



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

2/29/2008

KEITH HOGAN  
310 ALMOND ST.  
CLERMONT, FL 34711-

**Re: Project No. 2006040004, Application No. 1045**

**Description:** SHADER RIDGE  
6 LOTS ON 38.45 ACRES

Dear KEITH HOGAN:

Your Preliminary Plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

**Please respond to comments in the following manner:**

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
  - Revised sheets shall have revision dates in the title block.
  - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review  
Division of Planning and Community Design  
(352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • www.lakecountyfl.gov*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

Project No. 2006040004, Application Request No. 1045

**PLANNING & COMMUNITY DESIGN DIVISION**

**Rejection Comments**

**Item:** PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

**Remarks:** Karen Ginsberg - 2/22/08 -

Please include the following items on your plans:

- Please title plans "Preliminary Plat"
- 50' building setback from wetland line.
- 50' upland buffer from wetland line.
- 150' septic setback from wetland line.
- Flood plain line.
- Total amount of both upland and wetland acreage.
- Front and side setbacks
- Typical detail plan for each lot.
- Preliminary grading plans specifically including earthwork cut and fill.
- Statement that earthwork will balance on site or summary of quantities being added or removed.
- Chart showing allowable density, open space, and impervious surface.

Informational:

- Lot lines may need to be adjusted to account for wetland buffers and setbacks.
- Drive-way access will need to be discussed with Public Works

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

**Rejection Comments**

**Item:** OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

**Remarks:** Feb 20, 2008 SL

Swale Drainage is required along Third Avenue as requested in the Dolan Test.

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -  
**Remarks:** Feb 20, 2008 SL

Review on 4/18/06 found site to front on 3rd Ave. (#2257) w/25 feet of recorded R/W from C/L. Classified as local. Dolan test was returned requiring 33 feet from C/L.

New Plat does not address Dolan test requirement. R/W concerns remain the same.

### **Informational Comments**

**Item:** OFF-SITE UTILITIES CONNECTIONS; RIGHT-OF-WAY UTILIZATION PERMIT  
**Remarks:** Feb 20, 2008 SL

Right-of-Way Utilization permit maybe required for the required swale drainage. Any work in the County right-of-way will require a permit.

**Review Status:** REJECT

**FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

### **Rejection Comments**

**Item:**  
**Remarks:**

### **Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** COMPLETE

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

### **Rejection Comments**

**Item:** WATER SUPPLY  
**Remarks:** 02/22/2008 - Show all septic systems within 100-ft of the property lines. This is a possible EDB area, well permitting will require a final determination through the SJRWMD. -MJB-

**Item:** WASTEWATER DISPOSAL

**Remarks:** 02/22/2008 - Show all potable wells within 100-ft of the property lines. Also indicate the 100-ft septic system setback as required by Lake County LDRs. -MJB-

**Item:** UNOBSTRUCTED AREA FOR SEPTIC & WELL

**Remarks:** 02/22/2008 - See comments on surrounding features. -MJB-

**Item:** SURROUNDING FEATURES (WELL ETC.)

**Remarks:** 02/22/2008 - Show all wells and septic systems within 100-ft of the property lines, these will impact the available area for wells and septic systems within these lots. -MJB-

### **Informational Comments**

**Item:** 1/2 ACRE FOR WELL & SEPTIC IF PLATTED AFTER 1972

**Remarks:** 02/22/2008 - List the area of each lot. -MJB-

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

**Remarks:** 02/22/2008 - This is a possible EDB area, well permitting will require a final determination through the SJRWMD -MJB-

**Review Status:** REJECT

### **ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739**

#### **Rejection Comments**

**Item:** PROTECTED SPECIES

**Remarks:** Please provide a receipt from FFWCC indicating a gopher tortoise related permit has been applied for. A copy of the issued permit must be received before construction commences.

**Item:** WETLANDS

**Remarks:** Plans submitted should indicate the following:

- a. Wetland Jurisdictional Line (WJL)
- b. Base Flood Elevation
- c. 50' Upland Buffer Setback Line from WJL
- d. 50' Building Setback Line from WJL
- e. 150' Setback Line for septic tank and drain field from WJL
- f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot

**Informational Comments**

**Item:** ADDITIONAL INFORMATION NEEDED

**Remarks:** Please be aware the proposed project occurs within the Lake Apopka River Basin. All development within this area shall comply with Land Development Regulations 6.15.00 through 6.15.05

**Review Status:** REJECT

**LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** TREE REMOVAL APPLICATION

**Remarks:** 02/20/08 2nd Review Grant Wenrick

\*\* Informational Comment \*\*

Tree Removal Permit will be needed during the construction plan submittal stage for three (3) or more qualifying trees removed during construction. Also, the individual homesites will need a tree removal permit for (3) or more qualifying trees removed during construction.

**Review Status:** COMPLETE

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:** PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

**Remarks:** 2/20/2008 - First Review - pending approval. Parks will review when Staff has granted preliminary plat approval/jsm.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT