



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

April 20, 2011

Mr. Charles K. Sellars  
240 State Road 44  
Leesburg, Florida 34748

RE: Caballo Estates Preliminary Plat Application  
(Project #2009100014/ Application #1801)

Dear Mr. Sellars:

The Lake County Development Review Staff (DRS) has reviewed your preliminary plat application to develop a four (4)-lot residential subdivision in the Leesburg area. Based on that review, we have concluded that additional information is needed to meet the requirements of County and State Codes. The review comments are included below for your reference. As your application requested a meeting with the DRS, we are available to meet with you on April 28, 2009, at 9am. The meeting will take place in the Growth Management Conference Room, located on the 5<sup>th</sup> floor of the County Administration Building, at 315 W. Main Street, Tavares, Florida. If you prefer an earlier meeting date, please call me at 352-343-9773.

Please address the comments at your earliest convenience, resubmit the necessary items for review and provide a written response to all comments. It is necessary to update your plans to address the comments, therefore please provide four (4) signed and sealed sets of plans or revised pages for insertion into the current plans. Ensure the revision dates are noted in the title block and indicate the revisions in revision clouds on the new plans.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan, Land Development Regulations (LDR) and other County and State Codes. You will be contacted after the review is completed.

Although requested to provide comments on the preliminary plat for this parcel, the City of Leesburg has yet to provide comments. We will provide City of Leesburg comments to you when we receive them. However, all other Divisions or Departments of the County involved with the review process have provided informational comments to inform you of Code requirements, fees, and processes that will be required as you move forward with the preliminary plat process. The informational comments are listed below after the review comments.

## REVIEW COMMENTS

### PLANNING & COMMUNITY DESIGN DIVISION

#### PLANNING COMMENTS:

1. Please provide topographic information of contours and elevations of 5-foot intervals within the project boundary's to verify all ridges, streams, etc.
2. Please provide minimum floor elevations of buildings within any 100-year floodplain on the preliminary plat per LDR 14.07.04 (A)(1)(b).

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management  
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767  
*Board of County Commissioners • www.lakecountyfl.gov*

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*District 2*

JIMMY CONNER  
*District 3*

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*District 4*

WELTON G. CADWELL  
*District 5*

3. Please show the boundaries of all existing and proposed utility easements. If the site is initially to be served by individual on-site systems, the applicant shall include a description of how future centralized systems will be provided and the location of those utility easements, setbacks, and rights-of-way needed for the provision of the centralized system per LDR 14.07.04 (A)(2)(a).
4. Please have the City of Leesburg complete the enclosed utility availability form to specify the existence, capacity, and willingness to serve the proposed development per LDR 14.07.04 (A)(2)(e) and as required by the Florida Department of Health, Lake County.
5. Pursuant to LDR 14.07.04 (A)(6)(a), please specify the wetland acreage (total acreage & amount per lot).
6. Please provide a general subsoil report 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. Please provide information regarding the effect that this development will have on groundwater and surface water resources. The information should describe methods of groundwater and surface water protection.
8. Please provide information to demonstrate project consistency with Comprehensive Plan Policy 1-6.2 regarding development of severe slopes having a gradient exceeding 10%.
9. A title of opinion must be provided for review and approval.
10. Please revise the plat to include a general vicinity map, along with a note that specifies the existing future land use and zoning of the property and the abutting zoning districts.

#### **LANDSCAPE PLAN COMMENTS:**

1. A Landscape Plan for the 4-lot subdivision will be deferred to the residential building permit/construction stage. Landscaping of the 4-lot subdivision at that time shall be consistent with the LDR, as amended.

#### **PUBLIC WORKS DEPARTMENT**

#### **TRANSPORTATION COMMENTS:**

1. Please initial the enclosed Exemption of Full Traffic Study document and return.

#### **INFORMATIONAL COMMENTS**

The following comments are included to inform you of Code requirements, fees, and processes that will be required when you move forward with the Preliminary Plat Application process.

#### **PLANNING & COMMUNITY DESIGN DIVISION INFORMATIONAL COMMENTS:**

##### **Planning Comments:**

If the property owner desires to submit a landscape plan at this time, a Type-A Landscape Buffer is highly recommended (dimensions - length & width) along Caballo Road and Youngs Road consistent with LDR Chapter 9 and 14. The landscape buffer will consist of 3 canopy trees or 2 ornamental trees, and a single row of shrubs per lineal feet along property line adjacent to both roads.

Ensure that an approved tree removal permit is obtained prior to any tree removal activity.

A Final Plat application will be required for review and approval by the Board of County Commissioners prior to the commencement of development and construction. Please contact Public Works Subdivision Coordinator at 352-483-3007 regarding the submittal of the final platting application.

