

Cherry Lake Village Community Meeting

The following questions and responses are from the November 18, 2021 meeting for the Village at Cherry Lake: The Island, The Vista, The Cape, and The Springs preliminary plats. Staff thanks everyone for their attendance and continued involvement. The next step is a right of way vacate at the December 2nd Planning & Zoning Board meeting at 3:00 p.m. at the Puryear Building.

Planning & Zoning

- **What are the setbacks, lot sizes, and maximum square footage?**

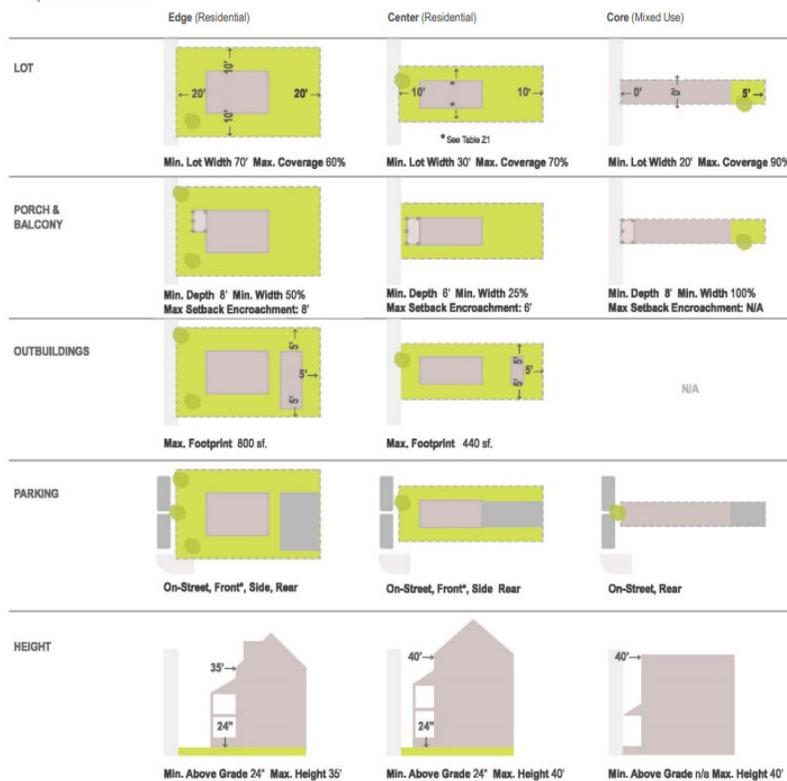
A: There are a mix of lot sizes proposed for this Village. These lot sizes are broken into three zoning districts; Village Edge, Village Center, and Village Core. The image below, taken from the City's [Community Development Code](#), provides standards for lots with setbacks, maximum coverage, porches and balconies, outbuildings, parking, and height for each zone. For instance, the minimum lot size for Edge properties is 70 feet wide, Center provides a mix of lots including 60s, 50s, 40s, and 30s. The Core allows for 20s for townhomes and live/work homes to establish a neighborhood scale mixed use area. These zoning districts are depicted with percentages on the Regulating Plan, also below.

Article 5 Zoning Districts

Section 5.2: Community Type Standards per Zone

Figure V4 Village Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Village Community Type. Graphics are not to scale.

