LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

March 5, 2009

Ms. Debra Cottom Beesley
2201 Citrus Blvd.
Leesburg, Florida 34748

Re: Sherydan Glynn Preliminary Plat Application
13-Lot Residential Subdivision
(Project No. 2009010027/ Application No. 1374)

Dear Ms. Cottom Beesley:

Your Preliminary Plat application has been reviewed by the Lake County Development Review Staff. Please find our review comments attached for reference to aid you in modifying your application for compliance with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit them for review. Be advised that comments from Lady Lake may be forthcoming under separate cover.

Please provide a written response to all comments and provide five (5) signed and sealed sets of plans or revised pages for insertion into the current plan. Please include revision dates in the title block and indicate plan revisions as revision clouds on the revised plans.

We will review your revised plan and comment responses within 5-7 working days of receipt. You will be notified when we complete our review and informed whether your application has been approved or that we need additional information.

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

Sincerely,

Stacy Allen, Senior Planner/Case Manager
Division of Planning and Community Design

Development Processing Section
(352) 343-9855

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

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)
Remarks: 2-23-09 SNL

Please provide a statement on the plans for the requirement of a Subdivision Driveway Permit for Sherydan Glenn Subdivision. Please submit the application to Lake County Public Works Department after the subdivision construction plan approval and before construction commencement.

Item: INTERNAL TRAFFIC CIRCULATION
Remarks: 2-23-09 SNL

Please provide a Cul-De-Sac at mid-point of the total distance for the proposed road as a turn around point, (60 ft radius right-of-way and 40 radius for road).

Item: HORIZONTAL AND VERTICAL DESIGN, PAVEMENT WIDTH
Remarks: 2-26-09 SNL

Please provide the a preliminary road profile for the proposed road for the subdivision.

Item: SOILS & GROUND WATER ELEVATION
Remarks: 2-23-09 SNL

Please provide a General Subsoil Investigation report for the proposed subdivision. The subsoil report should contain soil classification, gradation, wet season groundwater table, vertical and horizontal soils permeability rates, soils porosity, and depth of relative impermeable soil layer to determine the duration of vertical inflation. Also locate on the plans the soil boring location(s).

Item: DRAINAGE CALCULATIONS; STORM EVENTS
Remarks: 2-23-09 SNL

Please provide preliminary stormwater calculations for the locations of the proposed stormwater retention areas for the subdivision..

Item: RETENTION POND DESIGN/GRADING
Remarks: 2-23-09 SNL

The proposed ponds along the side of the road will need to be place out side of the right-of-way and in easements.

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

Remarks: 2-23-09 SNL

Please provide 20 ft minimum wide ingress and egress tracts from the internal road right-of-way to the proposed stormwater retentions in the rear of the lots/property for the facilities maintenance.

Item: EASEMENTS FOR LOT DRAINAGE, LYING CONTIGUOUS TO THE SITE AND REAR LOT LINES
Remarks: 2-23-09 SNL

Please provide 5 ft minimum drainage easements along all side lot lines. Also please adjust the building envelopes to conform to the easement lines where overlapping occurs.

Informational Comments

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -
Remarks: Site fronts Marion County Road (#8010) w/33 feet of recorded R/W (66' total). Classified as a local road in the area of this site, requiring 66 feet of R/W. No R/W requested or Dolan provided.

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 easement lying within additional required right of way will require subordination or release.

Review Status: NEED MORE INFO

FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427

Review Status: APPROVED

HEALTH DEPARTMENT (352) 253-6130

Review Status: APPROVED

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739
Informational Comments

Item: PROTECTED SPECIES
Remarks: A copy of the gopher tortoise relocation permit must be received prior to construction plan approval.

Review Status: APPROVED W/COMM

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832
Rejection Comments

Item: TREE REMOVAL APPLICATION
Remarks: 03/02/09 1st Review Grant Wenrick
Update Tree Removal plan so that only the tree shown with the "X" shown over it indicates the trees to be removed. Currently the Tree Removal Plan states the trees without the "X" says "Existing Trees to be removed" which can be construed to indicate the County is giving approval to remove all trees which we assume is not the intent of the plan.

Please indicate where and what type of trees will be used as replacement trees. As an option, the applicant may indicate more than one area as an option to replant the trees. For example, the owner may opt to plant the three replacement trees in area A, B or C.

Informational Comments

Item:
Remarks:

Review Status: NEED MORE INFO

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487
Rejection Comments

Item:
Remarks:

Informational Comments

Item: STREET NAME(S)
Remarks: 2/18/09 - Road name must be submitted for approval. LJN

Review Status: APPROVED CONDITIONAL

SOLID WASTE CONCURRENCY - DEVELOPMENT PROCESSING
Informational Comments
Item: CONCURRENCY
Remarks: If you elect to reserve capacity, all capacity reservations fees must be paid prior to final approval. Please contact Development Processing for an estimate.

