.35. As indicated in Policy I-1.3.2 typical uses includes residential, nursing and personal care facilities, and civic uses.

The Urban Low Density FLU “provides for a range of residential development at a maximum density of 4 dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category.” These areas are located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities. US Highway 27, an arterial roadway is located approximately ¼ mile to the west of the site. A transit (Lake Xpress) stop is available along US Highway 27 and Longview Avenue which is approximately 1 mile from the site.

The surrounding uses are predominately residential as demonstrated in Table 1.

Direction	Future Land Use	Zoning	Current Use
North	Urban Low Density Rural Transition	A, R-1, RMRP	Residential
South	Urban Low Density Medium Density	R-1, AG-1, RS-6	Residential
East	Rural Transition	R-1	Residential
West	Urban Low Density	A, CFD	Residential and Utilities

Table 1. Surrounding Land Uses

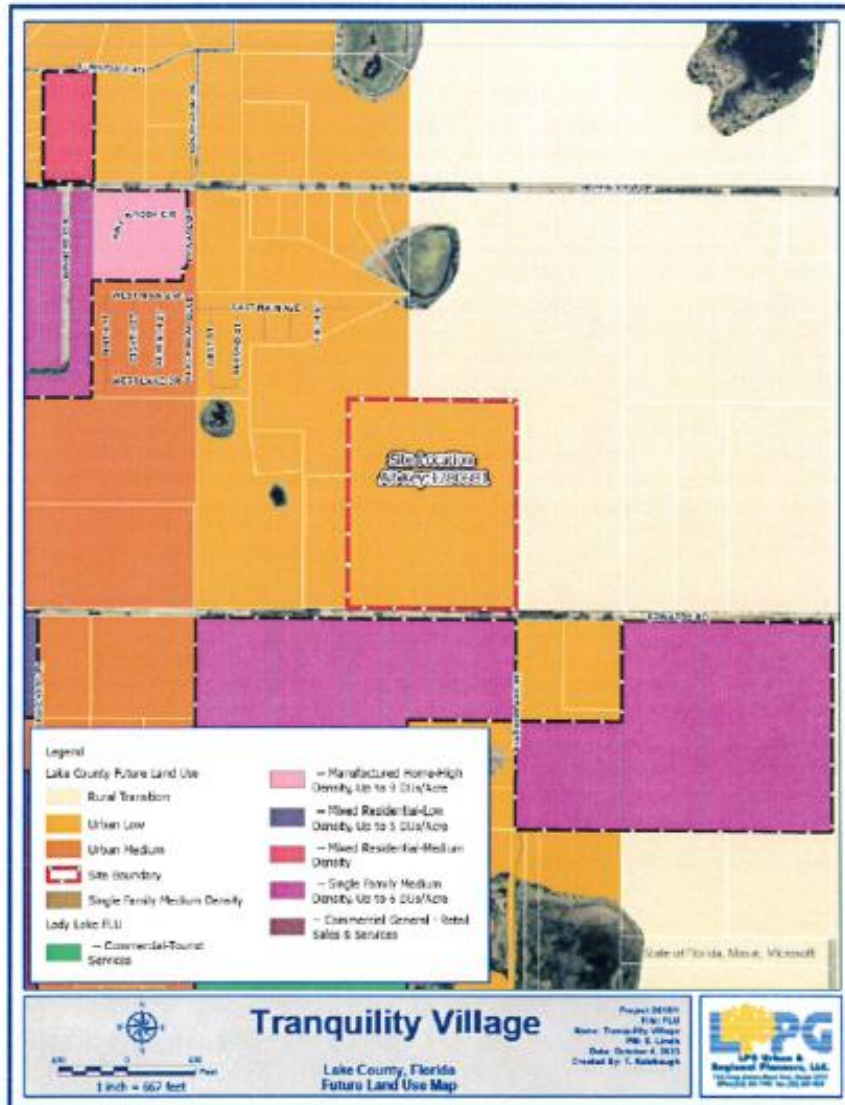


Attachment "E"- Project Narrative (7 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

7

Figure 5. Existing Future Land Use



Attachment “E”- Project Narrative (8 of 11)

Nital Capital Partners Edwards, LLC - Rezoning
 Project Narrative
 8

Transportation Impact Analysis

A trip generation analysis was conducted on the proposed and existing land use as demonstrated in the Table 3a, 3b, and 3c. The proposed zoning will decrease both the daily trips and the PM peak hour trips by 68.

