



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

12/17/2008

NOLA LAND COMPANY INC.
P O BOX 840
LAKE WALES, FL 33859

Re: Project No. 2005080015, Application No. 1331

Description: JAHNA PUD MIXED USE RESIDENTIAL

Dear Mr. Keesler,

Your preliminary plat application has been reviewed by the Lake County Development Review Staff. The application was reviewed for consistency with the Lake County Comprehensive Plan, Lake County Land Development Regulations, and Ordinance #2006-30. Staff comments are attached to this document.

Please provide a written response to all comments and five (5) signed and sealed sets of revised plans. Please include revision dates in the title block and revision clouds on altered items.

You will be contacted once Staff has completed review of the submitted revisions. Should you have any questions in the meantime, please do not hesitate to contact our office.

Sincerely,

Karen Block, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 ext. 5756
e-mail: kblock@lakecountyfl.gov

Development Processing Section
(352) 343-9855

Project No. 2005080015, Application Request No. 1331

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District 3

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District 4

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District 5

PLANNING & COMMUNITY DESIGN DIVISION

Reviewer: Karen Block - (352) 343-9739 ext 5756

Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR CH. 3.00.00 - 3.06.00 AND 3.10.00, 14.07.03 AND 14.07.04

Remarks:

Please list all tract dedications.

Please note the Future Land Use (Urban), zoning classification (PUD), ordinance number (Ord#2006-30), and Joint Planning Area (Clermont) on the coversheet.

The proposed townhomes are shown as being twenty (20) feet wide. Please note that the minimum width of single family dwelling units is twenty-three (23) feet, four (4) inches at the narrowest point (LDR Section 3.01.02.A.1.a). Please amend as necessary.

Item: OPINION OF TITLE

Remarks:

Please clarify the legal description for land that is described as "Begin 50.25 feet North of the Southeast corner of the NW 1/4 of Section 35, Township 22 South, Range 26 East..." Please note that this segment is graphically lessed out on the survey and site plan, but is included in the legal description on both the deed and survey. The legal description will need to be revised if this property is indeed not part of the application. If the property is part of the application, the site boundary will need to be redrawn where applicable.

Per the County Attorney's office:

All easements should be shown on preliminary plat and will be required to be shown on final plat as well. Easements which affect lots should be considered in a determination as to whether the lots are buildable. Joinder and consents will be required for any easements which affect publicly dedicated areas such as roads, stormwater ponds, etc.

Item: COMMENTS

Remarks:

Please list the number of proposed lots for each lot type, as specified in the Ordinance.

Review Status: NEED MORE INFO

PUBLIC WORKS DEPARTMENT

Reviewer: Ross Pluta - (352) 483-9041

Comments

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

Remarks:

The construction of Hook St. will be required by Developer per PUD ordinance.

The design of Hartle Rd. shall be done by the applicant/Engineer.

The developer shall be required to improve Emil Jahna Road and provide traffic signal improvements at intersection of Emil Jahna Road and SR 50 per PUD ordinance.

Item: INTERNAL TRAFFIC CIRCULATION

Remarks:

The engineer has been asked to revise the alignment of of Hook St. and Hartle Rd along with the internal roads to meet the required design speed standards.

Item: HORIZONTAL AND VERTICAL DESIGN, PAVEMENT WIDTH

Remarks:

Additional cross section have been requested of the engineer for Hartle Rd. and the areas around the realignment.

Item: ROAD DRAINAGE

Remarks:

The retention ponds will need to be designed to handle the additional stormwater from Hartle Rd and Hooks St as per PUD Ordinance.

Item: TYPICAL PAVEMENT SECTION(S)

Remarks:

Please provide typical cross section for Hooks St. and for Emil Jahna Road.

Item: RETENTION POND DESIGN/GRADING

Remarks:

The retention pond will need to be designed to handle the stormwater from Hartle Rd. and Hooks St. The ponds may be required to be dedicated as easements/tracts.

Item: MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

Remarks:

We understand that the grading for the PUD will be following the approved mass grading plan, but a variance maybe required from the County Manager for the grading.

Item: EASEMENTS FOR LOT DRAINAGE, LYING CONTIGUOUS TO THE SITE AND REAR LOT LINES

Remarks:

Please include a minimum of 5 ft drainage and utility easements along the side and rear lot lines.

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

Remarks:

NOTE: All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Item: WALL

Remarks:

Please identify the location of the required six foot wall provided along the north boundary of Tract N-8, as depicted in DWMA Exhibit C, Dated March 28, 2006 - from the Ordinance # 2006-30

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks:

County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the subdivision construction plan approval and before construction commencement.

An FDOT permit will be required for the Emile Jahna Road before construction plan approval and possible drainage permit as applicable.

