LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

Lake County Growth Management Department
Planning & Community Design Division
PO Box 7800 315 W Main St Tavares FL 32778-7800
www.lakecountyfl.gov
Voice 352.343.9739 x5574 Fax 352.343.9595
sallen@lakecountyfl.gov

To: Mr. Ted Buckley,
Florida Land Design, Incorporated

Cc: Mr. Paul Sills,
Oswalt Investments, LLC

From: Stacy Allen, Senior Planner

Re: Lake Florence Ridge Presubmittal Comments

Date: August 5, 2008 **DRS Meeting Date:** August 14, 2008

DEVELOPMENT REVIEW COMMENTS

TYPE OF DEVELOPMENT:

- ■ Residential Subdivision
- ☐ Multi-Family Site Plan
- ☐ Commercial Site Plan
- ☐ Industrial Site Plan
- ☐ Other (specify):

Proposed Use of Property: 51-Lot Single-Family Residential Subdivision

ZONING AND LAND USE:

The subject property consists of 25.09 (gross) acres located south of Clermont, between Lake Minnehaha and Lake Louisa, on the west side of Oswalt Road (CR #2-0840, local, asphalt), Section 12 – Township 23 South – Range 25 East, Alternate Key numbers 1405238 and 3851830.

The property is zoned R-6 (Urban Residential) and is located within the Urban Expansion Future Land Use Category (FLUC). In the Urban Expansion FLUC, the maximum residential density is determined by the results of the Urban Area Residential Density Analysis (UARDA) (attached). In this case, the UARDA resulted in 15.5* points, allowing up to 2.5 dwelling units per acre (du/a). Development will be limited to a maximum of 2.5du/a.

The Applicant's proposal is consistent with the Comprehensive Plan for 51 lots on a base site area of 20.69 acres with a density of 2.46du/a.

This site is located within the Clermont Joint Planning Area (JPA). All development applications must meet the requirements of Land Development Regulations (LDR) Section 15.02.00 and will also be reviewed by the City of Clermont.

The Applicant states that Lake Utilities, Incorporated will provide central water service. Each lot will have an individual septic system.

Please see www.municode.com for access to the Lake County LDRs, particularly, but not limited to, Chapters 3, 5, 6, 9, 14 and 15.

*Standard rounding applies. One-half point is rounded up to the next whole number. In this case, 15.5 points is rounded up to 16 points.

WILL REQUIRE REZONING: Yes ☐ No ■

TO WHAT ZONING? n/a

WILL REQUIRE FLUM AMENDMENT: Yes ☐ No ■

DEVELOPMENT REVIEW

(items/issues to be referenced as applicable)

Outside agency approvals received (as required by SJRWMD, DEP, USACoE, etc.)?

Please see comments provided by Seth Lynch with the Public Works Department and Environmental Specialist Jennifer Cotch (on separate sheets).

See also LDR 15.02.10 for Clermont grading standards.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

Comprehensive Plan Policy 1-2.1E, Control of Wetlands During Platting states, to the extent practicable, wetlands within a project shall be placed in a conservation easement which shall run in favor of, and, be enforceable by, a homeowner's association or the County, at its option.

According to LDR 15.02.02 B., for property located within the Clermont JPA, alteration of or development within lands below the wetland jurisdictional line shall not be allowed, except as provided under this section.

1. Where there is no other practical or reasonable means of ingress and egress, utilities, roadways, easements or driveways may encroach within the wetland area provided:
   (a) Proposed mitigation is acceptable to Lake County and the appropriate permitting agency; and
   (b) Copies of any agency permits obtained are submitted to Lake County to be retained on file;
   (c) The natural flow of water within the effected area is allowed to continue via culverts or

other engineering means.

2. Water dependent structures such as, docks, boardwalks, piers, boat ramps, or similar structures may be constructed within the 100-year floodplain, provided all other local, state and federal regulations are complied with.
3. Proposals for mitigation of wetland areas, other than on those lands within the Green Swamp Area of Critical State Concern, may be considered through the variance process.

