



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

5/29/2008

ERIC ARP, P.E.  
COMPREHENSIVE ENGINEERING SERVICES, INC.  
201 SOUTH ORANGE AVENUE, SUITE 1300  
ORLANDO, FL 32801-3442

**Re: Project No. 2007050011, Application No. 949**

**Description:** CHRIS' LANDING  
PRELIMINARY PLAT FOR 27 SINGLE FAMILY LOTS - PHASE I

Dear Mr. Arp,

Your preliminary plat application has been reviewed by Lake County Development Review Staff. The application was reviewed for consistency with the Lake County Comprehensive Plan, Lake County Land Development Regulations, and Ordinance#54-91. Staff comments are attached to this document.

Please provide a written response to all comments and thirteen (13) signed and sealed sets of revised plans. The revised plans should include a revision date on the Cover Sheet and revision clouds on altered items. Please submit this information at your earliest convenience.

You will be contacted once Staff has completed review of the submitted revisions. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Karen Ginsberg, Senior Planner  
Division of Planning and Community Design  
(352) 343-9739

Development Processing Section  
(352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
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JENNIFER HILL  
*District 1*

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*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION**

Karen Ginsberg, (352) 343-9739

**Comments**

**Item:** PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR, COMP PLAN, AND ORDINANCE 54-91

**Remarks:**

Please address the following items:

1. "Parcel 5" is not within the PUD (please review legal description in Ordinance 54-91).
2. The legal description within the deeds do not account for "Parcel 5". Please provide documentation for this parcel.
3. Please note that Lot 7 is affected by "Parcel 5".
4. The density calculation for wetlands is 1 unit per 5 acres. Please revise the density calculation on the Cover Sheet.
5. The phasing schedule will need to be revised. Please note that an amendment to the PUD may also be necessary to rectify density and site boundary issues.
6. Please identify dedications for all tracts.
7. Note the location of 100-year flood plain.
8. Please note the Future Land Use Categories on the Cover Sheet (Urban Expansion and Employment Center).

**Informational Comments**

**Item:** THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

**Remarks:**

Please note that the proposed Phase II development is within a designated Employment Center. An amendment to the PUD may be necessary prior to development of Phase II.

**PUBLIC WORKS DEPARTMENT COMMENTS**

Seth Lynch, (352) 483-9052

**Comments**

**Item:** INTERNAL TRAFFIC CIRCULATION

**Remarks:**

Revised plans do not reflect previous comment. Please provide a paved Cul-de-sac at the north side of proposed Street B with a radius of at least 40 ft or meet fire department requirement which ever is greater.

The Cul-de-sac could be a temporary one or paved.

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previous comment:

Please provide a paved Cul-de-sac at the north side of proposed Street B with a radius of at least 40 ft or meet fire department requirement which ever is greater.

**Item:** DESIGN FOR SCHOOL BUSES

**Remarks:**

Revised plans do not reflect previous comment. A Cul-de-sac will be required at the end of Street B.

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previous comment:

A Cul-de-sac will be required at the end of Street B.

**Item:** TYPICAL PAVEMENT SECTION(S)

**Remarks:**

The revised preliminary plat plans show proposed trees in the right-of-way of the proposed roads. The proposed trees in the right-of-way shall not be allowed. The trees will need to be placed outside of the right-of-way for the proposed roads.

**Item:** RETENTION POND DESIGN/GRADING

**Remarks:**

The proposed storm pond 3 will not be allowed to discharge stormwater in the County right-of-way.

**Item:** MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

**Remarks:**

The drainage and grading plan must show existing contours. The proposed retention pond areas need to be identify on plans along with identifying ponds as stating either wet or dry.

### **Informational Comments**

**Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

**Remarks:**

Please submit driveway permit application to Lake County Public Works after the construction plans are approved.

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

**Remarks:**

Turn lanes may be required

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

**Remarks:**

See previous e-mails below, R/W comments remain the same. The revised plat plans shows the additional right of way required per the Dolan test. No further R/W comments.

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August 23, 2007

Per DRS Meeting 40 ft required from centerline of CR 565 along with previous Dolan Test still applies.

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August 3, 2007

The revised plat plans shows the additional right of way required per the Dolan test. No further R/W comments.

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July 30, 2007

Site fronts CR 561 (#1733) (aka) Lake Minneola Shores w/ 33 feet from centerline (66' total) of recorded right of way. Classified as a Revised Urban Collector requiring 50 feet from centerline. Dolan test requested.

All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Dolan Test Results:

Traffic Safety concerns: Check sight distance, Turn lanes may be required

Stormwater Concerns: Swale drainage must be provided and maintained for Lake Minneola Shores Road

Comments: Require 40 ft from centerline

(Right of way comments remain the same. See Dolan evaluation attached for additional concerns.)

