



October 17, 2011

Kelly Keoppen
c/o Blue Cord Design & Construction
Orlando, Florida 32804

RE: Keoppen, LLC
Project No. 2011090009, Application No.1927
Description: Pre-submittal application for an Assistant Living Facility

Dear Ms. Keoppen:

The Development Review Staff (DRS) has reviewed your pre-submittal application for Keoppen, LLC. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for October 19, 2011 at 9 am. The meeting will be held in Conference Room located on the 5th floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filing any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

Informational Comments

Planning & Community Design Division

1. The Applicant is proposing an Assisted Care Living Facility (ACLF) with approximately 30 beds.

The property will require rezoning to the Community Facility District (CFD) to allow an Assisted Living Facility. If the rezoning application is received on or before November 7, the case will most likely be placed on the January Public Hearing schedule.

2. The property is approximately seven acres in size.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
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3. The project is located in the Montverde area, north of County Road 455 and east of the Florida Turnpike.
4. The property is designated for Rural Transition Future Land Use. Although the Comprehensive Plan, requires a Conditional Use Permit (CUP) for the proposed use the CFD zoning will provide the necessary development guidance in-lieu of the CUP ordinance.
5. Prior to site plan approval for the proposed use, copies of all state and federal permits will be required. A St. Johns River Water Management District (SJRWMD) permit for stormwater and US Fish and Wildlife Service (USFWS) for sand skink impacts will be required. Please see the comments below for contacts for these agencies.
6. The minimum building setbacks, for the proposed use are 50-ft setback from the right-of-way (front) and 25-ft setback from the side and rear property lines.
7. The proposed facility; group care, requires a minimum of one parking space per four beds plus one parking space per employee.
8. Central water and sewer is not required for properties in the Rural Transition FLU. However, given the size and scale of the proposed use, please reference the Department of Health's comments regarding the well and septic system.

Landscape Comments:

1. If a rezoning is approved to allow the proposed use, a landscape plan signed and sealed by a registered landscape architect will be required with the site plan application.

The proposed CFD zoning will require a Type-A landscape buffer will be required between CFD and Agriculture and Rural Residential (R-1) zoning districts. The property that borders the north property line is zoned Agriculture (A) and the property to the east is zoned R-1.

Type-A landscape buffer requires one of the two options:

Option 1

20 feet wide buffer:

- o Three (3) canopy trees;
- o Two (2) ornamental trees;
- o Two (2) foot high hedge; and
- o 15% of landscape groundcover other than turf.

Option 2

15 feet wide buffer:

- o Four (4) canopy trees;
- o Three (3) ornamental trees;
- o Two (2) foot high hedge; and
- o 20% of landscape groundcover other than turf.

Please note that you may request a reduction in the amount of landscaping required as part of your rezoning application. Any request must include the reasons for the requested reduction and how the reduced landscaping will meet the intent.

In addition to the Landscape buffer above, the remaining property to the west and south are zoned CFD. This will require a Type "B" buffer

Type-B landscape buffer requires one of the two options:

Option 1

20 Feet wide buffer:

Three (3) canopy trees;

Two (2) ornamental trees;

Two (2) foot high hedge; and

15% of landscape groundcover other than turf.

Option 2

15 Feet wide buffer:

Four (4) canopy trees;

Three (3) ornamental trees;

Two (2) foot high hedge; and

20% of landscape groundcover other than turf.

2. If any trees are going to be removed, a tree removal permit will be required.

Environmental Comments:

1. An Environmental Assessment (EA) no older than 6 months will be required with the site plan application. The EA must identify all wetlands, natural upland communities, and all threatened and endangered species utilizing the site.
2. Due to the elevation, location, and soils on the property, it is highly recommended that a sand skink survey, conducted to the protocols set forth by the US Fish and Wildlife Service, be done prior to the submittal of a development application. Please contact Dana Hartley with the USFWS for more information at 772-469-4236 or dana_hartley@fws.gov

Lake County Health Department

1. Pursuant to Chapter 64E-8, FAC, Onsite Well will become a "change of use" to Department of Health (DOH) Limited Use Community Well. Therefore the Onsite Existing Well will need construction or modification to include requisite water sampling with a certified operator and an annual operating permit through Lake County Health Department (LCHD) for the proposed use. The location of the well servicing the proposed ACLF must be shown on the site plan with a minimum setback distance of 100-ft from the DOH Limited Use Community Well and to any septic system (tank and drainfield identified on site plan).

