

1
2
3 **Staff Summary**

4 This Ordinance amends Section 14.03.04 of the Land Development Regulations
5 to require additional information for the review and approval of planned unit
6 developments. Applicants will be required to submit a preliminary master development
7 plan, preliminary traffic analysis, and a preliminary environmental assessment
8 simultaneously with rezoning applications. If either application is found insufficient, the
9 rezoning process will be placed on hold until found sufficient.

10 **ORDINANCE NO. 2006 – _____**

11
12
13 **AN ORDINANCE OF THE BOARD OF COUNTY**
14 **COMMISSIONERS OF LAKE COUNTY, FLORIDA AMENDING**
15 **SECTION 14.03.04, LAKE COUNTY LAND DEVELOPMENT**
16 **REGULATIONS, ENTITLED PLANNED UNIT DEVELOPMENTS,**
17 **TO REQUIRE PRELIMINARY DEVELOPMENT PLANS,**
18 **PRELIMINARY TRAFFIC ANALYSIS, AND PRELIMINARY**
19 **ENVIRONMENTAL ASSESSMENTS FOR PLANNED UNIT**
20 **DEVELOPMENTS BE SUBMITTED WITH REZONING**
21 **APPLICATIONS; PROVIDING FOR INCLUSION IN THE CODE;**
22 **PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**
23 **EFFECTIVE DATE.**

24
25
26 **WHEREAS**, on April 16, 2002, the Board adopted Ordinance 2002-28, entitled
27 Rezoning, with a subsection entitled Planned Unit Developments, requiring specific
28 information be submitted with rezoning applications for planned unit developments; and
29

30 **WHEREAS**, on March 16, 2004, the Board adopted Ordinance 2004-13 to amend
31 provisions regarding Rezoning; and
32

33 **WHEREAS**, Staff has determined that in order to efficiently review rezoning
34 applications involving Planned Unit Developments, additional information is needed and
35 both the rezoning and preliminary development plan applications should be reviewed
36 simultaneously; and
37

38 **WHEREAS**, the Board now desires to amend Section 14.03.04 to reflect the
39 additional application requirements for rezoning with planned unit developments and
40 provide for simultaneousness of both applications.
41

42 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County
43 Commissioners of Lake County, Florida, as follows:
44

45 **Section 1. Recitals.** The foregoing recitals are true and correct and
46 incorporated herein by reference.

- 1 a. A general vicinity or location map drawn to scale (both stated and
- 2 graphic) showing the position of the proposed site in the
- 3 Section(s), Township and Range, together with the
- 4 principal roads, city limits, and/or other pertinent
- 5 orientation information.
- 6
- 7 b. A complete legal description of the property.
- 8
- 9 c. The name, address and telephone number of the owner(s) of the
- 10 property. Where a corporation or company is the owner of
- 11 the property, the name and address of the president and
- 12 secretary of the entity shall be shown.
- 13
- 14 d. Name, business address, and telephone number of those
- 15 individuals responsible for the preparation of the
- 16 drawing(s).
- 17
- 18 e. Each sheet shall contain a title block with the name of the site, the
- 19 stated and graphic scale, a north arrow, and date.
- 20
- 21 f. The plan shall show the boundaries of the property with a metes
- 22 and bounds description reference to Section, Township and
- 23 Range, tied to a Section or Quarter-Section or Subdivision
- 24 name and Lot number(s).
- 25
- 26 g. The area of property shown in square feet and acres.
- 27
- 28 h. An aerial photograph no older than the most recent aerials
- 29 available from the County Manager or designee with
- 30 property boundaries overlain. (Such aerial photograph may
- 31 be located on a separate sheet if necessary).
- 32
- 33 3. Specific Preliminary Development Plan Requirements. The development
- 34 plan should consist of a general sketch with supporting information
- 35 (the plan shall be drawn to scale, the proportions and location of
- 36 land use may be generalized). Each development plan Shall show:
- 37
- 38 a. Existing Conditions.
- 39
- 40 (1) The location of existing property or right-of-way lines both
- 41 for private and public property, streets, sidewalks,
- 42 railroads, buildings, transmission lines, sewers,
- 43 bridges, culverts, drain pipes, water mains,
- 44 stormwater management systems, fire hydrants, and
- 45 any public or private easements.