The following assumption was made in the calculations:

- 1 ALF/SNF bed = 0.5 ILF unit
- 264 ALF/SNF Beds = 132 Units
- ILF units = 124 units

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Continuing Care Retirement Community	256 units	255	632	49	19	30
TOTAL GROSS TRIPS (PROPOSED)			632	49	19	30

Table 3a. Proposed Trip Generation

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	124 units	210	1,169	117	73	44
TOTAL GROSS TRIPS (EXISTING)			1,169	117	73	44

Table 3b. Existing Trip Generation

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-68	-54	-14

Table 3c. Net Trip Generation



Attachment “E”- Project Narrative (9 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative
9

Environmental Impact Analysis

An environmental assessment prepared by Stillwater Environmental, Inc. is attached as Appendix B. The environmental assessment did indicate the presence of one (1) protected species, the gopher tortoise. The subject site is within the sand skink consultation area. A coverboard survey was conducted and results of the survey indicated that the site is not occupied by sand skinks. Prior to site development, appropriate regulatory permits will be secured for the relocation of gopher tortoises consistent with requirements of the Land Development Regulations.

Comprehensive Plan Consistency

The zoning amendment is consistent with the following policies, among others:

FLU Policy I-1.1.3: Direct Orderly, Compact Growth. The CFD is an infill project and directs growth to urban areas where public facilities and services are presently in place or planned. The CFD is consistent with the intention for compact growth. Utilities are available from the Town of Lady Lake.

FLU Policy I-1.2.2: Consistency between Future Land Use and Zoning. The existing future land use is Urban Low Density which allows for civic uses and the proposed zoning is CFD which is consistent with the comprehensive plan. Any proposed development will adhere to the Land Development Regulations (LDR).

FLU Policy I-1.3.2: Urban Low Density Future Land Use Category. The proposed zoning category of CFD is consistent with this policy and abides by the maximum intensity standards of 0.35 FAR and ISR of 0.60. The proposed FAR is 0.21 and the proposed ISR is 0.37 as shown on the concept plan.

FLU Policy I-7.11.1: Concurrency Requirements. Public facilities are available and the proposed CFD zoning will not degrade the Level of Service (LOS) standards. The traffic impact analysis indicates that the proposed amendment will decrease traffic impacts to the area roadways.

Standards of Review

- A. *Whether the rezoning is in conflict with any applicable provisions of the Code.*
The proposed rezoning is consistent with all applicable provisions of the code. The proposed CFD is compatible to the surrounding land uses.
- B. *Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.*



Attachment “E”- Project Narrative (10 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

10

The proposed zoning amendment is consistent with all elements of the comprehensive plan. Facilities can be provided to serve the project. The request is consistent with Policies I-1.1.3 (directs growth to urban areas), I-1.2.2, I-1.3.2 and I-7.11.1.

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

The proposed CFD is consistent with the established land use pattern in the area. The proposed use is assisted living facility which is consistent with the surrounding area.

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

The surrounding area is a mixture of residential. Residential uses in the area consist of single family, manufactured homes and RVs. There is a shortage of attainable housing within Lake County.

E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

The development will not negatively impact public facilities. The CFD is an infill project and sufficient capacity is available to serve the project.

F. Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.

The proposed CFD will not significantly impact the natural environment. Buffers, provision of central water and sewer, and stormwater management facilities will provide additional protection to the general area.