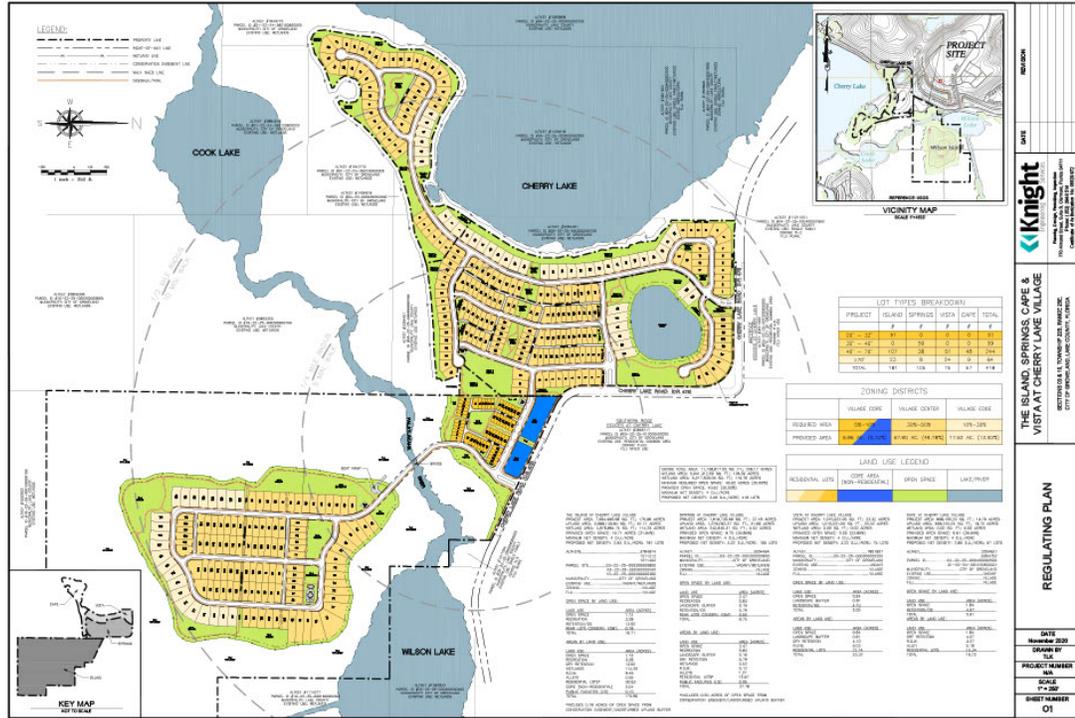


* Refer to Figure G4 for garage related design standards.

** Parking of recreational vehicles and boats shall meet the setback requirements of an outbuilding and be located in the rear or side yard. Semi-truck/trailer parking is prohibited.

Table Z1 Village Center and Hamlet Center Side Setback Requirements

LOT SIZE	SIDE SETBACKS
32' - 45' Wide	5' / 5' 3' / 7'
46' - 59' Wide	7.5' / 7.5' 5' / 10'
60' Wide and up	10'



- When did FLU and zoning occur for this area prior to the Oct 5th, 2020 code update?**

A: The Cape, The Vista, and The Springs projects all had Single Family Moderate Density Future Land Use (4 units per acre density) and R-2 Zoning prior to October 5th 2020. A search of City records reveals this zoning was in place for many years, but the date of occurrence could not be determined. The Island received Single Family Moderate Density Future Land Use and R-1A Zoning when it was annexed in 2003. This proposed Village has 418 total units on 136 developable upland acres, at a 3.06 units per acre density with 30% open space.
- What is the total amount of single-family homes and expected home pricing?**

A: 418 single-family homes, roughly \$500,000 and above average home prices for single family houses. Lake front houses are expected to sell in the \$700,000 range. Townhomes and live/works may provide more diverse price points.
- Why inconsistent housing (sizing, lots, and price) and what are the effects on property values of current residents of Cherry Lake.**

A: The code allows for a diversity of lot sizes (ranging from small to large) that is reflective of a larger market, accommodating a larger buyer population. Vernacular

architecture is required that enhances architectural design criteria along Cherry Lake. The lots in unincorporated Lake County are often larger because they are required to accommodate septic tanks, whereas the City lots will be connected to central sewer. We do not expect this community to have a negative impact on property values for adjacent properties. Traditional Neighborhood Developments, such as this one, typically has a positive impact on adjacent property values. The new Florida Vernacular requirements can be viewed under Article 6 in the Community Development Code, linked here: <http://groveland-fl.gov/DocumentCenter/View/5105/Community-Development-Code-Update>

- ***Request for more detail on proposed project.***

A: The City has a web site dedicated to providing transparency on all projects pending within the City. Please search 'Groveland Development Activity' on the City's website for more information. Or, you can access at the link here:

<https://storymaps.arcgis.com/stories/8b85ae7a5bf2492c994f0af6243856d5>

- ***A resident asked how close to his easement will the development be?***

A: There is a 15-ft. right-of-way that will remain. The development property starts at the property line past the easement.

