LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/17/2007

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

Re: Project No. 2005040009, **Application No.** 964, **FINAL STAFF REPORT**

Description: SERENITY SOUND
15 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION (ORIGINAL APPROVAL EXPIRED AR# 554)

Dear KNIGHT ENGINEERING, INC:

Your prelininary plat application has been reviewed by the Development Review Staff. The 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 wide by six (6) inches high 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 require a $100 Plan Revision fee,
5. When all requested information has been received, it will be circulated to the Development Review Staff for review.

The Development Review Staff will then review the revised plans and the engineer's response 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,

Stacy Allen

PLANNING & COMMUNITY DESIGN - Stacy Allen, Senior Planner (352) 343-9739 x5574 and Grant Wenrick, Landscape Architect (352) 343-9739 x5832
Rejection Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04
Remarks: 07-17-07 / Additional 1st Review Comments / Stacy Allen
Place WRA in separate tracts.
Note party responsible for maintenance of wetland tracts, WRA tracts and park tract.
Note park amenities.

07-13-07 / 1st Review / Stacy Allen
Please make the following corrections/additions to the Preliminary Plat:
On Sheet 2 of 7, add note to Erosion Control Plan that, "The total amount of material removed offsite shall not be greater than 200% of the minimum stormwater retention / detention volume required." See LDR Section 6.06.01 F. 2. a. (1).
Provide / note FEMA Flood Panel information.
Identify and label the floodPLAIN and the floodWAY.

INFORMATION:
All Final Plats shall include:
(1) The wetland jurisdictional boundary (WJB) (when not associated with a tract or lot boundary);
The WJB setback boundaries for the 25-foot upland buffer, 50-foot building setback line and the 100-foot septic system setback line;
Note the square footage of each residential and non-residential lot.
(2) Pursuant to Lake County Ordinance 2006-107, no Final Plat shall be approved unless there is sufficient school capacity at the time of application to provide education services for the students who will live in dwelling units placed or constructed on such lots. A Certificate of Concurrancy issued by the Lake County School Board shall be provided with an application for Final Plat approval.

Item: ENVIRONMENTAL ASSESSMENT
Remarks: 07-13-07 / 1st Review / Stacy Allen
An EA dated June 8, 2007 has been submitted. The EA does not include the 14-acre parcel to the west of Turkey Lake Road, AK #1209242. This area is identified as Tacts A and B on Sheet 4 of 7, Geometry Plan (reviewed as the Preliminary Plat).
TRACT A consists of 12.68 acres labeled "Herbaceous Wetlands" and will be dedicated as conservation area to the SJRWMD.
TRACT B consists of 1.47 acres labeled "Park". This area is located between the wetlands and Number Two Road.

AN EA INCLUDING THIS 14-ACRE PARCEL MUST BE SUBMITTED FOR REVIEW.

Follow through with a more comprehensive gopher tortoise survey.

Follow through with with permitting requirements of the SJRWMD and the ACOE.

An EA remains effective for a period of 6 months and then expires. If the EA has expired at the time of Construction Plan submittal, an updated EA is required to be submitted with the Construction Plans.

Item: OPINION OF TITLE
Remarks: 07-13-07 / 1st Review / Stacy Allen
The Opinion of Title dated June 27, 2007 is missing 2 items:
(1) The Warranty Deed / ORB 3045 PGs 728-730, and
(2) The Conservation Easement / ORB 3431 PGs 701-707 includes only the wetlands on the east side of Turkey Lake Road labeld as Tract C on Sheet 4 of 7, Geometry Plan (reviewed as the Preliminary Plat). This Conservation Easement should include the wetlands on the west side of Turkey Lake Road labeled as Tract A on same said sheet.

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)
Remarks: July 13, 2007

Please show improvements (paving) of Turkey Lake Road from Number Two Road to the entrance of subdivision
Please note who will be making improvements on plans and show the improvements.

Please show road cross section for Turkey Lake Road and pavement details.

Item: TYPICAL PAVEMENT SECTION(S)
Remarks: July 13, 2007

Please show road cross section for Turkey Lake Road and pavement details.

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

Remarks: July 12, 2007

Review on 4/27/05 found site fronts on Number Two Rd. (# 3024) with R/W varying. Dolan test returned requiring 40' from centerline.

Also fronts on Turkey Lake Rd. (3 2924) with 33' from centerline. Dolan test returned requiring 40' from centerline.

Revised Plan does not show Dolan test requirement of additional R/W.

R/W concerns remain the same.

Thanks,

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

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.

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:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

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

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:
Remarks: 7/17/2007 SC
EA dated June 8, 2007 does not address the 14 acre parcel to the west of Turkey Lake Road, Alternate Key #1209242. Please revise the EA to address this additional parcel of land and add appropriate setback lines to any wetland jurisdictional areas associated with this additional parcel.

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: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER
Remarks: 7/12/07 - review is pending per Public Works checklist/jsm.

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)
Remarks: 7/12/07 - approval pending/jsm.

Informational Comments

Item:
Remarks:

Review Status: REJECT