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

The CFD will not have a negative impact on home values. The proposed facilities will provide housing availability options to older adults and provides for a continuing care community.

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

As described above the proposed CFD is an infill project and is a logical extension of the existing development pattern.



Attachment “E”- Project Narrative (11 of 11)

Nitai Capital Partners Edwards, LLC - Rezoning
Project Narrative

11

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

This request is in the public interest and assists the County in providing “Communities for a Lifetime”. It provides a housing option for older adults and provides protection to the general area by providing upland buffers and stormwater management system. The use is compatible with surrounding uses.



Attachment "F"- Utility Notification



Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project _____ Rezoning

Legal description: Section 22 Township 18 Range 24 Alt Key # 1280681

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage is not within 1,000 feet of the above described property.

Hook up to Central Water is not within 300 feet of the above described property.

The City of Town of Lady Lake will provide immediate hook up to this property for:

Central Sewage: Yes No _____ Central Water: Yes No _____
Will the connection to the central sewage system be via a _____ gravity line or a force main/pump?
connection to Town Utilities requires Appraisal and main line extensions.

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name, Title and Entity: C.T. Payne, Public Works Director, TOLL Date 10/4/23

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

Attachment “G”- Community Meeting Documents (1 of 5)

NOTICE:

COMMUNITY MEETING

DISPLAYING PROPOSED

DEVELOPMENT OF

TRANQUILITY RIDGE VILLAGE

10AM OAKWOOD SMOKEHOUSE

860 S. 27/441

FOR FURTHER INFORMATION CONTACT

MICHAEL RANKIN

LAND PLANNING GROUP

352-385-1940

15 November 10AM

Attachment "G"- Community Meeting Documents (2 of 5)

TRANQUILITY RIDGE VILLAGE

- 31.1 ACRES M/L
- 144-BED ASSISTED LIVING FACILITY
- 120-BED SKILLED NURSING FACILITY
- 124-UNIT INDEPENDENT CARE FACILITY
- MAXIMUM BUILDING HEIGHT 40 FEET
- OPEN SPACE 47%
- SETBACKS
 - SOUTH 200'
 - EAST 100'
 - WEST 50'
 - NORTH 50'
- LANDSCAPE BUFFERS
 - SOUTH 200'
 - EAST 48'
 - WEST 80,
 - NORTH 40'
- NO FLOODPLAINS
- NO WETLANDS
- WATER AND SEWER - LADY LAKE
- IMPROVEMENTS TO EDWARDS ROAD



**Michael William Rankin,
Owner / Managing Member
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mount Dora Florida 32757
Cell 352-638-4407
www.landplanninggroup.com
www.landplanninggroup.com
Office 352-385-1940**

Attachment "G"- Community Meeting Documents (3 of 5)

**TRANQUILITY RIDGE VILLAGE
EDWARDS ROAD
COMMUNITY MEETING
11/15/24 10AM
OAKWOOD SMOKEHOUSE**

Comments will be provided to Lake County P&Z Staff

PROPERTY MAKING THEM VULNERABLE TO BARR
WIDE FENCING AND LIVESTOCK SAFETY ISSUES.
THE PROPOSED LANDSCAPING SURROUNDING THE
PROPERTY IS NOT ADEQUATE TO PREVENT PEOPLE
AND ANIMALS FROM POTENTIAL SAFETY ISSUES.