Please see additional comments provided by Jennifer Cotch, Environmental Specialist (on separate sheet).

Is an Environmental Assessment required?

Please see comments provided by Jennifer Cotch, Environmental Specialist (on separate sheet).

Floodplain information provided?

The flood boundaries must be shown and labeled on the survey and plat. The FEMA panel information is also required to be noted on the plat. The Public Works Department must verify this information.

Please be aware that for property within the Clermont JPA, alteration, construction, or encroachment shall not be allowed within the 100-year floodplain (LDR 15.02.02 A.).

Is a plat required?

A Preliminary Plat meeting the requirements of Section 14.07.04 shall be submitted for review. The subdivision shall meet all applicable requirements of LDR Section 14.07.00.

Landscape and other buffers provided?

Comments provided by
Grant Wenrick, RLA Landscape Architect
Lake County Department of Growth Management
Division of Planning and Community Design
352-343-9739 Ext. 5832
gwenrick@lakecountyfl.gov:

1) Please provide a note in the future construction submittal that the minimum number of canopy trees shall be provided per single-family residential lot.
   Provide a minimum of three (3) canopy trees for lots between 6,001 and 10,000 square feet.
   Provide a minimum of four (4) canopy trees for lots between 10,001 and 15,000 square feet.
   One of the required "lot" trees shall be planted between 10 and 20 feet from the right-of-way line.
2) According to Clermont JPA Section 15.02.08, "Common green areas in subdivisions shall use bahia sod."
3) Right-of-Way utilization permit is required by Public Works Department prior to trees/shrubs being planted in the R/W. If the applicant wants to plant trees in the right-of-way then the applicant shall consult with the Public Works Dept. and the Planning and Community Design Dept. to discuss the feasibility.

In the common area of land between the lots and the upland wetland buffer line, the applicant shall plant a minimum of six (6) trees per acre. The retention pond area shall be used in the calculation unless the retention area is "wet" most of the year. This requirement is expected to go up to ten (10) trees per acre after a Board hearing in September to hear changes to the landscape code.

Parking (including bicycles), loading and waste disposal?

There are no parking requirements associated with this project, other than being able to provide a minimum of 2 spaces per dwelling unit upon each lot (LDR 9.03.06).

Access Management and ROW correct?

Subdivisions in the Urban Expansion FLUC shall include sidewalks on all roads within the development with the exception of dead-end, cul-de-sac and short interconnecting roads less than 300' in length. For developments that are > 1du/a, but < 5du/a, a sidewalk is required on one side of the right-of-way (LDR 9.04.04 A).

See also LDR 15.02.05 for Clermont roadway and street design standards.

Additional comments from Growth Management/Public Works: The proposed sketch does not show the locations of the sidewalks. Please include the locations of the sidewalks on the Preliminary Plat for the subdivision. According to the sketch provided the density will be 2.46du/a so, the development will need to provide sidewalks on one side of the road.

Please see comments provided by Seth Lynch with the Public Works Department (on separate sheet).

Water/sewer plans?

The Applicant states that central water service will be provided by Lake Utilities, Incorporated. Each lot is proposed to have an individual septic system.

Setbacks shown/correct?

The following information is found in the Lake County Land Development Regulations (LDR) Section 15.02.00 titled, Clermont Joint Planning Area (JPA) Land Development Regulations and specifically in LDR Tables 15.02.01B, 15.02.01C and 15.02.01E.

The setbacks for the primary residential structure in the R-6 Zoning District and Clermont JPA are:
25 feet from all right-of-ways;
Front - 25 feet;
Sides - 7.5 feet;
Side-on-corner - 25 feet;
Secondary front / double front - 25 feet; and
Rear – 25 feet.

The setbacks for accessory buildings / pools and pool enclosures are:
Side and Rear - 7.5 feet.

All structures shall meet a setback of 50 feet from the established high-water line or wetland jurisdictional line, whichever results in a greater setback from the wetland or water body.