**Item:** ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

**Remarks:**

All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

**FIRE COMMENTS**

Brian Hawthorne, (352) 343-9653 EXT. 5788

**No comments, plans compliant.**

**HEALTH DEPARTMENT COMMENTS**

Marcelo Blanco, (352) 253-6130

**Comments**

**Item:** WATER SUPPLY

**Remarks:** Document, on the scaled site plan, that the potable water line shown connects to City of Groveland central water system (show the public water supply to be connected to). -MJB-

07/31/07 - Application states central water service is available through the City of Groveland. -MJB-

**Item:** WATER LINES

**Remarks:** Document, on the scaled site plan, the proposed connection to the available public water supply. -MJB-

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

**Remarks:** Site plan still does not show wells for the properties south of this site. Show these wells on the scaled site plan or document that there are no wells within 100-ft to the south of this property. -MJB-

07/31/07 - Show neighboring wells and septic systems within 100-feet of your property lines. The 7 oaks neighborhood has an existing Limited-Use well, locate this well and show a 100-foot radius to ensure septic systems will not encroach on the required setback to this well. -MJB-

**Informational Comments**

**Item:** WASTEWATER DISPOSAL

**Remarks:** The lift station has been removed from the scaled site plan. OSTDS construction and abandonment permits to be acquired through the DOH. -MJB-

07/31/07 - Non-availability letter provided, however, the cover sheet states that sewer service will be provided through the City of Groveland and the site plan shows a lift-station. Permitting of a "dry-line" sewer system requires coordinating with both DEP and

the DOH, contact Mr. Paul Butler at the DOH for further details. -MJB-

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

**Remarks:** Water retention areas have been labelled as normally-dry. Lake County LDRs require a 100-ft setback from wetlands and surface water to OSTDSs. -MJB-

07/31/07 - Label water retention areas to show whether these were engineered to be normally-dry or normally-wet. This will affect the required septic system setbacks. Maintain setbacks to surface water and wetlands per 64E-6FAC and Lake County LDRs. -MJB-

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

**Remarks:** No proposed wells shown, but an existing 6" well is depicted on the boundary survey. This well will need to be properly abandoned (permit required through the DOH). This is a possible EDB area (final determination through Mr. Jim Frazee @ SJRWMD). -MJB-

**ENVIRONMENTAL REVIEW**

Jennifer Cotch, (352) 343-3776

**Comments**

**Item:** WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

**Remarks:**

Please submit a copy of the SJRWMD ERP permit for the impact to the wetland system (FLUCFCS code 618) by the proposed access road. A copy of the SJRWMD permit must be received prior to preliminary plat approval.

Please clearly mark the 50-ft setback buffer from the wetlands. The plans are confusing. The label "Setback 50" is written along the 25-ft buffer line. In addition, please add the 100' Setback Line for septic tank and drain field from WJL

The current site plan proposes work within a Natural Upland Community. Please revise the site plan to be in compliance with Lake County's Land Development Regulation's (LDR's). Please revise the plans to meet the county's LDR 6.04.04 that states the applicant shall provide a minimum of 20% open space to preserve the Xeric Hammock Community (FNAI S3 ranked).

**Informational Comments**

A copy of the FFWCC permit will need to be submitted prior to final plat approval.

A copy of the recorded conservation easement shall be received prior to final plat approval.

**PUBLIC SAFETY**

Laura Nichols, (352) 343-9487

**Comments**

**Item:** SUBDIVISION NAME

**Remarks:**

5/22/08 - Remove punctuation from subdivision name. LJJ

8/7/07-2nd review-Subd name approved w/o punctuation. LJJ

**CONCURRENCY - DEVELOPMENT PROCESSING**

Kelly Messer (352)343-9855 ext 5439

**Comments**

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

**Remarks:**

5/21/08- Parks analysis will be submitted for review after the staff has approved the plan. km

**LANDSCAPE REVIEW**

Grant Wenrick, 352-343-9739

**Comments**

**Item:** LANDSCAPE PLAN

**Remarks:**

Applicants submitting landscape plans are advised that a new landscape ordinance is expected to be adopted by the Summer of 2008 that may affect the requirements for those plans not approved by the ordinance adoption date. Applicants may ask for vesting rights using the existing code if desired.

Revise note #1 on Cover Page to reflect the proper amount of canopy trees required per lot to:

Ordinance 54-91 Per paragraph III (1) Tree Protection and Landscaping Requirements: Each Single-Family lot shall have at least three (3) approved trees with a six (6) inch DBH or greater, or an equivalent number of replacement trees as defined in Section 17-118, (Section 17 has been eliminated since 1991) Lake County Code, prior to application for certificate of occupancy for the dwelling unit for each lot.

ALTERNATIVELY, the applicant may file for a variance with the Board of Adjustment to use the current standards below:

A minimum of three (3) trees for lots between 6,001 and 10,000 square feet and

A minimum of five (5) trees for lots greater than 10,001 square feet.

with 3 additional trees for each acre beyond one (1) acre.

Per LDR 9.01.05 (A) (2) and (3)

(Minimum size canopy trees shall be a minimum of 2" to 2-1/2" Caliper x 8' Height x 4' Spread)

Lake County Public Works will not allow trees within County maintained right-of-way. Please delete the trees shown within the R.O.W. or pursue a right-of-way utilization permit from Public Works when the future construction plans are submitted. (Contact 352-483-9000 Jeff Johnson or Ross Pluta) Potential solution may include locating "street" trees outside of the ROW and also outside of the utility easements that are located on the "front" part of the homesites. "Street" trees located within the homesites may also be used to satisfy the minimum required trees per lot as long as they meet the minimum size criteria. Another option with public works and senior planner approval is to have sidewalks on one side of the road while the other may have street trees.

Please identify and locate the types of trees being used as credit for the southern and western landscape buffer. The existing trees used as landscape buffer credit must be located within the 15' landscape buffer width.