Name: DAVID FITCHITT

Address: 3117 EDWARDS RD LAKELAKE FL 32159

Phone# / E-mail: 702-401-5021 fitchitd@yahoo.com

COMMENTS: WE OPPOSE THIS DEVELOPMENT

SAFETY CONCERNS:

1. SAFETY - PAVING EDWARDS RD TO THE PROPERTY ONLY WILL CAUSE A TRAFFIC SAFETY ISSUE. CARS TRANSITIONING FROM PAVEMENT TO DIRT MAY LOSE CONTROL, ESPECIALLY DURING INCLEMENT WEATHER.
2. THE PROPERTY ADJACENT TO THE DEVELOPMENT IS FARM/AGRICULTURAL. ANIMALS MAY WANDER INTO THE PROPERTY - CREATING A SAFETY ISSUE. RESIDENTS WITH DIMENSIONS AND OTHER PROBLEMS COULD WANDER OFF THE
↓


Attachment "G"- Community Meeting Documents (4 of 5)

TRANQUILITY RIDGE VILLAGE
EDWARDS ROAD
COMMUNITY MEETING
11/15/24 10AM
OAKWOOD SMOKEHOUSE

Comments will be provided to Lake County P&Z Staff

Name: Rich Rotundo
Address: 3240 Edwards Rd
Phone# / E-mail: 845 629 0790

COMMENTS:

Good Luck - hope all goes well


TRANQUILITY RIDGE VILLAGE
EDWARDS ROAD
COMMUNITY MEETING
11/15/24 10AM
OAKWOOD SMOKEHOUSE

Comments will be provided to Lake County P&Z Staff

Name: Janet Starn
Address: 419 Eagles Nest
Phone# / E-mail: 352 446-4945

COMMENTS:

Being from health care
this project will
serve many of our
elder orphans.

Attachment "G"- Community Meeting Documents (5 of 5)

**TRANQUILITY RIDGE VILLAGE
EDWARDS ROAD
COMMUNITY MEETING
11/15/24 10AM
OAKWOOD SMOKEHOUSE**

Comments will be provided to Lake County P&Z Staff

Name: Miguel M. Jones

Address: _____

Phone# / E-mail: 352-516-6634

COMMENTS:


Map of Subject Property



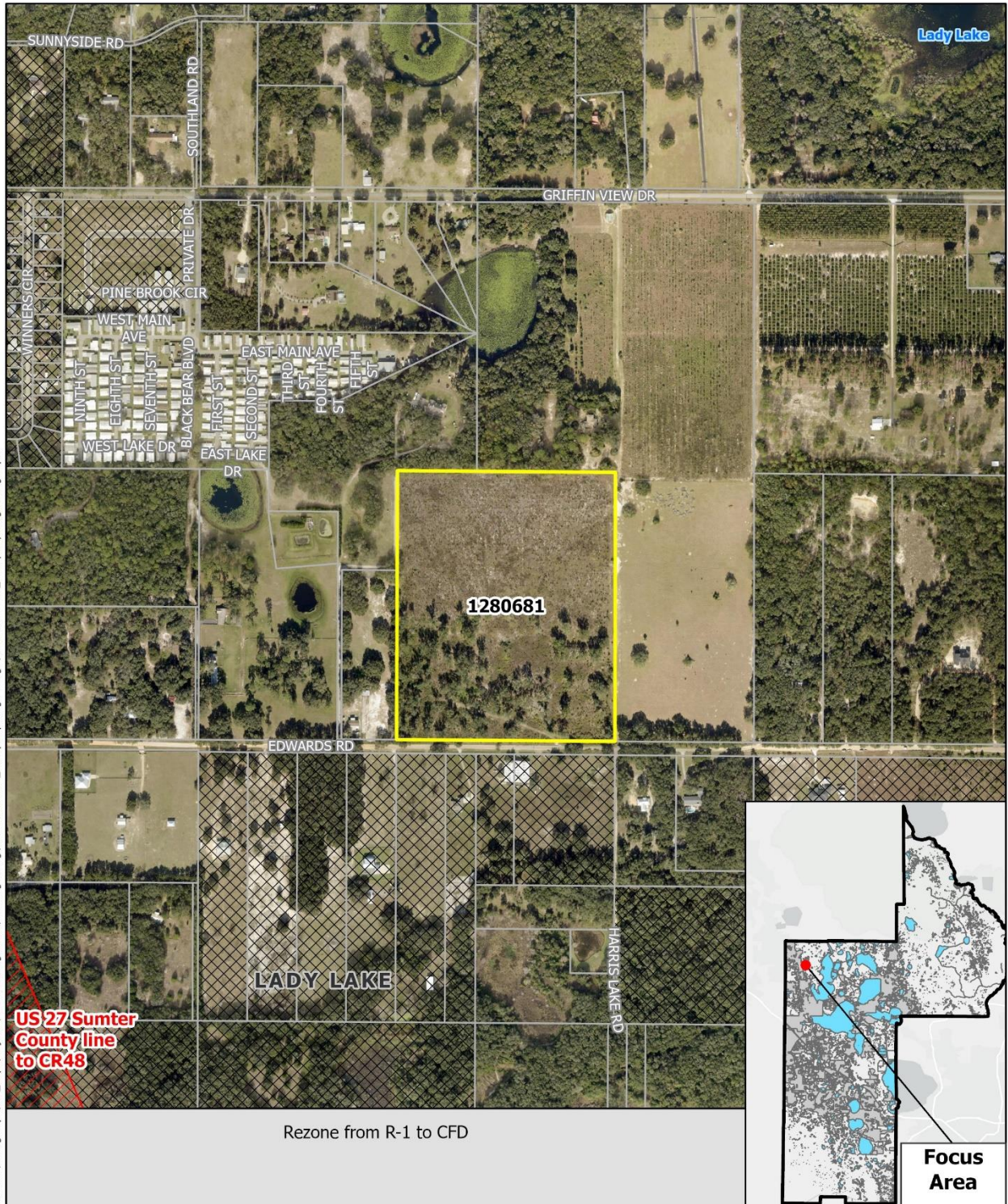
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\ZPZ2024-041_Tranquility Ridge Village\ZPZ2024-041_Tranquility Ridge Village.aprx

