



Lake County Department of Growth Management  
Planning and Development Services Division

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Email: [kginsberg@lakecountyfl.gov](mailto:kginsberg@lakecountyfl.gov)

**PRESUBMITTAL COMMENTS**

To: Jennifer Myers, Development Processing Supervisor  
From: Karen Ginsberg, Senior Planner  
Re: Summer Bay Residential Development, Presubmittal Comments  
Date: April 24, 2008 DRS MEETING DATE: May 1, 2008

**TYPE OF DEVELOPMENT:**

Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan

Other (specify):

JPA: N/A

Proposed Use of Property: Single family homes and activity center

ZONING: PUD (Planned Unit Development)      LANDUSE: Urban

WILL REQUIRE REZONING:  Yes     No    TO WHAT ZONING?

WILL REQUIRE F.L.U.M. AMENDMENT: Yes     No

**DEVELOPMENT REVIEW :** (Items/Issues to be referenced as applicable)

In review of the proposed application and the information provided, the property is zoned PUD and has a Urban (maximum 7 du/ac) Future Land Use Designation. The property is located on the northeast intersection of US Hwy 27 and US Hwy 192. The site is currently approved as a PUD by Ordinance #2002-49, which allows a total of 2,215 dwelling units.

**Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?**

No outside agency approvals were submitted.

**Environmental concerns (wetlands, wildlife habitat, etc.) addressed:**

An Environmental Assessment is required. This assessment shall remain current for six (6) months from the date it was conducted. This project is within the 100 year flood plain. A SJRWMD permit will be required for compensating storage. Please label all wetlands and lakes.

**Landscape and other buffers provided?**

Landscape shall abide by Chapter 9 of the LDRs.

**Parking (including bicycles), loading and waste disposal?**

Two (2) parking spaces shall be provided for single family homes per LDR Table 9.03.06.

**Access Management and ROWs correct?**

No comment, to be reviewed by Public Works.

**Water/sewer plans?**

The applicant indicates that water and sewer services will be provided by Southlake Utilities.

**Setbacks shown/correct?**

Setbacks do not appear to be correct. Per Section 1.12.5.2 of Ordinance#2002-49, the setback shall be a minimum of fifteen (15) feet or five (5) times the sum of the floors for both buildings. Per Section 1.12.5.5, if subdivision lots are created, the lots shall have a minimum width of sixty (60) feet measured along property lines contiguous to a street and shall contain a minimum of 3,750 square feet per dwelling unit.

**Open Space shown/correct?**

According to Ordinance#2002-49 there shall be a total of twenty-five (25) acres committed to recreation and open space, excluding water bodies and open space within each parcel. Please indicate how much area is currently designated as open space, as well as how much area is undeveloped. Comprehensive Plan Policy 1-1.13 (1)(b) indicates that the maximum impervious surface ratio shall be no greater than 65%. Please provide calculation demonstrating that building and paving fall within the allowable impervious surface allotment.

**Additional comments?**

Please specify building area and height. Per Ordinance#2002-49, Section 1.12.3, the minimum living area shall be six hundred (600) square feet. Per Ordinance#2002-49, Section 1.12.2, the maximum building height shall be six (6) stories for residential units, and two (2) stories or fifty feet in height for all other construction.

Platting will be required if lots are not under common ownership. Please refer to LDR Section 14.07.04 Preliminary Plats, if applicable. Site Plan submittal requirements can be found in LDR Section 14.09.00.

Phasing information should be included on the Cover Sheet of all future submittals. This includes the phase the application falls within as well as a chart listing all current on-site and approved structures, designated by use as classified in Ordinance #2002-49 Section 1.12.6 Permitted Uses.

Additional comments attached.

# Memo

**To:** Karen Ginsberg, Senior Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 4/28/2008  
**Re:** Fire Comments, Summer Bay Residential Development

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Provide needed fire flow calculations and fire hydrant locations for the buildings. Needed fire flow and number of hydrants shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
Fifth Floor of Administration Building (Round building)  
315 W. Main Street  
Tavares, Florida 32778

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# MEMORANDUM

## PUBLIC WORKS DEPARTMENT

Engineering Division  
437 Ardice Avenue  
Eustis, Fl 32726



## LAKE COUNTY

FLORIDA

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**To:** Christopher Bravo, Miller Einhouse Rymer and Boyd  
**From:** Seth Lynch, Development Review Engineering  
**Date:** April 22, 2008  
**Subject:** Public Works comments for Summer Bay Residential Development

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary-plat are submitted by the applicant there maybe additional items required through the review of the plans.

The project may require offsite improvements which will be determined at site plan or preliminary-plat review stage.

The project may require St. Johns River Water Management District Permit to be determined at site plan or preliminary-plat review stage. If required a copy will need to be received by the County before plans could be approved.

The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan or preliminary-plat could be approved.

The project will need to comply with all Lake County, Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District requirements.

The project will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. Also the project will need to comply as applicable with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP) and others as they apply.

### **Please Note:**

Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There maybe other requirements when a proposed site plan is submitted.

JENNIFER HILL  
District 1

ELAINE RENICK  
District 2

DEBBIE STIVENDER  
District 3

LINDA STEWART  
District 4

WELTON G. CADWELL  
District 5



Charlie Crist  
Governor

Ana M. Viamonte Ros, M.D., M.P.H.  
State Surgeon General

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**Date:** April 28, 2008  
**To:** Karen Ginsberg  
**From:** Marcelo J. Blanco, Environmental Specialist II  
**Subject:** Presubmittal Memo for "Summer Bay Residential Development"  
**Section/Township/Range:** 36-24-26  
**JPA:** N/A

Comments: Any plans to increase the permitted pool capacities will need to be addressed through the DOH regional engineer's office. If irrigation wells are proposed, ensure all are shown on the scaled site plans; permits will be required through the DOH.