Item: DRAINAGE EASEMENTS V/S UNRESTRICTED MAINTENANCE ACCESS TO DRAINAGE FACILITIES

Remarks:

Additional easement for the accommodation of construction and slope easements for Hartle road will be required. There will be drainage easements needed for Hartle Rd. and Hook St. for the stormwater in accordance with the PUD ordinance.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

Remarks:

Review on 8/22/05 found site fronts on Hartle Rd (#1362) with 33 feet of recorded R/W (66' total). Plans show a 120' R/W dedication for Hartle Rd, per the requirement of

Ordinance #2006-30, no additional R/W requested. Also fronts on Hook St with an additional R/W dedication of 60' to 100', also per Ordinance #2006-30.

Also fronts on Island Bv. (#1162) w/33 feet of recorded R/W. Classified as a local road. No R/W requested. The dedication of the realignment of Island Blvd R/W will be required.

No change in R/W review comments at this time.

Review Status: NEED MORE INFO

FIRE

Reviewer: Al Sikes (352) 343-9653 ext 5427

Comments

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW

Remarks: fire hydrants need to be added near the following lots:
(Sheet 9 of 14) 317-318, 340-341, 393-394, (sheet 10 of 14) 200-201, 217-218, 271-272, (sheet 11 of 14) 671-672, (sheet 12 of 14) 709-710, 742-747, (sheet 13 of 14) 860-867.

Review Status: NEED MORE INFO

HEALTH DEPARTMENT

Reviewer: Marcelo Blanco - (352) 253-6130

Informational Comments

Item: WATER SUPPLY

Remarks:

City of Clermont public water supply connection proposed. Ensure all wells (including irrigation and monitoring wells) are permitted and inspected through the Department of Health (DOH). A Saint John's River Water Management District (SJRWMD) determination regarding possible EDB contaminated areas may be required.

Item: WASTEWATER DISPOSAL

Remarks:

City of Clermont public sewer system connection proposed. Ensure any existing septic tanks encountered are properly abandoned through the DOH (permit and inspection required).

Item: SURROUNDING FEATURES (WELL ETC.)

Remarks:

Ensure all public wells within 100-ft of property lines are shown. A 75-ft setback to Public wells is required from reclaimed water transmission facilities. A 500-ft setback is required from all potable wells to wastewater treatment facilities.

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks:

Possible EDB area, any well construction (to include irrigation and monitoring wells) may require a final determination through the SJRWMD prior to construction permitting through the DOH.

Review Status: APPROVED W/COMM

ENVIRONMENTAL REVIEW

Reviewer: Jennifer Cotch - (352)343-9739 ext 5419

Comments

Item: PROTECTED SPECIES

Remarks:

Please submit a copy of the gopher tortoise survey. A 100% survey shall be completed in the upland areas.

A sand skink survey that follows the protocol set by the USFWS shall be completed. Protocol states surveys must be completed between March 1 and May 15

Informational Comment: A copy of the gopher tortoise relocation permit issued by the FFWCC must be received prior to construction plan approval.

Item: NATURAL UPLAND COMMUNITIES

Remarks:

The site contains several Natural Upland Communities. Since a site inspection could not be conducted, the exact amount is not known. Please be aware that natural upland communities must be protected in accordance to Lake County's Land Development Regulations Chapter 6.04.00

Item: WETLANDS

Remarks:

There appear to be wetland/surface water impacts proposed. Please be aware that an Environmental Resource Permit (ERP) must be provided prior to preliminary plat approval.

Please show the appropriate buffers & setbacks from the wetland lines. According to ordinance #2006-30, a 50-ft natural buffer shall be established between the wetlands and the uplands. This area shall be designated a "no build" zone

Remaining wetlands shall be placed under a conservation easement. Please mark accordingly

Informational: A recorded Conservation Easement shall be received prior to construction plan approval. Please be aware that Ordinance #2006-30 depicts areas that shall be placed in conservation.

Item: ADDITIONAL INFORMATION NEEDED

Remarks:

The Environmental Assessment (EA) Provided is over four years old. Please submit an updated Environmental Assessment. Please be aware that EA's shall be no older than six months old.

County staff attempted to conduct a site inspection of the property, however a locked gate prevented access. Please contact Jennifer Cotch at 352-343-9739 or the project manager to set up a site inspection.

Review Status: NEED MORE INFO

LANDSCAPE REVIEW

Reviewer: Grant Wenrick - (352) 343-9739 ext 5832

Comments

Item: LANDSCAPE PLAN

Remarks:

Please be advised that a landscape code change is pending in early 2009. Currently there is a provision that would allow an applicant to use the existing landscape code if the plans are approved by May 18th, 2009. Planning expects this date may shift slightly into the future pending BCC approval.

Please show and label landscape buffer type B just south of the proposed Hooks Street on site plan sheet 4 and landscape plan sheet L-2 between Tract J and the western property line.