6/4/2024

Aerial of Subject Property



RZ-PZ2024-041
Tranquility Ridge Village



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-041_Trانquility Ridge Village.aprx

6/4/2024

ORDINANCE #2025-

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 31.1 +/- ACRES FROM RURAL RESIDENTIAL (R-1) TO COMMUNITY FACILITY DISTRICT (CFD) TO ALLOW THE CONSTRUCTION OF AN ASSISTED LIVING FACILITY, SKILLED NURSING FACILITY AND AN INDEPENDENT LIVING FACILITY FOR PROPERTY LOCATED IN SECTION 22, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IDENTIFIED AS ALTERNATE KEY NUMBER 1280681, LEGALLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michael Rankin, LPG Urban & Regional Planners, LLC (the “Applicant”) submitted an application to rezone the subject property from Rural Residential (R-1) District to Community Facility (CFD) District to allow the construction of an assisted living facility, skilled nursing facility and an independent living facility; and

WHEREAS, the subject property consists of approximately 31.1 +/- acres, located north of Edwards Road, east of South US Highway 27/441 and west of Grays Airport Road, in the Lady Lake area, in Section 22, Township 18 South, Range 24 East, identified by Alternate Key Number 1280681, and more particularly described in Exhibit “A”; and

WHEREAS, the subject property is located within the Urban Low Density Future Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition PZ2024-041 on the 4th day of December 2024, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of January 2025; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Community Facility District (CFD) in accordance with this Ordinance. All uses specified must be generally consistent with the Conceptual Plan as shown in Exhibit “B” of this Ordinance. To the extent where there are conflicts between the Conceptual Plan and this Ordinance, the Ordinance will take precedence.

A. Land Uses.

- 1. Assisted Living Facility, maximum 144 beds.
- 2. Skilled Nursing Facility, maximum 120 beds.
- 3. Independent Living Facility, maximum 124 units.
- 4. Recreational Uses:
 - a. Clubhouse

- 1 b. Activity Center
- 2 c. Dog Park
- 3 d. Putting Greens
- 4 e. Vegetable Gardens
- 5 5. Accessory Use directly associated with the above uses may be approved by the County
- 6 Manager or designee.
- 7 6. Any other use of the site not specified above shall require approval of an amendment to
- 8 this Ordinance by the Board of County Commissioners.

