



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

December 19, 2007

Jupiter USA  
Attn: Florine Walters  
2404 N. Rio Grande Av  
Orlando FL 32804

RE: Yacht Club at Lake Susan (Presubmittal Comments)

Dear Ms. Walters:

This letter is to notify you that your application for presubmittal has been placed on the Development Review Agenda before the Development Review Staff on December 27, 2007, located at 315 W. Main Street, Tavares, Florida in the Administration Building, 2<sup>nd</sup> Floor, Room 235. A representative will need to be available at the meeting to represent this project.

A copy of the staff comments have been included with this letter. The Development Review Agenda and staff comments for all projects are available for viewing on the website (site address is provided below) by accessing Board Agendas/Minutes...under Most Requested...then Development Review Staff Meeting Agendas.

Rick Hartenstein has been assigned as your Case Manager to review your application request and will serve as your liaison. All future correspondence and inquiries should be directed to your case manager.

Rick Hartenstein, Senior Planner/Case Manager  
phone: (352) 343-9739 ext. 5400  
e-mail: rhartenstein@lakecountyfl.gov

If you have any questions or concerns, please do not hesitate to contact our office.

Regards,

Rick Hartenstein, Senior Planner/Case Manager  
Division of Planning and Community Design  
Growth Management Department  
(352) 343-9640 or (352) 343-9739

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**LAKE COUNTY**  
FLORIDA

Lake County Department of Growth Management  
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**PRESUBMITTAL REVIEW COMMENTS**

**To:** Jennifer Meyers, Development Coordinator  
**Through:** Steve Greene, Chief Planner  
**From:** Rick Hartenstein, Senior Planner  
**Re:** Yacht Club at Lake Susan, LLC PUD Presubmittal Comments  
**Date:** December 11, 2007 **DRS MEETING DATE:** December 27, 2007

**TYPE OF DEVELOPMENT:**

- Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan
- Other (specify): **Presubmittal Application**

Proposed Use of Property: **15 Condominiums, Club House w/pool, 15 Boat Slips, Storage Building, & Existing Boathouses and Docks**

**ZONING AND LAND USE CHONOLOGY:**

On December 17, 2004 Special Master's proceeding (File # SM-11-01) was processed and the recommendation regarding this project was provided to the affected parties. The Board of County Commissioners (BCC) accepted the Special Master's recommendation at the January 25, 2005 BCC public hearing on the County Manager's Consent Agenda.

On June 1, 2005, a Small-Scale Land Use Plan Amendment (SLPA#05/8/1-2) was filed by Steven J. Richey & Jimmy D. Crawford representing the property owners Wolfgang Dueren/Lake Susan Lodge Trust. The request was to change the Future Land Use Category (FLUC) from Green Swamp Area of Critical State Concern Transitional (1 du/5 ac.) or if meeting Timeliness, (1 du/ac.) to Green Swamp Area of Critical State Concern Ridge (4 du/1 ac.). This request was presented to the Land Planning Agency (LPA) on August 18, 2005 with a staff recommendation of denial. The LPA voted 7-2 for denial of the request to change the FLUC from Transitional to Ridge. This case came before the BCC on September 27, 2005 at which time the applicant (Mr. Richey) withdrew the application and the existing FLUC of Transitional remains.

On June 1, 2005 a request to rezone 6.6 acres from R-3 & R-1 w/CUP to PUD (Planned Unit Development) (PH#72-05-2) was filed by Steven J. Richey & Jimmy D. Crawford representing the property owners Wolfgang Dueren/Lake Susan Lodge Trust, to run concurrent with SLPA#05/8/1-2. On

September 7, 2005 staff presented PH#72-05-2 to the Zoning Board with a recommendation of denial due to inconsistencies with the Comprehensive Plan. The Zoning Board heard all arguments from staff, the applicants, and people for/or against the application. Based on all the information heard, the Zoning Board voted 6-0 to recommend approval of the PUD zoning for 15 units. On September 27, 2005 staff presented the case before the BCC and gave a recommendation of denial. The BCC heard all arguments from staff, the applicants, and people for/or against the application. Based on all the information heard, the BCC voted 5-0 to uphold the Zoning Board recommendation for approval of the PUD.