If you desire to design and construct common shared infrastructure such as roads and stormwater management facilities, please show a grading plan of earthwork cut and fill per LDR 14.07.04 (A)(1). Additionally, provide a statement on the plan that the earthwork as proposed will balance on-site, and if not balanced, a summary of quantities being added or removed from the site. Earthwork removed from the site shall not exceed the requirements of Section 6.06.00, LDR consistent with LDR 14.07.04 (A)(1)(d).

Please note that eighty percent (80%) open space is required per LDR 14.07.04 (A)(1)(e),

In conjunction with the residential building permit, please provide a stormwater master plan to include preliminary stormwater calculations justifying the location and area of retention ponds, approved by a professional engineer, that shows the hydrologic boundaries and all adjacent properties affected per LDR 14.07.04 (A)(8). Alternatively, show how the stormwater will be contained within the individual lots.

**Environmental Comments:**

As a bald eagles nest exists proximate to the property, the property owner is requested to have the nest re-evaluated prior to the issuance of a residential building permit pursuant to US Fish and Wildlife Service guidelines.

If any gopher tortoises and/or their burrows are to be impacted during the residential building permit phase of the project, a permit from the Florida Fish and Wildlife Conservation Commission will be required.

Since there are wetlands on the property, a minimum 50-foot building setback is required to ensure wetland protection.

**FLORIDA DEPARTMENT OF HEALTH – ENVIRONMENTAL HEALTH DIVISION INFORMATIONAL COMMENTS:**

Please provide a utility availability letter to assess the availability of residential public water and sewer service.

**Water Supply:**

In the event public water utility service connection is not available, then pursuant to Saint Johns River Water Management District's Delegation with Lake County Health Department and Chapter 40C-3, Florida Administrative Code, installation of residential water supply wells 6 inches or less will need permitting, application review, inspection and well installation approval through the Lake County Health Department's Tavares Environmental Health Office phone # 352-253-6130.

**Wastewater Disposal:**

In the event public sewer connection is not available, pursuant to Chapter 64E-6, Florida Administrative Code, State of FL Department of Health Onsite Sewage Treatment and Disposal System (OSTDS) application, site evaluation, septic system installation design, inspection and approval will be needed through the Lake County Health Department Tavares Environmental Health Office.

**PUBLIC WORKS DEPARTMENT INFORMATIONAL COMMENTS:**

**RIGHT OF WAY (ROW) COMMENTS:**

1. A land dedication of 5-feet adjacent to and parallel to Youngs Road is needed to satisfy the minimum 25-foot right-of-way (ROW) width from the road centerline.
2. A land dedication is needed to satisfy the ROW corner clip (30- foot x 30-foot, minimum) at the intersection of Youngs Road and Caballo Road. This will assure that the existing road asphalt pavement remains in the right-of-way.

3. The ROW dedications will be in conjunction with the Final Plat approval.

**TRANSPORTATION COMMENTS:**

1. The standard Level of Service (LOS) for the impacted roadway of SR 44 is "D" with capacity of 1960 trips. This segment of roadway is currently operating at twenty eight percent (28%) of its capacity.
2. This project will generate 4 pm peak hour trips, in which 2 trips will impact the peak hour direction with no increase in the Volume to Capacity Ratio (v/c).
3. Currently there are no State funded improvements scheduled the segment of SR 44 roadway between CR 468 and Oak Lone Dr.
4. No transportation Concurrency Fee will be required

**CONCURRENCY DIVISION:**

Please be aware that you have 120 days from the date of issuance of your Capacity Encumbrance Letter (CEL) to apply for and receive a Capacity Reservation Certificate (CRC). The CRC is required to receive construction plan or final plat approval, whichever comes first. In order to receive the CRC, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are per lot and are based on 50% of the estimated applicable impact fees (school, park, and transportation). Should you choose not to reserve capacity before the expiration of the CEL, you will be required to re-apply for a new CEL.

NOTE: Transportation Impact Fees are suspended until March 1, 2012 and School Impact Fess is suspended until April 1, 2012. Provided that a Capacity Encumbrance Letter has been issued and you have reserved capacity prior to this date, you will only need to reserve capacity for Park, which is 50% of the \$222 fee per lot (\$444.00).

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

Sincerely,



Steve K. Greene, AICP  
Chief Planner  
sgreene@lakecountyfl.gov

**cc:** File (Proj. #2009100014/ AR#1801)  
Brian T. Sheahan, AICP, Director, Planning and Community Design

**Attachments:** Request from Transportation Concurrency Traffic Impact  
Utility Service Notification Form