For structures exceeding 2 stories in height, the setback from any rear or side property line shall be no less than that required for the Zoning District plus 15 feet for each story in excess of 2.

Open Space shown/correct?

n/a

Other Comments:

For lots within the R-6 Zoning District and Clermont JPA, the minimum lot size is 7,500 square feet and the minimum road frontage is 75 feet (LDR Table 15.02.01A).

For residential development in the Urban Expansion FLUC, the maximum impervious surface ratio shall be no greater than 45% of the gross development parcel (CP Policy 1-1.13: 1. c.). The maximum floor area ratio is limited to 40% (LDR Table 3.02.06).

Even though the Clermont JPA indicates a maximum height of up to 45 feet for certain portions of a residential structure, the County's Comprehensive Plan limits the height to 40 feet (CP Policy 1-1.13: 1. c.).

(LDR 15.02.01 C.) A maximum height of thirty-five (35) feet shall be allowable for all designated habitable, occupancy use areas of a building or structure, and a maximum height of ~~forty-five (45)~~forty (40) feet shall be allowable for the finished height of all buildings or structures...

See also LDR Section 15.02.04 for Clermont architectural standards.

Note:
A representative from the City of Clermont will attend the DRS meeting scheduled for Thu / 08-14.

Project Name: Lake Florence Ridge

AK #1405238 and AK #3851830

URBAN AREA RESIDENTIAL DENSITY CHART

Proximity to a Designated Commercial Activity Center, Commercial Corridor, Commercial Corridor, Municipality or Employment Center designation on the "Future Land Use Plan Map, Lake County - 2005" shall be subject to this Residential Density Chart:

	Potential Points	Points Awarded	
1/8 mile of a Commercial Activity Center:			
Regional	25		
Community	25		
Neighborhood	20		
Municipal	25		
1/8 mile of a Commercial Corridor	20		
1/8 mile of a Employment Center	25		
1/4 mile of a Commercial Activity Center:			
Regional	25		
Community	25		
Neighborhood	10		
Municipal	25		
1/4 mile of a Commercial Corridor	25		
1/4 mile of a Employment Center	25		
1/2 mile of a Commercial Activity Center:			
Regional	20		
Community	20		
Neighborhood	5		
Municipal	20		
1/2 mile of a Commercial Corridor	10		
1/2 mile of a Employment Center	10		
3/4 mile of a Commercial Activity Center:			
Regional	15		
Community	15		
Neighborhood	0		
Municipal	15		
3/4 mile of a Commercial Corridor	5		
3/4 mile of a Employment Center	5		
1 mile of a Commercial Activity Center:			
Regional	10	n/a	> 1 mi to Clermont city limits
Community	10		
Neighborhood	0		
Municipal	10		
1 mile of a Commercial Corridor	0		
1 mile of a Employment Center	5		
Vehicular Access to an Arterial:			
That portion of any property within the following stated distance of a major State or County roadway as identified on the 2005 Future Transportation Plan (Functional Classification):			~5,260 ft / ~0.99 mi to Lakeshore Dr (Collector) via local roads (Oswalt Rd), not w/in 2 mi of an arterial
1/2 mile of an arterial	25	n/a	
1/8 mile of a collector within one mile from an arterial	15		
1/8 mile of a collector greater than one mile from an arterial	10		
Less than 2 miles from an arterial via local roads	5		
Fire Protection:			
A fire district having a rating of 6 or better	5	no info	

Water Supply			
An existing central system/franchise area meeting County Water quality standards with adequate capacity to serve proposed development	5	5	Lake Utilities, Inc.
Central system	3		
Individual well	0		
Sewer Service:			
An existing wastewater treatment franchise area having a treatment capacity of at least.1 mgd, with adequate reserve capacity and meeting County standards to serve proposed development	5		
Central system	3		
Innovative septic system	1		
Individual septic system	0	0	
Water Reuse:			
Use of the lowest water quality for irrigation purposes as defined in the Conservation and Public Facilities Element	5	no info	
[3]Water reuse (on or off-site)	5		
[3]Surface water	3		
[3]Surficial aquifer	2		
[3]Potable water	0		
Affordable Housing*:			
100 percent of units classified as affordable housing	30	no info	
30 percent of units classified as affordable housing	20		
20 percent of units classified as affordable housing	15		
10 percent of units classified as affordable housing	10		