On August 3, 2007 a presubmittal application was submitted by Florine Walters with Jupiter USA. The proposed project consists of 15 condominiums, a pool, and converting the existing restaurant into a community building.

On August 15, 2007 the DRS staff was notified that Florine Walters (applicant) withdrew the presubmittal application.

On December 7, 2007 another presubmittal application was filed by Florine Walters (Jupiter USA) under the project name of "Yacht Club at Lake Susan, LLC PUD". This has been scheduled for the December 27, 2007 DRS meeting.

WILL REQUIRE REZONING:  Yes  No **However, the present zoning (PUD) by Ord. 2005-86 is inconsistent with the FLUC (Transitional), therefore can not move forward for development at the proposed density of 4 du/ac. Please note: There is a discrepancy between the acreage shown on the 2005 rezoning application (PH#72-05-2) which indicates the property in question contains 6.6 acres and the legal description for the Ordinance (2005-86) and the survey submitted with this application. The Ordinance indicates 6.6 acres of land area, yet the survey submitted with this application indicates 3.7 acres of land area. This will need to be addressed prior to any development application submittal as the land area will affect the available density even if a future land use amendment is approved.**

WILL REQUIRE F.L.U.M. AMENDMENT:  Yes  No TO WHAT LAND USE? **In order to develop the property at the proposed density (4 du/ac), a Future Land Use Map amendment from Transitional to Ridge will be required.**

#### **DEVELOPMENT REVIEW** (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? **No outside agency approvals have been received at this time. St. Johns River Water Management District Stormwater Permitting will be required if the density issues are corrected and this proposed project moves forward as a plat or site plan.**

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? **Wetlands and environmentally sensitive areas will be a concern.** Is an Environmental Assessment required? **An environmental survey meeting the requirements of LDR Section 6.04.02 will be required and should be submitted with the Site Plan or Preliminary Plat application.**

Floodplain info provided? **Flood plain information shall be provided with the Site Plan or Preliminary Plat application meeting the submittal requirements contained in Section 14.07.03 and 14.07.04 LDR for Preliminary Plat and Section 14.09.00 LDR for Site Plans.**

**All proposed structures shall meet the requirements of Policy 1-19.3 Comprehensive Plan and Section 9.07.00 LDR.**

Landscape and other buffers provided? **Landscape and other buffers shall be provided in accordance with Section 9.01.00 LDR for landscaping and Wetlands in accordance with Section 6.01.05 LDR.**

Access Management and ROWs correct? **Access shall be governed by the access management requirements set forth in the LDRs. This will be commented on by the Public Works Department.**

Water/sewer plans? **Lake County Environmental Health will provide comments regarding water and waste water.**

Applicant Questions?

1. Based on the information provided, staff is unable to determine any vesting issues. In order to address the possibility of vested rights, it will be necessary to complete and submit a Vested Rights Determination application for processing. The amount of time for holding the vesting will be determined during the vesting review process.
2. The site plan application fee square footage is based on the total new footprint building square footage.
3. In order to come up with the total construction acreage, deduct the acreage for wetlands, buffers, and conservation easements from the total project acreage.
4. Yes, you will need to provide a letter from the service provider of utility service availability with the application.
5. This will depend on the process you choose to create the project. If it is the intent to include the land under the townhome unit as part of the fee simple for ownership purposes, you will be required to plat. If the land for the project will be under common ownership and fee simple will be for the unit only, then this project can be developed under the site plan process. Yes, it is possible to get a building site construction permit for the whole site once all permitting issues have been addressed.
6. I have provided comments from our Impact Fee Coordinator. *Yes, they can get credit for what is there. Credits are determined using the current fee schedule. They need to submit proof (such as an impact fee letter from the LCPA) in order for credit calculation. They should do this before applying for the permit. The fees are assessed when the permit is issued. Have them contact me about credit calculations.*

**Angi Thompson, Impact Fee Coordinator**

Department of Growth Management  
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7. You will be required to obtain all necessary permitting through the St. Johns River Water Management District prior to obtaining a zoning clearance and building permit for any repairs, renovation, or re-building of the docks, boat slips, or boat houses.