Information - Please be careful with the location of landscape south of the proposed Hooks Road and west of the proposed Hartle Road. The Ordinance 2006-30 has language about providing additional room for construction, grading and utility locations if necessary. The proposed location of buffers appears adequate in these areas but the

applicant shall locate and avoid conflicts with all utilities in proximity to any landscape excavation. Universal utility locate phone service is 811 in Florida.

Please label Tract EE and JJ as a natural forty (40) feet wide natural landscape buffer on both site plan sheet 4 and the landscape plans. Additionally a six (6) foot height screen wall shall be shown in Parcel JJ on sheet 4 and the landscape plans per Exhibit C of the Ordinance 2006-30.

Please provide common and scientific names for the plant abbreviations listed on sheet L-12.

The applicant should reconsider the location of the replacement trees in the wetland area located in the northwest part of the site. These Bald Cypress trees as shown on sheets L-2 and L-5 would be better located outside the existing wetland areas. To plant anything within a designated wetland will take the approval of a wetland restoration plan by Lake County and the St. Johns River Water Management District.

Please label the right of way for all existing and proposed roads as shown on the landscape plans. Specifically, the ROW shall be labeled on sheet L-3. Additionally, a Right-of-Way Utilization permit shall be obtained to plant any trees within a road ROW that is maintained by Lake County. If the roads will be privately maintained roads the County may reconsider the ROW utilization requirement.

Some of the ROW trees are shown directly over utilities or storm water pipes; these will have to be reconsidered to meet the utility provider requirements should a ROW Utilization Permit be filed. Any trees that are planted near road intersections shall comply with all safe road sight distances.

Please update the landscape cover sheet. Cover says 19 sheets and only 18 are shown in the package. Is one sheet missing?

Please add a call out for each plant / tree type shown on each of the landscape plan sheets or add a landscape legend so that each tree type is easily discernable on each page of the landscape plans.

Please add a continuous screening shrub along the western buffer located on sheet L-8.

Please provide a more detailed summation of how the required lot trees will be provided. Provide breakdown of how many trees are proposed for the town homes vs. single-family lots. If there are different quantities for each of the home sites please provide a breakdown of those. For Example; Lots AA to BB = 3 trees Each; Lots CC - DD = 2 trees each.

Please provide a unified sketch depicting where the open space is located and a summary of the acreage for each area so that the required amount of open space trees may be clearly calculated.

The 432 proposed ornamental trees may be credited towards the required replacement trees.

On sheet L-15 please extend the southern Landscape Buffer Type B to the east to the limit of the power line easement.

Are landscape trees additional within the forty (40) foot natural buffer area to the north along Magnolia Island Road? The trees within the natural buffer shall be preserved along Magnolia Island Road. Please consider revising the landscape plan in this area to take into consideration the existing tree preservation.

The landscape plan sheets shall be signed and sealed by a registered landscape architect.

Solid sod shall be used for all slopes in excess of 15% slope.

Item: TREE REMOVAL APPLICATION

Remarks:

Please consider updating the tree removal plan to obtain a greater tree savings especially adjacent to existing residential. Ordinance 2006-30 calls out for a natural forty-foot (40) vegetative buffer along the north side of Magnolia Island Road. Please depict the preservation of existing trees and Florida-Friendly vegetation in this area. Please update the tree removal plan to reflect increased tree savings.

Per LDR 9.02.04 (D) all trees within a Xeric Oak community shall be mitigated. The applicant may exempt the areas of planted pine mitigation areas per exemption LDR 9.02.04 (H) (3), provided the applicant submit a signed and notarized letter that the pines will be harvested for Silviculture. Please update the tree removal and mitigation numbers to reflect the requirements and allowed exemptions. Trees classified as protected trees, other than Pine Trees, that are within the planted pine areas shall be mitigated.

Please indicate limit of clearing areas on the tree removal plans. The applicant shall provide fencing or durable barrier when conducting site clearing work that clearly demarcates the preserved trees.

The ornamental trees proposed in the buffer areas may be used toward the tree replacement credit.

Review Status: NEED MORE INFO

PUBLIC SAFETY

Reviewer: Laura Nichols - (352) 343-9487

Informational Comments

Item: SUBDIVISION NAME

Remarks: Subdivision name needs to be submitted for approval.

Item: STREET NAME(S)

Remarks: Street names need to be submitted for approval.

Review Status: NEED MORE INFO

CONCURRENCY - DEVELOPMENT REVIEW

Reviewer: Development Processing - (352) 343-9855

Comments

Item: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

Remarks:

Stormwater approved.

Please see specific comments under the Transportation review.

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks:

Parks analysis will be submitted for review after staff has approved the plan.

Review Status: NEED MORE INFO

TRANSPORTATION CONCURRENCY

Reviewer: Sharon Lewis - (352) 483-9050

Comments

Item: TRANSPORTATION CONCURRENCY

Remarks:

Traffic study will be required, Consultants (TPD) has already submitted Methodology.

Review Status: NEED MORE INFO

