



April 26, 2010

Jim Hall
VHB, Inc.,
225 E Robinson Street, Suite 300
Orlando, Florida 32801

RE: Windmill Road Property – Rezoning Application
(Project #2009030001 Application Request # 1398)

Dear Mr. Hall:

This letter is to notify you that your Rezoning Application has been reviewed by the Development Review Staff (DRS), please see the attached comments. Be advised that additional comments from Lake County Solid Waste maybe forth coming. A meeting to discuss the comments with the DRS has been scheduled for April 29, 2010 at 2:00pm. The meeting will be held in Growth Management Conference Room, located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares, Florida.

Be advised that additional information is needed to address the comments. In order to remain on the June 2010 public hearing schedule, the requested information must be provided by May 5, 2010. After the requested information has been received and found sufficient, your rezoning application will be placed on the agenda for the next available Public Hearing date before the Zoning Board and Board of County Commissioners.

Should you have any questions, please do not hesitate to contact our office at (352) 343-9739.

Sincerely,

Steve K. Greene, AICP
Chief Planner

cc: File

BLR-Windmill Road LLC, 7575 Dr. Phillips Boulevard, Suite 305, Orlando, FL 32817

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 511, TAVARES, FL 32778 • P 352.343.9739 • F 352.343.9595
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JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WILLIAM G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION

Required Items - Comments

Item: LEGAL DESCRIPTION IS ACCURATE

1. Please revise the concept plan on Sheet C003 to include the description of the land area, with dimensional directions, for the rezoning as specified on the cover sheet. LDR Section 14.03.04 requires the concept plan to the boundary lines of the property with a metes and bounds description reference to Section, Township, and Range, tied to a Section or Quarter-Section or subdivision name and lot number.

Item: MEETING REQUIREMENTS OF LDR CH. 3.00

1. The property is currently zoned as Agriculture (A) with a base density of 1 dwelling per 5-acres. While the rezoning application for planned unit development (PUD) proposes 100-dwelling units at a density of 2.6 dwellings per acre, the proposed density is not consistent with the timeliness analysis (dated 12/16/09). That analysis revealed that the area is not timely for residential development greater than 1 dwelling per 5-acres due to incompatibility with adjacent/adjoining land uses and the lack of a functional relationship.

Be advised staff cannot support the proposed rezoning request to accommodate 100-dwellings at a density of 2.6 dwellings per acre. Additionally, there does not appear to be any substantial changed conditions in this area or recent residential rezonings that create the need for this proposed rezoning request.

Item: THIS PROJECT IS CONSISTENT WITH OTHER APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

1. The property is currently designated as Suburban future land use, with a base density of 1 dwelling per 5-acres.

2. Please update the information regarding the availability of water and sewer to serve the rezoning. The August 8, 2008 documentation from Leesburg did not indicate whether they would provide sewer or water service to the property. However, Leesburg has central sewage within 1,000 feet of property but they have no water service within 300-feet of the property.

3. Please provide the potential development impacts of the rezoning on public facilities as it pertains to police, fire/emergency, and solid waste.

4. Be advised that current standard for ISR is 30% (maximum). Please remove the list of development standards for minimum lot size, building coverage & height, ISR, phasing, lot setbacks, and the Utilities provider information from Sheet C003. This level of detail on Sheet C003 is not needed, however, it can be provided as a supplemental information to the rezoning application.

5. Note #3 on Sheet C003 should be revised to specify one service provider and one standard.

6. The concept plan on Sheet C003 should be revised to show the open space, the landscape and lakeshore buffer areas. Additionally, the comprehensive plan requires a 50-foot buffer between subdivisions and active agriculture properties. The required landscape buffer may be situated within this area. Additionally, the LDR requires buffers adjacent to lakes. The buffer areas may address the open space requirement. Be advised that the comprehensive plan requires 30% contiguous open space for subdivisions of 100-lots.

7. Revise the concept plan on Sheet C003 to include an approximate location for stormwater management system.

Item: Informational Comments

1. As it pertains to landscape buffers specified in Note #8, ensure the buffers are shown on the concept plan and consistent with the Landscape Ordinance #2009-62.

2. The trip generation data on Sheet C003 should be removed or specified with a minimum generation number as Note #6 specifies the provision of a revised traffic study prior to site plan approval. The study results may produce a different traffic generation number.

