LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

6/13/2007

KNIGHT ENGINEERING, INC
221 NORTH US HWY 27 SUITE I
CLERMONT, FL 34711-

Re: Project No. 2007050006, **Application No.** 939

Description: LAKE LAPPIN ESTATES
20 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

Dear KNIGHT ENGINEERING, INC:

Your Preliminary Plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. **Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
   - **Revised sheets shall have revision dates in the title block.**
   - **Plan revisions must be either circled or their location indicated in the written response letter.**
2. **Provide a written response to all comments.**
3. **All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a $100 Plan Revision fee.**
5. **When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

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

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Development Review
Division of Planning and Community Design

PLANNING & COMMUNITY DESIGN
Rejection Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04
Remarks:
First Review 6/09/07 RH

It will be necessary to rezone the property to the A-1-20 zoning district. Split zoning will not be permitted within the project boundaries. If the BCC approves the rezoning to A-1-20, then through the utilization of the development point criteria, it may be possible to increase the base density. Please note that developable density is based on Net Acres as defined in Policy 1-20.1 of the Comprehensive Plan.

Unable to determine density based on plan as submitted. Show how the development point system rating criteria is incorporated into the plan to support 1 dwelling unit to 5 net acres as submitted with presubmittal application for review and comment for the June 29, 2006 DRS meeting, (copy of points criteria submitted as attachment with these comments).

Note: Net Acres is defined in the Comprehensive Plan Policy 1-20.1 as, "Net Acres - derived by subtracting the following from the entire area of a parcel of land: All wetlands as defined by the
St. Johns River Water Management District or the Lake County Code or Land Development Regulations; lands within the Wekiva River Hydrologic Basin Riparian Habitat Protection Zones established pursuant to Section 373.415, Florida Statues; areas within the 100 year floodplain; road rights-of-ways; and easements for ingress and egress. Additional note: Per Comprehensive Plan Policy 1-12.2, Waters of the state and open water bodies will not count for density calculations.

Review LDR 14.07.04 Preliminary Plat requirements and provide the following on the plan:

Include a statement on the grading plan that earthwork proposed will balance on-site, and if not balanced, a summary of quantities being added or removed from site.

Provide a general subsoil report meeting the requirements of LDR 14.07.04 (A) (9).

If it is the intention to show a subdivision sign, subdivision wall, and/or entrance features, provide the designated area on the plan as a separate tract dedicated to the HOA. If there is no intention for any of these items, provide a statement on the plan indicating such.

Item: THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN
Remarks:
First Review 6/09/07 RH

Unable to determine density based on plan as submitted. Show how the development point system rating criteria is incorporated into the plan to support 1 dwelling unit to 5 net acres as submitted with presubmittal application for review and comment for the June 29, 2006 DRS meeting, (copy of points criteria submitted as attachment with these comments).

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Informational Comments

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00
Remarks: 05-21-07 1st Review Grant Wenrick
Preliminary Plans are sufficient. The developer will need to submit an exact count for trees that are being removed. Please also provide a tree mitigation table indicating how 33% of the removed trees will be mitigated.

Item: OPINION OF TITLE
Remarks:
First Review 6/09/07 RH

Comments from the County Attorney's Office have been provided as an attachment to the review comments letter.

Review Status: REJECT

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

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)
Remarks: A sidewalk will need to be placed along property on the east side of SR 44. The sidewalk must meet FDOT standards along with ADA compliance.

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)
Remarks: FDOT driveway permits are required before the final approval. Turn lane determination to be provided by FDOT at time of driveway permit application.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -
Remarks: Site fronts on SR 44, no right of way requested.

Property fronts Doe Lake Rd. a non-county road, no right of way requested.

Also fronts on Nutmeg Av. (# 8198) with 66 feet total right of way, no right of way requested.

Note: 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.

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.
Remarks: Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process) .

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788
Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130
Rejection Comments

Item: EASEMENTS
Remarks: 06/11/07 - "Typical lot w/ building setbacks" diagram shows a 10-foot drainage & utility easement, but the notes specify a 20-foot utility easement on all lot lines. -MJB-

Informational Comments

Item:
Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776
Rejection Comments

Item: APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)
Remarks: 06/13/2007 SC
Preliminary plat indicates lots 1-7 have property lines extending into the water and the conservation easements, please explain or revise plat to indicate that property lines will not extentend beyond waters edge. Community lake access between lots 4 & 5 should be platted into a separate "Tract", verify that any future developments "gazebo, community docks,etc." will

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW
Rejection Comments

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)
Remarks: 5/15/07 - 1st. Review, jsm

Per Bobby Bonilla, Parks Division Director the County facilities do not have adequate capacity. Please see attached Lake County Concurrency Analysis. Should you have any questions call Bobby Bonilla at (352) 742.0992.