* Note: A rental unit is defined as "affordable housing" when the rent is equal to or less than the affordable housing value specified in Policy 5-1.1, Housing Element. An owner unit is defined as "affordable housing" when the purchase price is equal to or less than 2.5 times the gross annual income of a lower income family.

BONUS POINTS

Additional bonus points may be possible under the following condition:

Access to Public Primary and Secondary Schools			
That portion of any property within:			
1/2 mile radius of an existing school linked by sidewalks and/or bicycle paths	5	n/a	> 1 mi to Pine Ridge Elementary
1/2 mile radius of an existing school without sidewalks or bicycle paths	4		
1/2 mile radius of a school site	2		
1 mile radius of an existing school linked by sidewalks and/or bicycle paths	4		
1 mile radius of an existing school without sidewalks or bicycle paths	2		
1 mile radius of a school site	1		
Proximity to Public Parks (10-acre min.)			w/in 1 mi radius of Palatlakaha River Park (Lake County public park), via collector (Lakeshore Dr), 23 acres
That portion of any property within:			
1/2 mile radius of a developed park	3		
1/2 mile radius of a developed park crossing an arterial or collector	2		
1 mile radius of a developed park without crossing an arterial or collector	1		
1 mile radius of a developed park crossing an arterial or collector	0	0	
(In all cases regarding proximity to public parks 1/2 value given for County designated park sites)		0.5	
Submission of Project as a Planned Unit Development MUQD or other development that includes innovative design	5	n/a	
Use of Land Previously Altered (non-native since 1981)	10	10	orange grove
		15.5*	**Total Points Earned**

Urban Area Residential Density Evaluation Table		
Points Scored	Maximum Allowable Density (dwelling units/acre)	
86-100		10.0*
76-85		9.0*
66-75		6
56-65		5.5
46-55		4.5
31-45		3.5
16-30	2.5du/a	2.5
15 or less		1

This Chart is derived from the Lake County Land Development Regulations, Appendix E of the Lake County Code. Any discrepancies between this chart and the Code are unintentional. This Chart is meant only as a worksheet to be used in conjunction with Section 3.03.03 of the Land Development Regulations in order for County Staff to perform analysis on development requests submitted for approval or comment by the Planning and Development Services Division of the Department of Growth Management, Lake County, Florida.

* Standard rounding applies. One-half point is rounded up to the next whole number. In this case, 15.5 points is rounded up to 16 points.

M E M O R A N D U M

PUBLIC WORKS DEPARTMENT
Engineering Division
437 Ardice Avenue
Eustis, Fl 32726

LAKE COUNTY
FLORIDA

P: 352.483.9052
F: 352.483.9015
www.lakecountyfl.gov

To: Oswalt Investments, LLC
Cc: Mary Harris, Planning & Community Design
From: Seth Lynch, Development Review Engineering
Date: August 6, 2008
Subject: Public Works Comments for Lake Florence Ridge

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a preliminary plat is submitted by the applicant there maybe additional items required through the review of the plans.