9 **B. Open Space, Floor Area Ratio/Intensity, Impervious Surface (ISR), and Structure**
10 **Height.**

- 11 1. A minimum of forty percent (40%) of the subject property acreage must be dedicated in
- 12 perpetuity for preservation as common open space using a conservation or open space
- 13 easement. The facility owner shall be responsible for maintaining the open space.
- 14 2. Floor Area Ratio/Intensity, Impervious Surface Ratio, and Structure Height shall not
- 15 exceed the following:
 - 16 a. Floor Area Ratio: .35
 - 17 b. Impervious Surface Ratio: .60
 - 18 c. Structure Height: 40 feet
- 19 3. All other development standards must be in accordance with the Comprehensive Plan
- 20 and Land Development Regulations, as amended.

21 **C. Setbacks.** Building Setbacks shall be in accordance with the LDR, as amended.

22 **D. Bear Management.**

- 23 1. Facility owner shall be required to use County approved, bear-resistant garbage carts,
- 24 if available. If bear resistant garbage carts are not available, regular carts shall be
- 25 modified to be bear or keeping cans in a secured location.
- 26 2. Facility owner shall not have bird and wildlife feeders that are not modified to exclude
- 27 bears.
- 28 3. Lake County shall have the right, but not the obligation, to enforce such provisions.

29 **E. Landscaping, Buffering, and Screening.**

- 30 1. The perimeter landscape buffer shall be a minimum of 25-feet in width.
- 31 2. Landscaping, Buffering, and Screening shall be in accordance with the Comprehensive
- 32 Plan and LDR, as amended.

33 **F. Environmental Considerations.**

- 34 1. An environmental assessment will be required to identify the presence of vegetation,
- 35 soils, threatened and endangered species that may exist on the site. State permitting or
- 36 mitigation may be required before development can commence.
- 37 2. Environmental resources shall be protected in accordance with the Comprehensive Plan
- 38 and LDR, as amended.

- 1 **G. Noise.** Compliance must be in accordance with the LDR, as amended.
- 2 **H. Transportation Improvements/Access Management.**
- 3 1. The development shall improve Edwards Road to meet county paved road standards.
- 4 2. Additional right-of-way for Edwards Road may be required with the site development.
- 5 3. Sidewalks will be required per LDR, as amended.
- 6 4. All access management shall be in accordance with the Comprehensive Plan and LDR,
- 7 as amended.
- 8 **I. Parking Requirements.** Parking shall be provided in accordance with the LDR, as
- 9 amended.
- 10 **J. Stormwater Management.** The stormwater management system must be designed in
- 11 accordance with all applicable Lake County and St. Johns River Water Management District
- 12 (SJRWMD) requirements, as amended.
- 13 **K. Utilities.** The development will be serviced by central water and sewer systems, in
- 14 accordance with the Comprehensive Plan and LDR, as amended. Potable water and
- 15 wastewater services shall be provided by the Town of Lady Lake Florida, a Florida Municipal
- 16 Corporation.
- 17 **L. Lighting.** All development will adhere to the dark sky principles set forth in Section 3.09.00,
- 18 LDR as amended.
- 19 **M. Signage.** All signage shall be accordance with the Comprehensive Plan and LDR, as
- 20 amended.
- 21 **N. Commercial Design.** The design of future structures shall be accordance with the
- 22 Comprehensive Plan and LDR, as amended.
- 23 **O. Concurrency Management Requirements.** All development shall comply with the Lake
- 24 County Concurrency Management System, as amended.
- 25 **P. Development Review and Approval.** Prior to the issuance of permits, the Facility Owner
- 26 shall be required to submit a development application for any future expansion generally
- 27 consistent with Exhibit "B" - Conceptual Plan, attached, for review and approval in
- 28 accordance with the Comprehensive Plan and LDR, as amended.
- 29 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
- 30 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
- 31 Comprehensive Plan, and LDR shall include any future amendments to the Statutes, Code,
- 32 Plans, and/or Regulations.

