



Lake County Department of Growth Management  
Planning and Development Services Division

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

**PRESUBMITTAL COMMENTS**

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**To:** Jennifer Myers, Development Coordinator  
**Through:** R. Wayne Bennett, AICP  
Planning Director, Growth Management Department  
**From:** Denna Levan, Planner  
**Re:** Presubmittal Comments / Biscayne Way

**Date:** June 13, 2007  
Revised: July 18, 2007

**DRS MEETING DATE:** July 26, 2007

**TYPE OF DEVELOPMENT:**

- Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan
- Other (specify): **Presubmittal Application**

Proposed Use of Property: Residential Subdivision

**ZONING AND LAND USE:**

The property is approximately 4.83 +/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned **(R-3) The Land Use category is Urban Expansion**

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)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? There are no major concerns. Is an Environmental Assessment required? Yes, a preliminary environmental assessment will be required to be submitted with the preliminary plat and must meet the Land Use Regulations (LDRs) 6.04.00.

Landscape and other buffers provided? No landscape plan was provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- 0.25 Acres required for lots with central water supply and septic systems.
- Show neighboring wells and septic systems within 100-feet of property lines.
- If an existing septic system is on the property, it will need to be properly abandoned (a permit will be required through the DOH)

Setbacks shown/correct? 25 ft front building setback, 5 ft side and rear. 50' building setback from Fish Camp Road.

Open Space shown/correct? % open space is required for the R-3 zoning district. The maximum Impervious Surface Ratio (ISR) is .35 and the FAR is .30



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**Date:** July 12, 2007

**To:** Mary Harris

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Biscayne Way"

**Section/Township/Range:** 32-18-26

**JPA:** Eustis

**Comments:** Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- 0.25 Acres required for lots with central water supply and septic systems.
- Show neighboring wells and septic systems within 100-feet of property lines.
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**REVIEWING AUTHORITY**  
**DATE**  
**NAME / CASE NUMBER**  
**OWNER / DEVELOPER**  
**ITEM DESCRIPTION**

Lake County Development Review Staff  
**6/19/2007**  
**Biscayne Way (Presubmittal)**  
 Mike Kilfoyle, Inc./Mike Kilfoyle  
 Presubmittal of a preliminary subdivision plan application requesting a 10-unit, single-family residential community on 4.84 acres.

**DENSITY**  
**LOCATION**

2.07 dwelling units/1 acre  
 Section 32, Township 18, Range 26  
 Located north of Oak Bend Drive, south of Deer Meadow Lane, and west of South Fish Camp Road.

**CURRENT FUTURE LAND USE**  
**CURRENT ZONING**

Lake County Urban Expansion (4 dwelling units/1 acre)  
 Lake County Medium Residential District (R-3)

**NEW DU IMPACT**

	SF-DU	MF-DU	Mobile	SF Impacts	
				<b>10</b>	<b>Dwelling Units</b>
<b>STUDENT GENERATION</b>	0.410	0.254	0.145	4	
Elementary School	0.186	0.131	0.065	2	
Middle School	0.100	0.057	0.036	1	
High School	0.124	0.066	0.044	1	

**SCHOOL NAME**

Treadway Elementary  
 Eustis Middle  
 Eustis High

SCHOOL NAME	Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
Treadway Elementary	969	670	145%	971	145%
Eustis Middle	1,051	1,157	91%	1,052	91%
Eustis High	1,277	1,549	82%	1,278	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. To address the need for additional permanent capacity in this area of the county, the District has planned and budgeted for Elementary "P," which will open in 2010 with an estimated permanent capacity of 600.

Dawn McDonald

**Prepared By:**

Dawn McDonald, Senior Planner, LCS

**Date:**

6/19/2007

# Memo

**To:** Denna Levan, Planner  
**Date:** 7/18/2007  
**Re:** Fire Comments, Biscayne Way

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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.

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

1. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided

(a) Water Supply System. For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used.

TABLE INSET:

Distance between Buildings	Needed Fire Flow
>=31	750
11-30'	1,000
10' or less	1,500

There shall be a minimum of one (1) fire hydrant provided for every one thousand (1,000) gpm required.

Locations and numbers of hydrants will be required based on distance between buildings.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch

mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

2. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided

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Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
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