- The project will be required to have a right turn lane constructed to County Standards. The turn lane will need to be constructed on Oswalt Road at the entrance to the proposed subdivision.
- The conceptual sketch shows a stub-out to the south. This stub-out will need to be removed or a Cul-de-sac will need to be provided.
- The project will be required to construct three speed tables on Oswalt Road. The speed tables will need to be constructed according to Chapter 15 of the Florida Greenbook Standards. These speed tables can be part of the Development's contributions for the proportionate share.
- Additional right-of-way may be required. This will be determined at the Preliminary Subdivision Plat review stage.
- The project will require County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.
- The project will need to comply with all Lake County and Department of Environmental Protection (DEP) erosion control practices and St. Johns River Water Management District (SJRWMD) requirements.
- The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan could be approved.
- The project will require St. Johns River Water Management District Permit. The permit will be required before Construction Plan approval for the subdivision (the Subdivision Construction Plan submittal comes after Preliminary Subdivision Plat).
- The project will require Traffic Impact Study (Analysis), this study will need to be completed and accepted before Preliminary Plat approval. Please contact Lake County Public Works at 352-483-9050 for the methodology for the study. Please submit the study before or at the time of the submittal for the Preliminary Plat for the proposed subdivision.

Please Note: Lake County Public Works may have additional comments and requirements at the time a preliminary plat is submitted for County review. The comments contained in this Memo are informational to help in determining where to proceed with future development.

JENNIFER HILL *District 1* | ELAINE RENICK *District 2* | DEBBIE STIVENDER *District 3* | LINDA STEWART *District 4* | WELTON G. CADWELL *District 5*

LAKE COUNTY
FLORIDA

MEMORANDUM

To: Stacy Allen, Senior Planner

From: Jennifer Cotch, Environmental Specialist

Date: August 4, 2008

Re: Lake Florence Ridge (Presubmittal Application)

Comments:

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) 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 FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
   *Special concern should be on whether or not gopher tortoises and/or scrub jays are utilizing the property. Formal scrub jay & gopher tortoise surveys may be required.

2. Site Plan should indicate the following:
   a. Wetland Jurisdictional Line (WJL)
   b. Base Flood Elevation
   c. 25' Upland Buffer Setback Line from WJL
   d. 50' Building Setback Line from WJL
   e. 100' Setback Line for septic tank and drain field from WJL
   f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot

3. Additional information may be required once the Environmental Survey is completed and submitted.

Lake County Building Services Division

Memo

To: Stacy Allen, Senior Planner

From: Brian Hawthorne, Fire Inspector

Date: 08/8/2008

Re: Fire Comments, Lake Florence Ridge

Presubmittal 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 furthermost 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 7½' 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.

The AHJ shall have the authority to require fire department access be 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. Please note this requirement on the Plans.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of 30 ft from the public right-of-way and shall not open outward.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

Phone: (352) 343-9653 extension 5788
Cell: (352) 636-5574
Fax: (352) 343-9661
Email: bhawthorne@co.lake.fl.us

FLORIDA DEPARTMENT OF HEALTH

Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: August 7, 2008

To: Stacy Allen

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Lake Florence Ridge"