3. The buffer areas to Turkey Lake should be shown on the concept plan in accordance with the standards of LDR Chapter 6 regarding resource protection.

4. Be advised that the Proposed Comprehensive Plan - 2030 recommends this land area as Rural Transitional future land use. That land use proposes a density of 1 dwelling per 1 net acre (maximum), with PUD rezoning. The current PUD rezoning application is inconsistent with the proposed future land use for this area. The BCC may consider the adoption of the Proposed Comprehensive Plan - 2030 and the future land use map series in July 2010.

Review Status: NEED MORE INFO

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

Required Items

Item: TRANSPORTATION

1. The main entrance to the development must align with Palmway and the median opening (at main entrance shown on plans) should be closed. The median opening at the Windmill Road should also be closed. Turn lanes will be required at all entrances. Final determination regarding US 27 access management for this development will be made by FDOT.

Informational Comments

Item: RIGHT-OF-WAY

1. Windmill Road may have to be relocated to align with Palm Way (across US 27) and right-of-way dedicated/vacated as appropriate.

Item: FLOODPLAIN

1. The property is subject to the Floodplain Zone A. The site must comply with Lake County and FEMA floodplain regulations.

Review Status: NEED MORE INFO

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

Informational Comments (The following information will be required prior to site plan approval).

1. Provide needed fire flow calculations for the building (s) per ldr chapter 9.08 on the plans.
2. Provide fire department access per florida fire prevention code 2007
3. Add fire protections systems notes for point of service, tamper switches, and signage.
4. Location of fire hydrants and/or fire protection water storage tanks (Chapter 9 of LDR and NFPA 1142) - Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.
5. Add a note on plan for Knox Box, lock or access system per NFPA 1 Section 10.12.

Review Status: APPROVED W/COMM

HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130

Informational Comments

Item: WATER SUPPLY

1. water connection will have to be verified by City of Leesburg at the time of site plan.

Review Status: APPROVED W/COMM

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational Comments

Item: PROTECTED SPECIES

1. A site inspection was conducted by county staff. Active gopher tortoise burrows were noted. A full gopher tortoise survey shall be provided with the site plan application.

Item: WETLANDS

1. For the best wetland protection, it is recommended that the ordinance requires a minimum 50-ft buffer around the wetlands. Said buffer shall be placed in a conservation easement along with the wetland.

Review Status: APPROVED W/COMM

CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING

Informational Comments

Item: SOLID WASTE APPROVAL

1. Capacity and Encumbrance Letter must be submitted prior to approval of site plan.

Review Status: APPROVED W/COMM

TRANSPORTATION CONCUR - SHARON LEWIS(352)483-9050

Informational Comments

Item: TRANSPORTATION CONCURRENCY

1. The standard LOS for the impacted roadway of US 27 is "D" Capacity 1860. The most critical segment affect by this project would be US 27 from CR 48 to Plantation Blvd; which currently has a volume to capacity ratio of fifty-one percent (51 %) of its capacity.
2. Currently this segment of US 27 is not scheduled for improvement or funding through the FDOT CIP.
3. For the Windmill 27 PUD submittal a revised traffic study will be required prior to site plan approval.

Review Status: APPROVED W/COMM

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Informational Comments

Item: LANDSCAPE PLAN

- 1) If the zoning is approved as proposed, the future detailed landscape plan shall be submitted during the site plan stage and be in compliance with the new landscape code adopted December 2009.
- 2) During the future site plan stage, the new landscape code buffering would be as follows; north buffer = Type A (15 to 20 feet wide), east and south buffer = Type B (15 to 20 feet wide), west buffer = Type C (25 to 50 feet wide) Buffer width varies due to amount of landscape chosen.
Adjacent neighboring buffers may be utilized only if required by a development order issued by Lake County.
- 3) All other single-family lot landscape, common area landscape and non-lot fronted roadway landscaping may be submitted at time of site plan submittal.

Item: TREE REMOVAL APPLICATION

- 1) The applicant is advised that tree mitigation may be required during the future site plan process for any trees classified as protected on the site. The applicant may defer the Tree Removal Permit process to each out parcel or residential lot as they are developed for the affected trees.

Review Status: APPROVED W/COMM

ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776

Informational Comments

Review Status: Pending Solid Waste comments may be submitted under separate cover.



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