



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

10/11/2007

BOOTH, ERN, STRAUGHAN & HIOTT  
350 NORTH SINCLAIR AVE.  
TAVARES, FL 32778-

**Re: Project No. 2007080013, Application No. 995**

**Description:** SWATARA  
10 LOT SUBDIVISION (PHASE I) (WITH 2 STREETS)

Dear BOOTH, ERN, STRAUGHAN & HIOTT:

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,

Development Review  
Division of Planning and Community Design  
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN**

**Rejection Comments**

**Item:** COMPLETED APPLICATION

**Remarks:** First Review - 10/10/07 - Karen Ginsberg - Please correct application to show that it is an application for a preliminary plat.

**Item:** PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

**Remarks:** First Review - 10/10/07 - Karen Ginsberg -

Please note that site is located within the Eustis JPA on the Cover Sheet.

Please either revise the aerial photograph to only show Phase 1 or clearly identify the Phase boundary with both labeling and line weights.

Please place a note on the plan stating that the access road to Lot 2 will remain intact until the new access road is completed.

Please identify the rectangular shape between Lot 1 and 2 on Lake Swatara.

The dirt road located to the west of Phase I intersects the proposed road. The new road will either need to be moved or the dirt road vacated (verify with Public Works). Please address this issue in Phase 1.

Per LDR 14.07.04 (A)(1)(a), please include a preliminary grading plan specifically including earthwork cut and fill.

Per LDR 14.07.04 (A)(1)(d), please provide a statement that the earthwork as proposed will balance on-site, and if not balanced, a summary of quantities being added or removed from the site.

Wetlands cannot be platted. Please correct the acreage of all lots and tracts affected.

Please list the individual wetland and upland acreage.

Please show sidewalk location(s) on plan

"Typical Lot & Corner Lot" detail on Sheet 4 appears graphically incorrect. Please check arrow and dashed line locations.

Please place a note on the Cover Sheet stating that a dedicated conservation easement on the wetlands shall be recorded PRIOR to final approval by Lake County.

Please label all wetland areas as "conservation easement" on the plan. This is in addition

to showing the wetland line.

Please verify that the drainage easement will not drain towards the wetlands.

Informational:

The proposed community dock (Tract C) will require a separate Site Plan submittal.

### **Informational Comments**

**Item:** ENVIRONMENTAL ASSESSMENT

**Remarks:** First Review - 10/10/07 - Karen Ginsberg -

E.A. dated June 25, 2007 will remain valid for 6 (six) months from issuance date. Please note that if protected species are proposed to be relocated, proof of permit must be received by the County prior to approval of construction plans.

**Review Status:** REJECT

### **PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

#### **Rejection Comments**

**Item:** ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING

**Remarks:** The proposed access point has raised some concerns. The entry point and subdivision road are too close to CR 44A. The proposed entry will need to be revised.

**Item:** INTERNAL INTERSECTION DESIGN

**Remarks:** The internal intersection of the two subdivision roads is too close to CR 44A.

**Item:** MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

**Remarks:** Please show the existing contours of the site.

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

**Remarks:** September 25, 2007

There is no recorded Right-of-Way for the proposed site off of CR 44A. The Preliminary Plat will need to show all the Right-of-Way that will be dedicated.

Must be dedicated at Final Plat.

Please refer to attached Dolan Impact Memo for additional Public Works comments.

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1 st review

Site fronts on CR 44A (#6286) with no recorded R/W. Classified as a Revised Rural Major Collector requiring 50 feet from centerline (100 feet total). Can not verify existing

R/W in the amount of 66 feet as shown on Plans - need recording information of public dedication or dedicate on this Plat. Requesting a Dolan test (#07-38).

**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.

**Item:** TYPICAL PAVEMENT SECTION(S)

**Remarks:** The Emergency Access (Track J) will not be allowed to be paved.

**Item:** RETENTION POND DESIGN/GRADING

**Remarks:** Please state on plans if retention ponds are wet or dry.

**Item:** OFF-SITE UTILITIES CONNECTIONS; RIGHT-OF-WAY UTILIZATION PERMIT

**Remarks:** A right-of-way utilization permit will be required before construction begins. Any work within the County right-of-way requires an approved right-of-way utilization permit.

**Item:** PROPOSED COMMUNITY DOCK

**Remarks:** The proposed Community Dock shown on plans is not part of this submittal. A separate site plan will be required.

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** PENDING

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

**Rejection Comments**

**Item:** SURROUNDING FEATURES (WELL ETC.).

**Remarks:** 10/03/07 - Locate all existing wells and septic systems on this property and within 100-ft of property lines.

>Indicate that all existing wells and septic systems will be abandoned (permits required through the DOH).

