



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

July 26, 2011

George M. Kramer, AICP
150 N. Orange Avenue, Suite 150
Orlando, Florida 32801

RE: HIGHWAY 561 – BLR PROPERTY Rezoning Application
(Project #2011070003/ Application Request #1868)

Dear Mr. Kramer:

The Lake County Development Review Staff reviewed your rezoning application for Planned Unit Development (PUD) Zoning consisting of 45 dwellings. Based on that review, we have concluded that additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our review comments are attached for your reference to aid you in modifying your application to comply with these requirements to address at your earliest convenience. Please be advised that additional comments from the City of Minneola may be forthcoming under separate cover.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan, Land Development Regulations and other County and State Codes. You will be contacted after the review is completed.

A meeting to discuss the comments with DRS has been scheduled for Thursday August 11, 2011 at 9am. The meeting will be held in the Growth Management Conference Room, located on the 5th floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

PLANNING & COMMUNITY DESIGN DIVISION

1. Please provide a statement that describes the changed conditions in the area that justify the rezoning request.
2. The documentation provided contains conflicting information. The data shows 33.2 acres for both Wetland & Water-bodies. However, 33.2-acres of Wetlands are specified on the Concept Plan. Please clarify the wetland area and the open water area to facilitate the wetland density determination.

PLANNING AND COMMUNITY DESIGN DIVISION | *A division of the Department of Growth Management*
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

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District 4

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District 5

3. The land use category requires a minimum of 64.65 acres or 25% open space. Sixty percent (60%) of the open space must be established as common open space in accordance with the PUD requirements (LDR Chapter 4.03.00).

Please revise the concept plan with the following information -

1. Please indicate the anticipated access for the property and the approximate location of all natural features including wetlands, forests, water bodies and floodplains.

2. The submittal format requirements all plans for PUDs shall include the following submittal format requirements:

a. All plans shall be drawn to a scale of one (1) inch equals one hundred (100) feet, unless the County Manager or designee determines that a different scale is sufficient or necessary for proper review of the proposal, or another provision of these regulations requires a different scale.

b. The plans shall be twenty-four (24) inches by thirty-six (36) inches in size. A three-quarter ($\frac{3}{4}$) inch margin shall be provided on all sides except for the left binding side where a two (2) inch margin shall be provided unless the County Manager or designee determines that a different size is sufficient or necessary for proper review of the proposal.

c. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

3. The front cover sheet of each plan shall include:

a. A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the Section(s), Township and Range, together with the principal roads, city limits, and/or other pertinent orientation information.

b. A complete legal description of the property.

c. The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.

d. Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

e. Each sheet shall contain a title block with the name of the site, the stated and graphic scale, a north arrow, and date.

f. The plan shall show the boundaries of the property with a metes and bounds description reference to Section, Township and Range, tied to a Section or Quarter-Section or Subdivision name and Lot number(s).

g. The area of property shown in square feet and acres.

h. An aerial photograph no older than the most recent aerials available from the County Manager or designee with property boundaries overlain. (Such aerial photograph may be located on a separate sheet if necessary).

4. The development plan should consist of a general sketch with supporting information (the plan shall be drawn to scale; the proportions and location of land use may be generalized). Each development plan shall show:

a. Existing Conditions.

(1) The location of existing property or right-of-way lines both for private and public property, streets, sidewalks, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, stormwater management systems, fire hydrants, and any public or private easements.

(2) Any land rendered unusable by deed restrictions or other legally enforceable limitations.

(3) Contour lines at five (5) foot intervals unless it is determined that lower intervals are more appropriate for the size or location of the development.

(4) All water courses, water bodies, floodplains, wetlands, jurisdictional wetlands, important natural features and wildlife areas, U.S.D.A. Soil Conservation Service soil types and Florida Land Use and Classification System (FLUCS) vegetative cover overlain on the plan.

(5) Existing zoning district of the parcel.

(6) A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement, showing:

(a) Land uses and locations of principal structures and major landscape features.

(b) Densities of residential use.

(c) Traffic circulation systems.

(d) Existing and proposed driveways and roadways.

(7) Location of proposed site in relation to any established urban service areas and utilities.

(8) A depiction of the proposed development entranceway/driveway in relation to other access locations sufficient to insure compliance with access management criteria.

b. Proposed Site Activities and Design.

(1) The approximate location and intensity or density of the proposed site.

(2) A general parking and circulation plan of the points of ingress to and egress from the site with relation to existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.

(3) Proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management systems.

(4) Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

(5) Proposed open space areas on the site and types of activities proposed to be permitted on them.