Charlie Crist  
Governor

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

**Date:** December 12, 2007  
**To:** Rick Hartenstein  
**From:** Marcelo J. Blanco, Environmental Specialist II  
**Subject:** Presubmittal Memo for "Yacht Club at Lake Susan"

**Section/Township/Range:** 01-23-25

**JPA:** Clermont

**Comments:** Future applications will need to show the following:

- The application should be corrected to show that the existing wastewater treatment facility and service agreement is not related to the community across the street (Osprey Pointe), but rather with Susan's Landing, further south along Lakeshore Drive.
- Any changes to the existing wastewater collection and treatment systems are to be cleared with the appropriate regulatory agency.
- The application states that no septic systems are currently on-site. A portion of the existing structures (along the southern property line) are connected to the existing lift-station, but the remainder is served by onsite sewage treatment and disposal systems (OSTDS). The existing systems must be located and designated for proper abandonment (permit and inspection required through the DOH). Currently, only one septic tank has been properly abandoned (via permit #2401-07).
- Abandonment of any existing wells (including monitoring wells) requires proper permitting and inspection through the DOH.
- Show location of existing and proposed sanitary sewer and potable water lines, as well as the connection to off-site lines.
- Show location of wells and septic systems located within 100-ft of the property lines (200-ft if public wells).
- Label whether the proposed water retention areas (WRAs) are designed to be normally-wet or normally-dry. Septic systems may not be located within 75-ft of the design high water line of a designed-wet WRA (15-ft for WRAs designed-dry). The appropriate setbacks should be maintained to all OSTDS(s), contact the permitting agency for further information.
- Permitting and inspection for abandonment of the existing pool and construction of the proposed pool to be handled through the DOH regional engineer's office. Once the new pool is complete, the annual pool operating permit will be acquired through the DOH office in Lake County.

# Memo

**To:** Rick Hartenstein, Sr. Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 12/17/2007  
**Re:** Fire Comments, Yacht Club at Lake Susan

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Provide needed fire flow calculations for the Commercial buildings. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 GPM required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) GPM and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

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.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

CLERMONT JPA NOTES

**Fire hydrants.**

1. *Placement and spacing.* Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.
2. *Sprinkler or standpipe systems.* Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.
3. *On-site hydrants.* When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.
4. *Hose lay measurement.* Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.
5. *Hydrant specifications and installation.* All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.
6. *Access and visibility.* Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.

7. *Ownership and maintenance.* All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. *Fire hydrants and mains.* All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.

9. *Additional standards.* If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. *Minimum main size, flow rate and hydrant spacing.* Minimum main size, flow rate and hydrant spacing by land use are as follows:

11.

**Table 15.02.03A Minimum Hydrant Spacing By Land Use**

TABLE INSET:

<b>Fire Hydrant Maximum</b>		
<b>Land Use</b>	<b>Spacing (feet)</b>	<b>Hose Lay (feet)</b>
<b>Group I.</b> Detached single-family and duplexes	600	300
<b>Group II.</b> Townhouses, multifamily buildings less than three stories and no more than 12 units per building	500 or 600 if sprinkled	300
<b>Group III.</b> Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less	500 or 600 if sprinkled	300
<b>Group IV.</b> Commercial buildings over 10,000 square feet and warehouse and industrial buildings	400 or 500 if sprinkled	300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

The Florida Building Code 903.2.7 Group R states the following:

An Automatic Sprinkler System installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Indicate the Point of Service as defined in Florida Statue 633 for all residential buildings requiring sprinklers.

The Florida Building Code - Residential Section R202 states the following Definition for a Townhouse:

Townhouse. A single family dwelling unit constructed in a group of three or more attached units with property lines separating each unit in which each unit extends from foundation to roof and with open space on at least 2 sides.