33 **Section 2. Conditions:**

- 34 **A.** After establishment of the facilities as provided in this Ordinance, the property identified in
- 35 this Ordinance may only be used for the purposes identified in this Ordinance. Any other
- 36 proposed use must be specifically authorized by the Board of County Commissioners.
- 37 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,
- 38 move, convert, or demolish any building structure, add other uses, or alter the land in any
- 39 manner within the boundaries of the above-described land without first obtaining the

1 necessary approvals in accordance with the Lake County Code, as amended, and obtaining
2 the permits required from the other appropriate governmental agencies.

3 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the land
4 and the terms, conditions, and provisions of this Ordinance, and will be binding upon the
5 present Owner and any successor and will be subject to each condition in this Ordinance.

6 **D.** The transfer of ownership or lease of any or all the property described in this Ordinance must
7 include in the transfer or lease agreement, a provision that the purchaser or lessee is made
8 good and aware of the conditions established by this Ordinance and agrees to be bound by
9 these conditions. The purchaser or lessee may request a change from the existing plans
10 and conditions by following procedures contained in the Land Development Regulations, as
11 amended.

12 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms
13 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

14 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
16 of the remaining portions of this Ordinance.

17 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
18 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
19 125.66, Florida Statutes.

1 **Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public records of
2 Lake County, Florida. The Applicant shall be responsible for all recording fees.

3 **ENACTED** this _____ day of _____, 2025.

4
5 **FILED with the Secretary of State** _____, 2025.

6
7 **EFFECTIVE** _____, 2025.

8

9

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

10

11

12

13

14

LESLIE CAMPIONE, CHAIRMAN

15

16

17

18 **ATTEST:**

19

20

21

**GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

22

23

24

25

26

27

28 **APPROVED AS TO FORM AND LEGALITY:**

29

30

31

MELANIE MARSH, COUNTY ATTORNEY

32

1

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL A:

Commence at the Southwest corner of Section 22, Township 18 South, Range 24 East, in Lake County, Florida, said corner being marked by a concrete monument; run thence North 00°06 minutes 10 seconds West, 15.00 feet to concrete monument; thence North 89°50 minutes 20 seconds East 1333.40 feet to a concrete monument and the Point of Beginning of this description; from said Point of Beginning continue North 89°50 minutes 20 seconds East, 666.69 feet to an iron pipe; run thence North 00°12 minutes 30 seconds West 1307.48 feet to a concrete monument; run thence South 89°57 minutes 45 seconds West, 665.96 feet to a concrete monument; run these South 00°10 minutes 35 seconds East, 1308.92 feet to the Point of Beginning. LESS AND EXCEPT any portion lying within road right of way.