Informational Comments

Item:
Remarks:

Review Status: REJECT

Additional Enclosures
Point System Criteria
County Attorney Comments
School Board Comments

POINT SYSTEM RATING CRITERIA

The Point System Rating Criteria are as follows: POINTS

1. Submission of Project as a Planned Unit Development. (5 points possible) 5

2. Project is contained wholly within TDR receiving zone outside the Mt. Plymouth-Sorrento Urban Compact Node. (5 points possible) 5

3. Purchase of TDR's sufficient to reach density of one (1) dwelling unit per net acre. (5 points possible) 5

4. Innovation in Site Design by Providing More Open Space and Protecting Environmentally Sensitive Land than would be protected under existing regulations. (80 points possible) 80

a. Incorporation of Pervious Pavement or Grassed Parking 1

b. Preservation of Native Vegetation within the 100 year Floodplain 2

c. Zero Disturbance or Encroachment within the 100 year Floodplain 5

d. Restriction of Intensity of Development Adjacent to Publicly Owned Lands. 5
If property is not adjacent to publicly owned lands, 5 points can be granted.
(5 points possible)

1. 150 foot buffer 5
2. 100 foot buffer 4
3. 50 foot buffer 3

e. Preservation of existing Native Vegetation (upland and wetland species) 10

f. Use of Native Vegetation in Landscaping 2

g. Buffers on Wetlands (10 points possible) 10

1. 35 feet 10
2. 25 feet 5
3. 10 feet 3

h. Dedication of Natural Areas for Preservation (uplands only - wetlands are already required to be dedicated). (20 points possible) 20

1. 25 percent of each natural upland habitat type 20
2. 10 percent of each natural upland habitat type 15
3. 5 percent of each natural upland habitat type 10

I. Preservation of Existing Hydrological Patterns (surface and groundwater) 5
Must demonstrate minimum interruption of surface and groundwater flow regime (minimize groundwater withdrawals and maximize recharge).
(5 points possible)

j. Clustering of units to promote common open space, passive recreation, and preservation of environmentally sensitive areas. 10

k. If 70 points are attained, an additional 10 points may be granted. 10

5. If it can be demonstrated that the development tract or parcel does not have any pre-existing environmental constraints and therefore not afforded the ability to achieve points, the proposed development can receive 67 points. An example of this type of property would be one that has historically (greater than 10 years) been used for citrus production, has no wetlands and no natural upland communities remaining on-site. An additional ten (10) points shall be available for clustering of units. An additional one (1) point shall be available for incorporation of pervious pavement or grassed parking and an additional two (2) points shall be available for the use of native vegetation in landscaping. 67

6. Contributes to the Expansion of an Existing or Proposed Wildlife Corridor (on or off-site). (10 points possible) 10

7. Provides Sufficient Habitat for Feeding, Nesting, Roosting, and Resting so as to Maintain Viable Populations of Species Designated Pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code (on or off-site). (5 points possible) 5

8. Provision of Affordable Housing. (5 points possible) 5

a. 15 percent of project units for moderate, low, or very low income housing. 5

b. 5 percent of project units for moderate, low, or very low income housing. 2

9. Vehicular Access to an Arterial Road with Level of Service (LOS) "C" Average Daily Trips (ADT) or better. Ten points can be granted for making improvements to bring up the Level of Service to LOS "C". (10 points possible) 10

a. Directly Adjacent (existing or proposed) 10

b. Within 1 mile via collector (existing or proposed) 7

c. Greater than 1 mile via collector (existing or proposed) 5

d. Less than 2 miles via local roads 2

10. Potable Water Supply. (10 points possible) 10

a. Within an Existing Public Supply System Franchise Area with excess capacity or the creation of a franchise. 10

b. Central system
7

c. Private well
0

11. Sanitary Sewer Service. (10 points possible) 10

a. Within an Existing Wastewater Treatment Franchise Area with excess capacity or the creation of a franchise. 10

b. Central system

7

c. Innovative septic system 5

d. Septic tank

0

12. Irrigation Water Supply. (10 points possible) 10

a. Grey water reuse (dual water system)

10

b. Surface water

5

c. Surfacial aquifer 2

d. Potable Water

0

13. Fire Protection. (5 points possible) 5

a. Dedication of land and/or facilities sufficient to meet the requirements of the project. 5

b. Within a fire district having a rating of 7 or better and within 3 miles from a fire station. 3

c. Within a fire district having a rating of 7 or better and more than 3 miles from a fire station. 2

d. Within a fire district having a rating of 8 to 9 and within 3 miles from a fire station. 2

e. Within a fire district having a rating of 8 to 9. 1

14. Proximity to Public Schools. (5 points possible) 5

a. Dedication of sufficient acreage to satisfy the requirements of the Lake County School District (on or off-site). 5

b. Within 1/2 mile radius of an existing school and linked by sidewalks and/or bicycle paths. 5

c. Within 1/2 mile radius of an existing school. 4

d. Within one mile radius of an existing school and linked by sidewalks and/or bicycle paths. 4

e. Within one mile radius of an existing school. 1

15. Neighborhood Parks. (5 points) 5

a. Within 1/2 mile radius of a developed park and linked by sidewalks 5

and/or bicycle paths.

b. Dedication of park land and provision of facilities that meet the County's Level of Service. Facility must be open to the general public. 5

c. Dedication of environmentally sensitive land that is suited for passive recreation. 5

d. Within 1/2 mile radius of a developed park. 2

e. Within one mile radius of a developed park and linked by sidewalks and/or bicycle paths. 3

f. Within one mile radius of a developed park. 1

16. Other. (5 points possible) 5

The Board of County Commissioners may within its discretion, grant additional points up to a maximum of five (5) points, to developers who opt to provide facilities, land or funds for facilities not specifically identified in the criteria set out above. This provision may also include voluntary impact fees over and above those required by the Lake County Code.