2. In accordance with DOH Chapter 64E-6, FAC, On-site septic system (OSTDS) will need permitting and approval by the LCHD. In addition, OSTDS servicing a 20 bed ACLF with commercial food operations will need Annual DOH OSTDS Operating Permit through the LCHD.
3. Additional DOH requisites (operational permitting, floor plan submittals, described facility operation, equipment schedule, food service menu, inspections and approval for food services) will need permits in accordance with DOH Chapters 64E-11 and 64E-12, FAC.

Building Division-Fire Section

1. The following will be required (if applicable) on the site plan, when submitted:
 - a. Fire flow calculations for the building(s) per Chapter 9 of the Land Development Regulation (LDR)
 - b. Placement of fire protections systems notes for point of service, tamper switches, and signage
 - c. An accessible route/path of travel to a public way from all required exits (ie. sidewalks leading back to public way)
 - d. Provide the location of fire hydrants and/or fire protection water storage tanks (Chapter 9 of LDR's and NFPA 1142)
 - e. The site plan should have a note on the plan for a Knox box, lock or access system per NFPA1 Section 10.12
 - f. If hazardous materials and/or MSD's are being proposed, please make a note of it on the site plan

2. Light Frame Truss Construction:

If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement) on the site plan

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

4. Dumpsters:

Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

Public Works Department

1. The proposed driveway must meet sight distance requirements and all vegetation on each side of the driveway must be kept trimmed.

A left turn lane at the proposed driveway on CR 455 will be required.

2. St. Johns River Water Management Environmental Resources Permit will be required before Site Plan approval.

Please contact SJRWMD Maitland Service Center
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751
(407) 659-4800
(877) 228-1658
Main FAX (407) 659-4805
Regulatory Support FAX (407) 659-4820

3. Additional right-of-way dedication may be required - this will be determined during the Site Plan review process.

Concurrency Management/Development Processing

As part of your site plan application, you must apply for a Capacity Encumbrance Letter (CEL). Receipt of a CEL encumbers capacity for public facilities and services for 120 days from the date of issuance. Prior to expiration of the CEL, you must either have a building permit issued or apply for and receive a Capacity Reservation Certificate. In order to receive the Certificate, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are based on 100% of the estimated transportation impact fees for commercial.

Currently, Transportation Impact Fees are suspended until March 1, 2012, provided that a building permit is requested and issued prior to that date.

Based on the information provided, a 3,314 sq ft building exists, which proposes to house 10 beds; and a 9800 sq ft facility will be constructed to house 20 beds.

Transportation Impact Fees would be assessed at a rate of \$309 per bed (\$9,270).

Fire Impact fees for the proposed 9800 sq ft building are assessed at \$1,301 per 1000 sq ft (\$12,749.80) and shall be paid at the issuance of a building permit.

Potential Review Fees

Rezoning fees will be approximately \$2561.00 when submitted. A breakdown of the rezoning fee estimates are specified below:

Planning & Community Design-\$1000.00

Health Department-\$325.00
Fire-\$181.00
Public Works/Capacity Encumbrance Review: \$1055.00

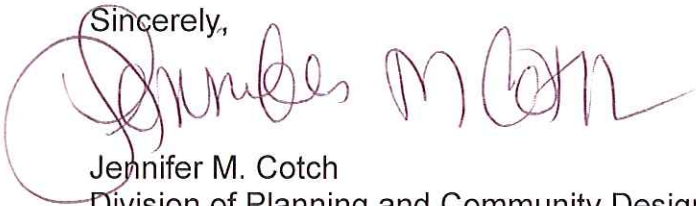
Site Plan fees will be approximately \$4395.00 when submitted. A breakdown of the site plan fee estimates are specified below:

Planning and Community Design - \$ 1650.00
Development Processing - Capacity Encumbrance Review - \$1055.00
Public Works - \$1235.00
Fire - \$181.00
Florida DOH - \$175.00
Zoning-\$100.00

Please contact Planning and Community Design prior to submitting the CFD and site plan application to confirm the necessary fees.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

A handwritten signature in purple ink that reads "Jennifer M. Cotch". The signature is written in a cursive style with a large initial "J".

Jennifer M. Cotch
Division of Planning and Community Design
(352) 343-9739 ext. 5419
Email: jcotch@lakecountyfl.gov