If you do not elect to reserve capacity, capacity and encumbrance will expire 2 years from final approval date.

Review Status: APPROVED W/COMM

TRANSPORTATION CONCURRENCY

Item: TRANSPORTATION CONCURRENCY
Remarks: 02/23/09 SL:

Traffic Study not required

Review Status: NOT REQD

PLANNING & COMMUNITY DESIGN DIVISION, Stacy Allen & Steve Greene, 352-343-9739

Item: CONSISTENTENCY WITH PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS.

Informational Comments - 03-02-09/Stacy Allen

This property is located within the Suburban FLUC (Lake County Map I-1 Future Land Use Plan Map).
The property is zoned Agriculture (Lake County Official Zoning Map).
For a residential subdivision in the Suburban FLUC without a Timeliness Analysis, the maximum base density is 5du/a (Comp Plan Policies 1-1.15: 3., 1-1A.1: 7 and LDR Tables 3.00.03, 3.02.06).
The property consists of 67.91 acres.
The maximum number of lots allowed for this development is thirteen (13).
The maximum ISR is 0.35 (see below and note that LDR Table 3.02.06). The maximum building height is 40 feet (per Comp Plan Policy 1-1.13: 1. d. and (LDR Table 3.02.06).
FAR does not apply to nonresidential development (LDR Table 3.02.06 Note 2.).

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: Steve Greene, Chief Planner, 3/5/09

1. Since the boundary survey doesn't contain a legal description, please provide documentation that the legal description contained on the plan describes the land area depicted by the boundary survey. Alternatively, provide a signed and sealed boundary survey that contains a legal description per LDR 14.07.03 (B)(6).

2. Please add the applicable ISR (.35), maximum building height (40-ft.), open space (20%), and future land use (Suburban) to the site data table.

3. Please show or document that each lot shall retain a minimum of 20% of the land area as open space or create a common tract of 13.58-acres (minimum) to meet the required open space per LDR 14.07.04 (A)(1)(e).

4. Please call-out the tracts on the plan. Include a table or notation regarding the ownership and maintenance responsibility of these tracts. The stormwater ponds should be called out as tracts.

5. Please show location and dimensions of proposed buffer zones and landscaped areas Per LDR 14.07.04 (A)(5)(a). If monument (subdivision) sign is being considered, please show its location on the plan.

6. A subsoil report must be prepared by a geotechnical engineer, professional geologist or professional engineer experienced in the preparation of this type of report. The contents of the subsoil report Shall include soil classifications, gradation, wet season groundwater table, vertical and horizontal soils permeability rates, soils porosity values, and the depth of the relative impermeable soil layer for determining the duration of the vertical infiltration per LDR 14.07.04 (A)(9).

7. Show the elevations of the 100-year flood area in or within 100-feet of the platted areas per LDR LDR 14.07.04 (A)(8)l.

8. If street lighting is being proposed, show the location of all exterior lighting per LDR 14.07.04 (A)(3)(c) and provide documentation to demonstrate the lighting will not illuminate adjacent properties or rights-of-way.

Review Status: NEED MORE INFO

Item: OPINION OF TITLE
Remarks: 02-22-09/Sandy Minkoff/County Attorney
1. All easements and reservations must be shown on the preliminary and final plats. Should the utility easements cross proposed public roadways, a joinder and consent to the dedication must be obtained by the utility company prior to final platting. The Claim of Lien will have to be released or the holder of the claim will have to join in the dedication on the final plat.

Review Status: NEED MORE INFO

Item: INFORMATION COMMENTS
3/5/09/ Steve Greene, Chief Planner
1. A current title opinion of an attorney licensed in Florida or a certification by an abstractor or a title company dated no earlier than thirty (30) calendar days will be required prior to and in conjunction with final plat approval by the BCC. It must show all persons or entities with an interest of record in the property including, but not limited to, the record fee owners, easement holders, mortgage and lien holders, leasehold interest holders, judgment interest holders and parties with any interest in the land by reason of probate or other legal proceedings. The report Shall include the tax identification number(s) for the property and copies of documents such as deeds, easement, etc. referenced in the title opinion. LDR 14.07.04 (A)(10), Title Opinion.

2. During construction plan review a grading plan detailing earthwork cut and fill will be required.

PARKS & RECREATION CONCURRENCY

Item: RECEIVED APPROVED ANALYSIS

Remarks: Parks analysis will be submitted once project has received staff approval.

Review Status: NEED MORE INFO