(6) Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.

(7) A description of how the plan mitigates or avoids potential conflicts between land uses.

6. Water Quality - Please provide information regarding the potential impacts on groundwater and surface water resources pursuant to LDR Chapter 6.09.02 and Comprehensive Plan Future Land Use Objective 1-2 for Planning for Environmental Sensitive Lands and other Natural Resources and Conservation Element Objective 7-2 for protecting Groundwater Quantity and Quality and Objective 7-3 for Surface Water Quality and Quantity..

7. Please provide an electronic version of the legal description in Word format for incorporation into the PUD ordinance.

INFORMATIONAL COMMENTS

PLANNING & COMMUNITY DESIGN DIVISION

1. The property is designated as Suburban Future Land Use. The proposed PUD rezoning is allowable within Suburban Future Land Use areas. The proposed development of 45 dwellings results in a residential density consistent with the Agriculture zoning density and the Suburban future land use designation of 1 dwelling per 5.0 acres.

2. Future Preliminary Plat submittal and fees - After the approval of the PUD rezoning a preliminary plat application will be required for review and approval to develop the residential PUD. The review fees for a preliminary plat application are estimated to be \$3374.00 as specified below. However, please contact Planning and Community Design prior to submitting the preliminary plat application to confirm the necessary fees.

Potential Preliminary Plat Review Fees -
Planning and Community Design- \$1000.00
Landscape Review-\$200.00
Capacity Encumbrance-\$1055.00
Public Works-\$460.00
Fire Review-\$359.00
DOH - \$125

Environmental Comments

1. Wetlands - An Environmental Assessment (EA) of the project site will be required with a development application.
2. The EA will need to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the Florida Fish Wildlife Conservation Commission (FF&WCC), and an inventory of any wildlife corridors identified by the Florida Department of Environmental Protection (FDEP), Florida Natural Area Inventory (FNAI), and /or East Central Florida Regional Planning Council (ECFRPC).
3. A portion of the project is located with the Lake Apopka Basin. The project must be consistent with the regulations set forth in Chapter 6.15.00 of the Land Development Regulations.

Concurrency Management – Development Processing

1. An application for a Capacity Encumbrance Letter must be provided at the time of submittal of a preliminary plat. The proposed use may be subject to the following impact fees.
 - Fire, Park and Library - \$803 per lot
 - Schools - \$9324 per lot
 - Road Impact fee - \$1642 to \$258 (varies based on the structure size)

Currently, Transportation Impact Fees are suspended until March 1, 2012 and School Impact Fees are suspended until April 1, 2012. These fees will be assessed provided a building permit has not been issued before the suspension dates.

Public Works Department

1. Transportation - The proposed entrances location must comply with the access management and sight distance requirements - the proposed locations may be adjusted during Preliminary Plat Submittal to comply with the above regulations.
Turn lanes construction may be required.
2. Right-Of-Way - Additional ROW dedication may be required during the preliminary plat or construction plan process.

3. Floodplain - The development must comply with Lake County and FEMA Flood Management regulations.

Transportation Concurrency

1. A full transportation study will be required at the time of site plan submittal.

State of Florida Department of Health (DOH)

1. Water Supply - If public water service connection's are not available then Onsite Well permitting, application and inspection approval will be needed through Lake CHD

2. Wastewater Disposal - If public sewer connections are not available, the onsite septic system (OSTDS) permitting, application and inspection approval will be needed through Lake CHD.

Public Safety

1. Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.

2. In subdivisions with one (1) acre or larger lots where no public or private water system is available, no fire protection water supply is required.

3. Fire department access provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Should you have any questions, do not hesitate to contact our office at 352-343-9641.

Sincerely,



Steve K. Greene, AICP
Chief Planner

Enclosure (included)

Cc: File



Utility Notification

Address (CDPlus) #: _____

Return To: _____

Date Returned: _____

Subject: Utility Notification

Time Returned: _____

Fax: (352) 3439767

Phone: (352) 343-9641

City: _____

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has a **Public Hearing** pending, a **Commercial Project** under review, or is in the process of obtaining a **permit**. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems and return this form via **FAX to (352) 343-9767**, or email to Growthmgmtcustservice@lakecountyfl.gov

Proposed Development:

Single- Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Splits _____ Commercial Project _____ Rezoning _____

Legal Description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(IS OR IS NOT)

Hook up to Central Water _____ within 300 feet of the above described property.
(IS OR IS NOT)

The City of/or private provider _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____

Central Water: Yes _____ No _____

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name _____

City Official or Private Provider Title _____ Date _____