- ***How many homes are being built in Groveland and how many are there currently?***

A: Currently there are approximately 9,000 homes in Groveland, and over 24,000 homes are currently entitled to be built within the city's ISBA (utility service area).

- ***Why is this zoned 'village center' in an agricultural area?***

A: This property has been zoned for residential development for years, possibly as far back to 2002. All these parcels had residential entitlements prior to the recent plats that have been proposed.

- ***Great development project, but wrong location. Why this location?***

A: In recent years, City Council has expressed a deep dissatisfaction with how residential communities were being built in Groveland. There were major concerns related to, but not limited to, monotonous 50 ft wide lots with 5 ft side setbacks, lack of housing diversity, poor architecture, and lack of walkability and open space. In 2020, with new Planning & Zoning Board and staff, the City's Planning and Zoning Board and City Council unanimously voted to adopt a new Future Land Use and Community Development Code that would address these objectives. This update included rezoning properties that were entitled but not developed yet, with the intention that the City achieve more desirable communities meeting the aforementioned objectives. This property was one of them. The City had three options: 1) Not rezoning and allowing the site to develop under the old standards without higher and better open space requirements, without a diversity of lot styles, better architectural standards, enhanced roadway design, etc. 2) Repealing entitlements and subjecting the City to a lawsuit, or 3) Rezoning the property under the Village zoning and getting a higher quality development without downzoning the property owners. The City chose option 3.

If this property was not previously entitled, City staff would have likely recommended keeping it as a rural designation, say 1/5 density, or most likely conservation and keeping it natural.

- ***Why small lot sizes?***

A: The developer of this project addressed current market trends that indicate this is what a majority of buyers want today. This development style also provides more affordable housing options with lake access. Additionally, smaller lot sizes allow more room for common greenspaces, trail connectivity, and landscape buffers, all of which encourage community interaction. This is a Traditional Neighborhood Development. This video of Amelia Park in Amelia Island, Florida should serve as a good example of what to expect. <https://vimeo.com/71510352>

- ***What are the next steps with this development project?***

A: Planning & Zoning Board meeting on December 2nd, 2021 at 3:00 p.m. at the E.L. Puryear Building.

- ***Economic concerns connected to the real estate market (concern that the property will sit vacant after an economic crash).***

A: We cannot predict the fluctuations in the economy, but current data reveals the desirability of this community type. This is another reason why staff is focused on tree preservation.

Utilities and Transportation

- ***Concern regarding transportation and traffic impact concerns.***

A: The applicant submitted a Traffic Impact Analysis performed by a professional engineer dated August 2021. The Analysis uses data from 2018 & 2019 with projections based on previous growth factors and added the new traffic from the proposed Village at Cherry Lake. The study limits included the intersections at US 27/Wilson Lake Road, Cherry Lake Road/Wilson Lake Road, Cherry Lake Road/Jalarmy Road, Jalarmy Road/CR 561 and CR 561/US 27. According to the study, "The analysis of projected traffic conditions revealed that the study roadways and intersection will continue to operate at satisfactory Levels of Service with the completion of the proposed development." That said, City staff understands residents' concerns related to safety and also congestion. Even though Cherry Lake Rd is a Lake County road, City staff is working with County staff to better address these issues. Safety of our residents is top priority.

- ***Question regarding bridge and how it relates to Groveland's Comprehensive Plan Amendment.***

A: The developer addressed that the proposed bridge will span the entire canal and provide, at a minimum, the same vertical clearance as exists currently with the existing 12-foot wide wooden bridge crossing. The bridge is proposed to be wider allowing more space for boats to travel through.