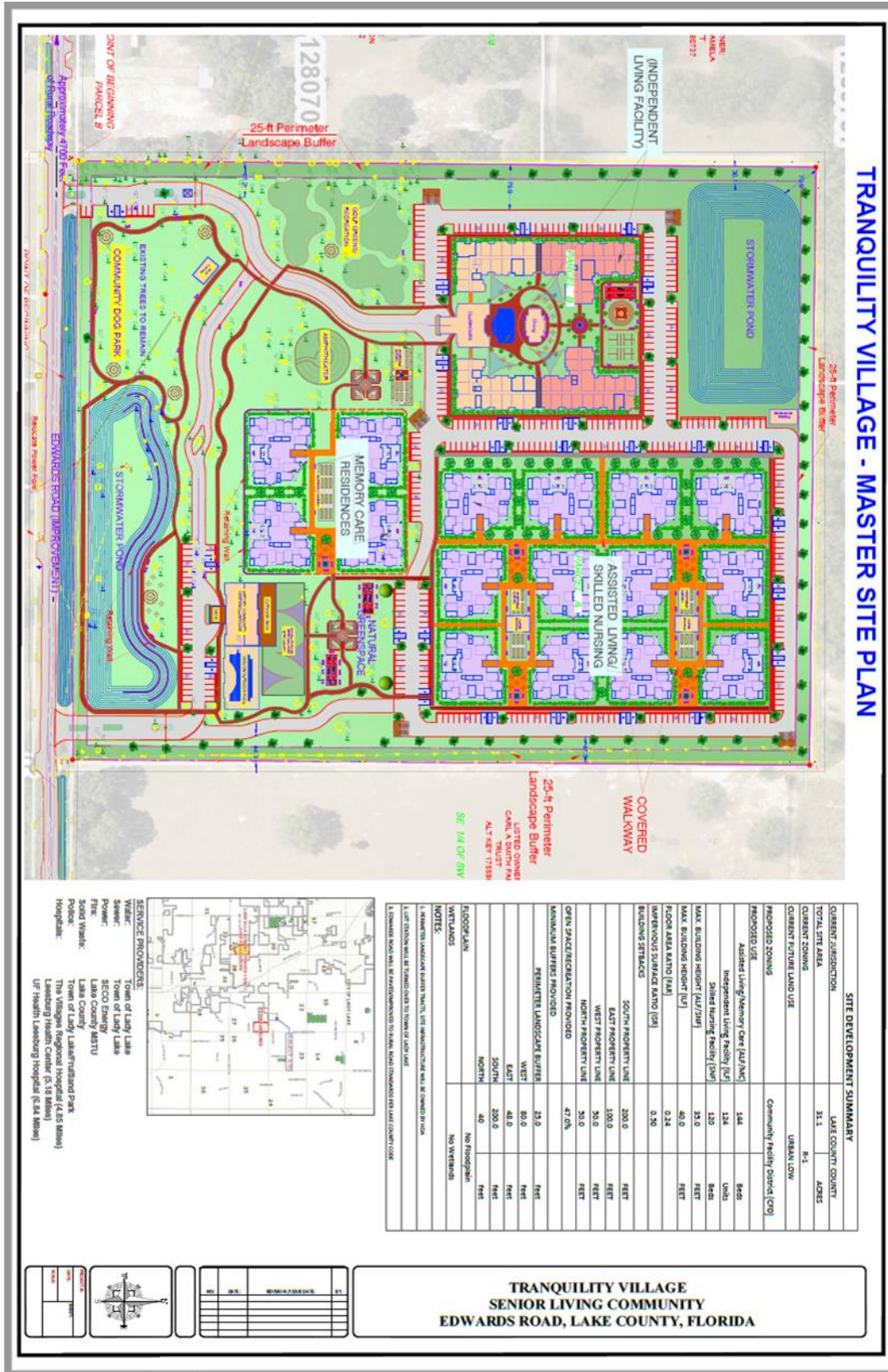
PARCEL B:

Commence at the Southwest corner Section 22, Township 18 South, Range 24 East, in Lake County, Florida, , said corner being marked by a concrete monument; run thence North 00°06 minutes 10 seconds West, 15.00 feet to concrete monument; thence North 89°50 minutes 20 seconds East 951.71 feet to a concrete monument and the Point of Beginning of this description; from said Point of Beginning continue North 89°50 minutes 20 seconds East, 381.69 feet to a concrete monument; thence North 00°10 minutes 35 seconds West, 1308.92 feet to a concrete monument; thence South 89°57 minutes 45 seconds West, 380.95 feet to a concrete monument; thence South 00°08 minutes 38 seconds East, 1309.74 feet to the Point of Beginning. LESS AND EXCEPT any portion lying within road right of way.

2

1

EXHIBIT "B" – CONCEPTUAL PLAN



2