

Cypress Bluff Community Meeting FAQ

Community Feedback and responses regarding Cypress Bluff Village community development

- **How will you deal with road congestion, increased trash levels, and transportation impacts?**

Director of Transportation and Public Works, TJ Fish addresses this concern: Villa City Road (County Road 565) is under the jurisdiction of the Lake County Board of County Commissioners. Lake County would be responsible for any immediate maintenance or safety issues that may arise. Planning for the future of Villa City Road would be the responsibility of Lake County. However, any planning efforts would be coordinated with the City of Groveland and the City of Mascotte. The regional transportation planning agency, the Lake-Sumter Metropolitan Planning Organization, is also a resource in planning for roadways such as Villa City Road. As for the Cypress Bluff development proposal, there is a planning process that involves the submittal of a traffic study by the developer. The study will be reviewed by the City of Groveland and by Lake County. There are currently no capacity concerns with the roadway as traffic count data indicates the roadway is functioning well. Of note, current traffic levels on Villa City Road near State Road 50 are about 4,700 vehicles a day. Near Simon Brown Road, that number drops to around 3,000 vehicles a day. Near US 27, the number drops to around 2,000 vehicles a day. Compared to State Road 19 entering downtown Groveland, that two-lane roadway carries around 14,000 vehicles a day.

- **Concern regarding deterioration of existing road and maintenance responsibilities, traffic concerns due to upcoming development, freight impact, bridge concerns**

Director of Transportation and Public Works, TJ Fish addresses this concern: Villa City Road (CR 565) is a Lake County collector roadway, meaning it collects neighborhood traffic and provides access south to State Road 50 and north to US Highway 27. Lake County has a pavement management program to address when the roadway will need resurfacing. According to Lake County Public Works, the bridge over the Palatlahaha River passes inspection. The City of Groveland has requested the County consider restricting the roadway of heavy truck traffic or at least placing weight restriction signs based on the bridge rating at the entrance to Villa City Road at both the north end and the south ends. Lake County has not agreed to that request. As for growth in traffic, each development proposal – whether in Groveland or Mascotte or unincorporated Lake County – would be required to submit a traffic impact analysis so the local governments can determine if the developer should be responsible for additional improvements to the roadway.

- **Concern about tree preservation along the lake, elevation concerns regarding runoff and stormwater, desires Dark Sky lighting**

Alex Stringfellow, the planner for Cypress Bluff, expressed that they plan to preserve the natural tree canopy and restore the Cypress tree population, focusing tree preservation on the Northeast corner of the property. There are buffers bordering the lakes, retention ponds, and open greenspaces to help with stormwater drainage and elevation concerns. According to the

City's Community Development Code, Section 6.7 requires Dark Sky Lighting for all new residential and commercial development. Based on code requirements, Dark Sky lighting will be required throughout the Cypress Bluff community.

- **Would like response from Lake County Public Works addressing semi-trucks using Villa City Road**

Director of Transportation and Public Works, TJ Fish addresses this concern: According to staff-to-staff conversations regarding truck traffic on Villa City Road, Lake County staff indicated because the roadway is a collector roadway connecting two arterial roadways (State Road 50 and US Highway 27), staff could not support restricting truck traffic. Ultimately, the Lake County Board of County Commissioners has the final say on restricting truck traffic on county roadways.

- **Concern about meeting time, question about new school development, concern about traffic and volume from new development, concern about crime**

Community & Economic Development Director Tim Maslow addressed the concern about the time of the community meeting. The City is considering scheduling future community meetings after office hours to increase resident and stakeholder participation.

Senior Planner from Lake County Public Schools Helen Lavalley addresses new school development: Proposed is a 386 single-family dwelling unit residential development. Based on the number and type of dwelling units proposed, the Cypress Bluff PUD is estimated to generate 135 public school students. The assigned schools are listed below.

Assigned Schools	Enrollment*	Permanent Capacity	% Capacity
Groveland Elementary	681	795	86
Cecil Gray Middle	901	1438	66
South Lake High	1845	1896	97

*based on 40th Day Please note this is not a school concurrency analysis

Assigned Schools Enrollment* Permanent Capacity % Capacity Groveland Elementary 681 795 86 Cecil Gray Middle 901 1438 66 South Lake High 1845 1896 97 *based on 40th Day Please note this is not a school concurrency analysis The school district is aware of the new development(s) proposed and/or approved in and around the City of Groveland and is monitoring the enrollments of the assigned schools. At this time, the school district has available capacity in the assigned schools to serve the Cypress Bluff Planned Unit Development.

The district does not have a new school planned for the Groveland area in the next five years. However, we have included a new elementary school (Q) in the ten-year plan for the Groveland/Leesburg area. At this time, the Growth Planning Department is monitoring several large developments just north of Groveland (in the south Leesburg area). These developments combined with Groveland's proposed and approved residential development will determine the need and timing for new schools.

- **Concerns with the amount of open space within development, setbacks between homes, on-street parking, tree preservation along Villa City Road**

Cypress Bluff is a Village community. According to our Community Development Code Section 3.5, a Village community is required to have a minimum of 30% open space. The plan for Cypress Bluff includes 37 acres of open space, or 31% open space. On-street parking will be provided along community streetscapes. 22% of homes will have 6-foot side setbacks, however these will be rear loaded. Front loaded lots will have a minimum side setback of 10 ft. No A/C handlers or other equipment may be located within an easement or 5-foot sided setback. The plan must meet code street tree requirements for Village zoning. This can be accomplished through tree preservation, as well as by adding additional trees.

- **How many access points will this community type provide?**

According to the preliminary plat, there are currently four access points: three are located off Villa City Road and one off Sun Hammock Trail (on the south side of the property).

- **Appreciates elements of (1) interconnectivity to community and parks, (2) walkability via trails, parkways, and walkways, (3) Dark Sky Lighting, (4) future bus stop public safety. He requests legal documentation regarding development plans following code standards and design criteria.**

The Cypress Bluff Village is a walkable community with interconnectivity via trails, parkways, and walkways. The development is denser in the core, creating a human-scaled environment that encourages human interaction where residents can walk to their daily needs. Dark Sky lighting will be implemented into the community following our Community Development Code standards. All pertinent plans and documents will be approved by the city and kept on record at City Hall.