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
41
42
43
44
45
46

- (2) Any land rendered unusable by deed restrictions or other legally enforceable limitations.
 - (3) Contour lines at five (5) foot intervals unless it is determined that lower intervals are more appropriate for the size or location of the development.
 - (4) All water courses, water bodies, floodplains, wetlands, jurisdictional wetlands, important natural features and wildlife areas, U.S.D.A. Soil Conservation Service soil types and Florida Land Use and Classification System (FLUCS) vegetative cover overlain on the plan.
 - (5) Existing zoning district of the parcel.
 - (6) A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement, showing:
 - (a) Land uses and locations of principal structures and major landscape features.
 - (b) Densities of residential use.
 - (c) Traffic circulation systems.
 - (d) Existing and proposed driveways and roadways.
 - (7) Location of proposed site in relation to any established urban service areas and utilities.
 - (8) A depiction of the proposed development entranceway/driveway in relation to other access locations sufficient to insure compliance with access management criteria.
- b. Proposed Site Activities and Design.
- (1) The approximate location and intensity or density of the proposed site.
 - (2) A general parking and circulation plan.
 - (3) Points of ingress to and egress from the site with relation to existing or planned public or private road rights-of-

1 way, pedestrian ways, or bicycle paths, and
2 proposed access points to existing or planned public
3 transportation facilities.

4
5 (4) Proposed stormwater management systems on the site and
6 proposed linkage, if any, with existing or planned
7 public water management systems.

8
9 (5) Location and availability of capacity for potable water and
10 wastewater facilities to serve the proposed site,
11 including a description of any required
12 improvements or extensions of existing off-site
13 facilities.

14
15 (6) Proposed open space areas on the site and types of
16 activities proposed to be permitted on them.

17
18 (7) Lands to be dedicated or transferred to a public or private
19 entity and the purposes for which the lands will be
20 held and used.

21
22 (8) A description of how the plan mitigates or avoids potential
23 conflicts between land uses.

24
25 4. Applicants shall submit a preliminary environmental assessment meeting
26 the requirements of Section 6.04.02, Land
27 Development Regulations at the time of the
28 rezoning application.

29
30 5. Applicants shall submit preliminary traffic analysis evaluating the impacts
31 of the proposed development on area roadways at
32 the time of the rezoning application.

33
34 **B.C.** Required Final Development Orders. Subsequent to the PUD approval, the
35 developer shall comply with Sections 14.07.00, 14.09.00, 14.10.00, Land
36 Development Regulations, as applicable, and any other provisions of these
37 regulations as applies to the specific development.

38
39
40 **Section 3. Inclusion in Code.** It is the intent of the Board of County
41 Commissioners that the provisions of this Ordinance shall become and be made a part of
42 the Lake County Code and that the sections of this Ordinance may be renumbered or
43 relettered and the word "ordinance" may be changed to "section", "article", or such other
44 appropriate word or phrase in order to accomplish such intentions.

45
46 **Section 4. Severability.** If any section, sentence, clause, or phrase of the
47 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,

1 then said holding shall in no way affect the validity of the remaining portion of this
2 Ordinance.

3
4
5
6 **Section 5. Effective Date.** This ordinance shall become effective as provided
7 by law.

8
9
10 Enacted this _____ day of _____, 2006.

11 Filed with the Secretary of State _____, 2006.

12 Effective _____, 2006.

13
14
15
16
17
18
19
20
21
22 ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

23
24
25 _____
26 James C. Watkins, Clerk of the
27 Board of County Commissioners
28 of Lake County, Florida

Catherine C. Hanson, Chairman
This _____ day of _____, 2006.

29
30
31
32 Approved as to form and legality:

33
34
35 _____
36 Sanford A. Minkoff
37 County Attorney
38