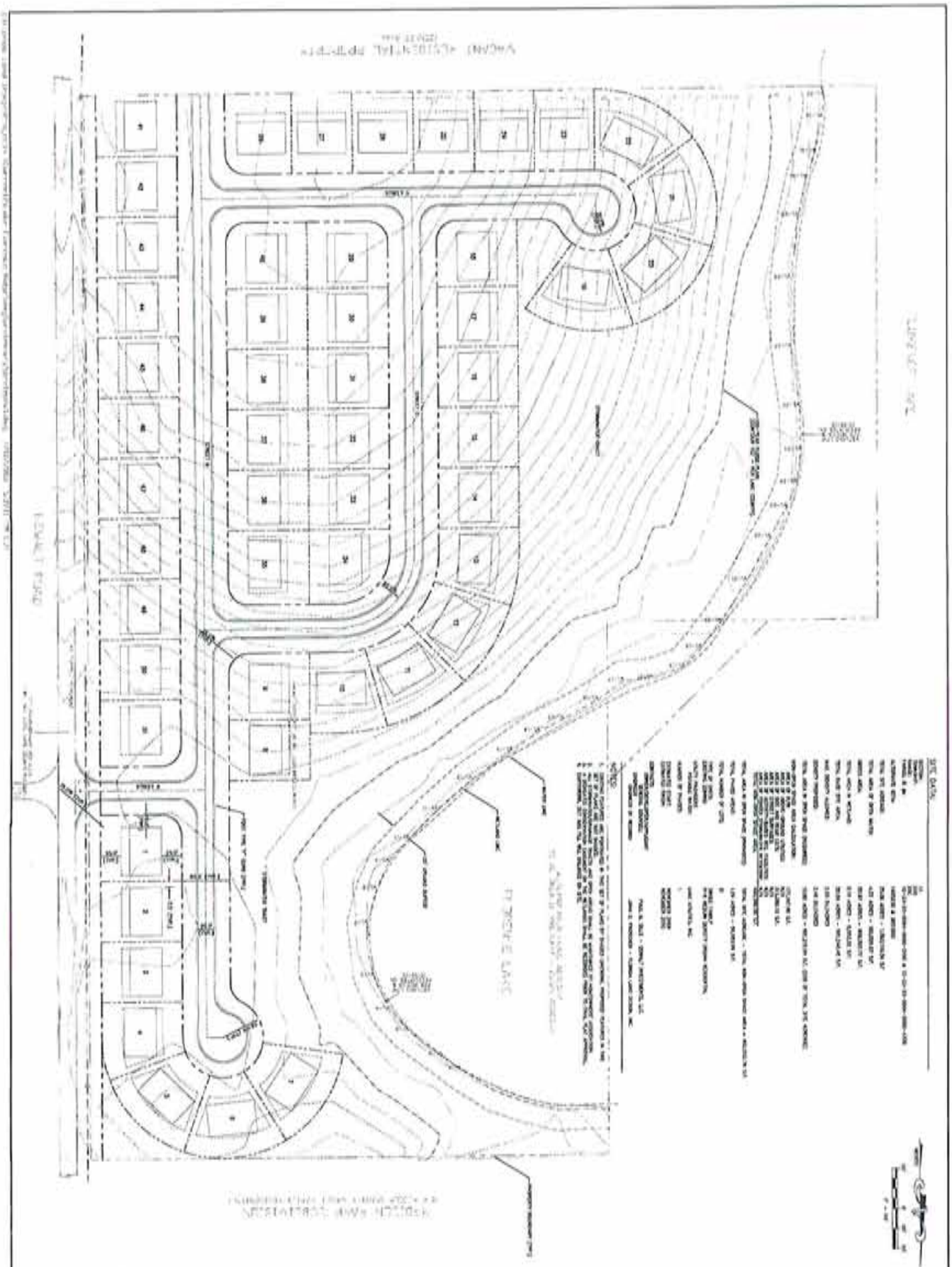
Section/Township/Range: 12-23-25

JPA: Clermont

Comments:

- Provide square footage for each lot.
- Provide net lots per acre per 64E-6.005(7)(b):
  "The determination of lot densities under s. 381.0065(4)(b), F.S., shall be made on the basis of the net acreage of the subdivision which shall exclude from the gross acreage all paved areas and prepared road beds within public or private rights-of-way or easements and shall also exclude surface water bodies."
- Provide a letter from the controlling utility stating whether water and sewer service are available to this project.
- If connection to a public water supply is proposed, ensure potable water line connections to the source and each lot are shown.
- Locate any existing wells or septic systems on this property and show that they are to be properly abandoned (DOH permitting and inspections required).
- Show the 100-ft septic system setback to wetlands required by Lake County LDRs.
- Ensure all septic systems and wells within 100-ft of property lines are shown on the scaled site plan.
- If water retention areas are proposed, label whether these are designed to be normally-wet or normally-dry.
- Lot sizing and available unobstructed area will determine maximum permissible home size per 64e-6FAC.

Lake County Health Department
P.O. Box 1305 • Tavares, FL 32778-1305
352-253-6130



LAKE FLORENCE RIDGE
IN LAKE COUNTY, FLORIDA
PRELIMINARY PLAT

FLORIDA LAND DESIGN, INC.

SHEET 1 OF 1

JUL 3 7 2008