17. DENSITY EVALUATION TABLES

A. The one (1) unit per forty (40) net developable acres category contains a maximum of 160 possible points. ("A-1-40")

POINTS SCORED	MAXIMUM NUMBER OF UNITS PER NET DEVELOPABLE ACRE
120 - 160	1.0 PER 10.0 ACRES
100 - 119	1.0 PER 20.0 ACRES
70 - 99	1.0 PER 30.0 ACRES
< 70	1.0 PER 40.0 ACRES

B. The one (1) unit per twenty (20) net developable acres category contains a maximum of 175 possible points. ("A-1 - 20")

POINTS SCORED	MAXIMUM NUMBER OF UNITS PER NET DEVELOPABLE ACRE
140 - 175	1.0 PER 1.0 ACRE
130 - 139	1.0 PER 1.5 ACRES
110 - 129	1.0 PER 2.0 ACRES
100 - 109	1.0 PER 3.0 ACRES
80 - 99	1.0 PER 4.0 ACRES
60 - 79	1.0 PER 5.0 ACRES
50 - 59	1.0 PER 10.0 ACRES
<49	1.0 PER 20.0 ACRES

MEMORANDUM

TO: Jennifer Myers, Development Coordinator

FROM: Kimberly Williams, Assistant County Attorney

DATE: May 24, 2007

RE: Lake Lappin Estates; Project No. 2007050006; App. Request No. 939

Jennifer, I have reviewed the certificate of title for this preliminary plat. Here are my comments:

1. If this plat contains a stormwater system or other common element which will be maintained by the Homeowners, restrictive covenants will need to be recorded at the time of platting outlining the responsibility as well as providing a mechanism (assessments) to pay the costs of such maintenance.

2. Since the certificate of title shows a mortgage on the property that has not been satisfied, a joinder and consent to platting will be required at the time of platting.

3. The certificate of title also shows an easement. This must be, to the extent necessary shown on the plat and evaluated for access, use, and setback matters for new lots. Any easement which conflicts with publicly dedicated roads will require a joinder and consent to platting at the time of platting.

KEW

0751.000

LAKE COUNTY SCHOOLS

Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

June 8, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Lake Lappin Estates, #2007050006, Preliminary Subdivision Plan

Dear Mr. Bennett:

Lake County is currently reviewing a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of May 24, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add 20 new single-family dwelling units that will contribute eight new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- **Seminole Springs** Elementary School — **48%** Over Capacity
- **Eustis** Middle School — **9%** Under Capacity
- **Eustis** High School — **17%** Under Capacity

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY	Lake County Development Review Staff
DATE	**6/8/2007**
NAME / CASE NUMBER	**Lake Lappin Estates**
OWNER / DEVELOPER	Lake Lappin Estates of Central Florida, Inc., et.al.
ITEM DESCRIPTION	Submittal of a preliminary subdivision plan application requesting a 20-unit, single-family residential community on 185.43 acres.
DENSITY	1 dwelling unit/5 acres
LOCATION	Sections 4, Township 18, Range 29 The eastern portion of the subdivision is located north of Pine Road, south of Evergreen Road, east of SR 44, and west of Paradise Road. The western portion of the subdivision is located north of Stearns Drive, east of Locust Street, and west of SR 44.
CURRENT FUTURE LAND USE	Sending Area #2 A-1-20 (1 dwelling unit/20 acres) of the Wekiva River Protection Area
CURRENT ZONING	Planned Unit Development

	SF-DU	**MF-DU**	**Mobile**	**SF Impacts**
NEW DU IMPACT				**20**
STUDENT GENERATION	0.410	0.254	0.145	8
Elementary School	0.186	0.131	0.065	4
Middle School	0.100	0.057	0.036	2
High School	0.124	0.066	0.044	2

SCHOOL NAME	Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
Seminole Springs Elementary	839	571	147%	843	148%
Eustis Middle	1,051	1,157	91%	1,053	91%
Eustis High	1,277	1,549	82%	1,279	83%

*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft

BUS ACCESS	Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.
SIDEWALKS	Sidewalks are recommended.
STUDENT SAFETY	At least one safely-located pick-up/drop-off area is recommended.
COMMENTS	This proposed development action will adversely impact area schools that are already over or nearly over capacity. (The District previously provided comments for this proposed development on June 27, 2006, as "Trinity Homes of Central Florida" with 20 proposed dwelling units.)

Dawn McDonald

Prepared By: Dawn McDonald, Senior Planner, LCS **Date:** 6/8/2007