-MJB-

**Informational Comments**

**Item:** WATER SUPPLY

**Remarks:** 10/03/07 - Application proposes connection to City of Eustis central water supply. -MJB-

**Item:** WASTEWATER DISPOSAL

**Remarks:** 10/03/07 - Application proposes connection to City of Eustis central sewer system. -MJB-

**Review Status:** REJECT

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** PENDING

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:** STREET NAME(S)

**Remarks:** 10/11/07 - 1st review - Road names have not been submitted for approval.

LJN

**Informational Comments**

**Item:** SUBDIVISION NAME

**Remarks:** 10/11/07 - 1st review - Swatara OK for subd name. LJN

**Review Status:** REJECT

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:** PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

**Remarks:** 10/5/07 - pending approval/jsm.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

MEMORANDUM

TO: Jennifer Myers, Development Coordinator  
FROM: Kimberly Williams, Assistant County Attorney  
DATE: September 17, 2007  
RE: Swatara

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I have reviewed the title opinion 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. The title opinion 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.
3. Since the title of opinion 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.

KEW

0751.000

## MEMORANDUM

To: Alton Roane, Sr. Director of Development Services

From: Erwin Gajentan, Director of Water

Date: September 13, 2007

Subject: Preliminary Plat Plan for Swatara

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The following are comments after review of the submitted Preliminary Plan dated August 24, 2007:

1. City of Eustis potable water, sanitary sewer and reclaimed water are available for connection upon approval of Eustis City Commission.
2. Further review of construction plans will be required as to comment on utility system infrastructure.
3. The plan shows a force main connection on CR 44A to an existing force main. No sanitary sewer force main exists on the north side of CR 44A.
4. The temporary reclaimed water connection to the potable water with a backflow preventer is not approved. A reclaimed water main exists at the corner of CR 44 & CR 44A. A tie-in and extension of the reclaimed water main is required for the use of reclaimed water for this development.
5. The plan shows a point of connection for the potable water main wet tap on an existing potable water main on the south side of CR 44A. The existing 16" water main is located on the north side of CR 44A and west of the development.
6. All utility construction shall be in accordance with the City of Eustis construction specifications.

**Ginsberg, Karen**

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**From:** Tremain, Roy [TremainR@ci.eustis.fl.us]  
**Sent:** Thursday, September 13, 2007 11:41 AM  
**To:** Roane, Alton  
**Cc:** Nipe, Frances; Selage, Chrissy  
**Subject:** Swatara Project:

EFD comments regarding Swatara Project:

1. Emergency access should be constructed in accordance with Eustis Ordinance 06-27.
2. Dead end water mains shall be a minimum of 8" or assure adequate County required fire flows.

Chief Roy L. Tremain  
Eustis Fire Department.



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

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September 25, 2007

Mr. Brian Sheahan, Interim Planning Director  
Division of Planning and Community Design  
Department of Growth Management  
Lake County  
Post Office Box 7800  
Tavares, Florida 32778

RE: Swatara, Project #2007080013, Application #995, Preliminary Subdivision Plan

Dear Mr. Sheahan:

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 September 17, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add 10 new single-family dwelling units that will contribute four 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:

- **Eustis Elementary School** 12% Over Capacity
- **Eustis Middle School** 9% Under Capacity
- **Eustis High School** 10% 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

<b>REVIEWING AUTHORITY</b>	Lake County Development Review Staff				
<b>DATE</b>	9/25/2007				
<b>NAME / CASE NUMBER</b>	Swatara, Phase I, Project #2007080013, Application #995				
<b>OWNER / DEVELOPER</b>	Jack Cassell/Leslie Campione				
<b>ITEM DESCRIPTION</b>	Preliminary subdivision plan application requesting a 10-unit, single-family residential community on 20.14 acres. (The Swatara development totals 40.59 acres.)				
<b>DENSITY</b>	.50 dwelling units/1 acre				
<b>LOCATION</b>	Section 6, Township 19S, Range 27E Located south of County Road 44A and adjacent to and east of County Road 44.				
<b>CURRENT FUTURE LAND USE</b>	Urban Expansion (4 dwelling units/1 acre)				
<b>CURRENT ZONING</b>	Planned Unit Development				
<b>NEW DU IMPACT</b>	<b>SF-DU</b>	<b>MF-DU</b>	<b>Mobile</b>	<b>SF Impacts</b>	
				10 Dwelling Units	
<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	
<b>SCHOOL NAME</b>	<b>Student Enrollment 9/17/2007</b>	<b>Permanent Student Capacity</b>	<b>Current % of Perm Capacity</b>	<b>Student Enrollment w/Impact</b>	<b>% of Perm Capacity w/Impact</b>
Eustis Elementary	525	470	112%	527	112%
Eustis Middle	1,058	1,157	91%	1,057	91%
Eustis High	1,387	1,549	90%	1,388	90%
	<i>*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft</i>				
<b>BUS ACCESS</b>	Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.				
<b>SIDEWALKS</b>	Sidewalks are recommended.				
<b>STUDENT SAFETY</b>	A safely located pick-up/drop-off area, at the entrance to the subdivision, is recommended for students.				
<b>COMMENTS</b>	This proposed development action will adversely impact area schools that are already over or nearly over capacity.  The District previously provided comments on this project (dated August 16, 2005) as "The Lofts at Lake Swatara," (Project #2005080006, Application #612), with 30 proposed dwelling units (townhomes).				
<b>Prepared By:</b>	Dawn McDonald, Senior Planner, LCS		<b>Date:</b>	9/25/2007	