The following note shall be added to the Plans for each building containing Townhomes:

Each unit in this building is a Townhouse as defined in The Florida Building Code – Residential R202 Townhouse.

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.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

A fire department access road shall extend to within 50' of a single exterior door providing access to the interior of the building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

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

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## MEMORANDUM

To: Rick Hartenstein, Sr. Planner

From: Jennifer Cotch, Environmental Specialist

Date: December 14, 2007

Re: Yacht Club at Lake Susan, LLC PUD Presubmittal Application

Comments:

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1. Please indicate the wetland buffer line on plans
2. Please beware that the proposed clubhouse is a new structure. Please relocate the new structure no closer than fifty (50) feet from the ordinary high water line, mean high water line, or jurisdictional wetland line.
3. 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.
4. The proposed project is located within the Green Swamp Area of Critical State Concern. All proposed development within this area, unless otherwise exempt, must provide a Master Land Use Plan. The Master Land Use Plan shall include, but not be limited to, the following:
  - a. A description of the scope of the proposed Development which shall include:
    - (1) The planning and engineering considerations to be used in achieving the objectives of this Code.
    - (2) The number of Dwelling Units, commercial acreage and square footage, the total Lot coverage, and the percentage of Open Space to be preserved.
    - (3) An implementation and phasing schedule.
    - (4) A concept Site Plan.
    - (5) A Site restoration plan.
  - b. Certified maps of the Site from a registered Professional Engineer or geologist, or soil Conservation survey which shall include:
    - (1) A soil analysis prepared by a Professional Engineer or geologist registered in the State of Florida or the U.S. Soil Conservation Service which is sufficient in detail to meet the requirements of this Chapter.
    - (2) The topography in not more than one (1) foot contours in the Wetlands and flatwoods and two (2) foot contours in the Uplands.

(3) The Flood prone areas of the particular Site.

c. A statement by a registered Professional Engineer or geologists indicating expected changes in the quality and quantity of ground water Discharge and artisan Aquifer Recharge of the Site before, during, and after Development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters.

d. A statement or Assessment by a registered Professional Engineer that Drainage Facilities Shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent Structure or system, either on-site or to a natural Retention or natural filtration and flow area.

5. Please beware that the amount of site Alteration shall be limited to the following percentages of the area of each association within any given Site:

Upland Association: 60%

Pine Flatwoods: 25%

Wetlands: 10%

**The installation of nonpermeable surfaces shall be limited to fifty (50) percent of any altered Site.**

# MEMORANDUM

## PUBLIC WORKS DEPARTMENT

Engineering Division  
437 Ardice Avenue  
Eustis, Fl 32726



LAKE COUNTY  
FLORIDA

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[www.lakecountyfl.gov](http://www.lakecountyfl.gov)

**To:** Florine Walters  
**From:** Seth Lynch, Development Review Engineering  
**Date:** December 18, 2007  
**Subject:** Public Works comments for Yacht Club at Lake Susan, LLC PUD

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary-plat is submitted by the applicant there maybe additional items required through the review of the plans. The following are some of the items that may be required.

- The plan will need to meet access management standards, sight distance standards, and erosion control standards.
- The site may require offsite road improvements which will be determined at plan review stage.
- Additional right-of-way may be required. This will be determined at plan review stage.
- The project must meet Stormwater Concurrency before the plan could be approved.
- The project may require Traffic Impact Study and/or Intersection(s) Analysis and must meet Concurrency for Transportation before plan could be approved.

The plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. These are some of the organization rules, laws, and regulations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District, Federal Emergency Management Agency (FEMA), and Department of Environment Protection (DEP).

- The site may require Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.
- The project may require the Department of Environmental Protection (DEP) approval before the site plan could be approved.
- The project may require St. Johns River Water Management District or Southwest Florida Water Management District Permit to be determined at plan review stage. If required a copy will need to be received by the County before plan could be approved.

### **Please Note:**

Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. The comments contained in this Memo are informational to help the applicant in determining where to proceed with future development. There maybe other requirements when a proposed plan is submitted.