- ***When was the last traffic study done?***
A: August of 2021.
- ***Concern regarding safety on Cherry Lake Rd. and access to emergency services.***
A: Cherry Lake Road has an existing 90° turn that is being changed to create an environment that is a safer curve for the motoring public. Groveland's Fire Department has provided comments to the developer and their engineer during the site plan review process addressing emergency vehicle access, public safety, etc. This has been a priority.
- ***Question regarding how sewage and utilities will get to the island?***
A: There is a lift station to provide a pipe to have sewage pumped from the Island. Other underground utilities will also be provided and will cross the canal to and from the Island unseen on the proposed bridge.
- ***Question about who is paying for the bridge?***
A: The developer is paying for the bridge.
- ***Will utilities be underground?***
A: Yes.
- ***Cherry Lake Rd. is 60 years old, how is it in condition to hold this volume?***
A: As stated above, the Traffic Impact Analysis says, "The analysis of projected traffic conditions revealed that the study roadways and intersection will continue to operate at satisfactory Levels of service with the completion of the proposed development." The City is working with the County on enhancing all major corridors in our City's utility service area, especially those with development activity.
- ***Concern regarding roads and request for traffic study.***
A: Traffic study will be provided to anyone requesting a digital PDF copy.
- ***Request for stop lights on Cherry Lake Rd./public safety concern/request for roadway improvements.***
A: The County is monitoring the traffic throughout the County to identify roadway and intersection improvement projects as the needs arise.

Environment

- ***Question regarding wetland conservation in Northeast quadrant of development.***
A: Based on comments from the developer, wetland lines have been determined with no work proposed within the wetlands across the project limits. It was noted by the developer that Cherry Lake is an Outstanding Florida Water (OFW). In the Environmental Resource Permit (ERP) process, the developer and their engineers will need to address comments from both the St. Johns River Water Management District (SJRWMD) and Florida Department Environmental Protection (FDEP). FDEP is the permitting agency representing the US Army Corps on Wetland Permitting within Florida.

A substantial buffer has been indicated on the plans to preserve wetland vegetation and detach construction from natural vegetated areas.

- **Question regarding where native plants will be supplied from (local businesses or imported)?**

A: This is up to the discretion of the developer; city staff can recommend use of local native plant nurseries in order to help support local businesses and reduce travel miles.

- **Concern regarding water quality of lake due to increased volume of development.**

A: Following St. Johns Water Management District regulations, setbacks are increased from shoreline, swales are dug deeper below ground, and many water retention techniques are used to capture runoff to avoid polluting lake water quality. The developer has purposely provided larger than required preservation areas as part of the development concepts.

- **Concern about algae blooms and the overall pollutants from the development and its impact on the lake (e.g., Clermont algae blooms).**

A: The use of retention swales prior to any runoff reaching the natural vegetation will aid in nutrient removal prior to reaching Cherry Lake and other wetland features.

- **Dams and water drainage; polluted over years with layers of muck from development.**

A: While it is true pollutants and sedimentation have built up in the lake over time, the Lake County Water Authority, the Florida Department of Environmental Protection, and St. Johns Water District Management oversee water quality. Efforts will be taken, consistent with city code, to protect the lake from development activities.

- **Concern regarding obstruction of view from homes.**

A: There will be a landscape buffer surrounding the development to provide natural views and environmental services; no privacy walls will be built. Preservation of existing tree canopy and topography is also a critical priority to staff.

Schools

- Concern regarding school capacity and new school development.

A: City staff is engaged in ongoing discussions with Lake County Public Schools about new school development and understands the pressing need for schools to accommodate increasing growth. The developers are required to enter into an agreement with Lake County Public Schools (LCPS) and pay impact fees for each residential unit. School and County impact fees are listed here:

<https://cdn.lakecountyfl.gov/media/tkebqkzs/residential-impact-fee-schedule-ada.pdf>

Parks and Recreation

- Question regarding dock permitting.

A: Homebuyers may individually choose to apply for a dock permit and must be

approved to build a dock from State agencies (SJRWMD and FDEP) prior to any construction. The cost will be on each homeowner when they submit an application. The developer does not propose any docks nor boat ramps as part of permitting of the development plans. More on FDEP's dock permitting requirements here: https://floridadep.gov/sites/default/files/SF_Docks.Final_.05.2020.pdf

- ***Will there be water/recreation access?***

A: Yes, however it will be realized by individual lake lot owners at their expense.

- ***Is there any land being given from the City for a boat ramp or docks?***

A: No. The only land that would go to the developer from the City is through the proposed right of way vacate. This land would not be used for ramps or docks.

- ***Question about pedestrian trails in the area.***

A: Proposed trails from Parks and Trails Master Plan, pictured below.