



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

December 17, 2008

Mr. Richard Busche, P.E.  
Kimley-Horn and Associates, Incorporated  
3404 Southern Trace  
The Villages, Florida 32162

Re: Project # 2008090010, Application Request #1335

Description: Assisted Living Facility at Lexington Park  
Major Site Plan for Assisted Living Facility

Dear Mr. Busche:

The site plan application for the Assisted Living Facility at Lexington Park has been reviewed by the Development Review Staff (DRS). Their review comments are attached for reference to aid in modifying the application to comply with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit the application for review.

Please provide a written response to all comments and four (4) signed and sealed sets of plans or revised pages to insert in the current plans. Please include revision dates in the title block and indicate revisions within "clouds" on the revised plans.

The DRS will review the revised plans for compliance with the Comprehensive Plan and Land Development Regulations. We will contact you when your application has been approved or if additional information is needed.

Please contact me if you have any questions.

Sincerely,

Stacy Allen, Senior Planner/Case Manager  
Division of Planning & Community Design  
(352) 343-9739 ext. 5574  
sallen@lakecountyfl.gov

Development Processing Section  
(352) 343-9855

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*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION - STACY ALLEN (352) 343-9739 EXT. 5574**

**Please address the following items:**

**1. Item: MEETING REQUIREMENTS OF LDR CH. 14.09.00**

**Please make the following corrections/additions to the COVER SHEET:**

**For the "Location Map":**

Add a stated scale;

Add a bar/graphic scale;

**Under "General Notes":**

Add the ordinance number to "Zoning: CFD", Ordinance #2008-84;

Add "Abutting Zoning" to North - RA and Right-of-Way...;

Note Project Area for Phase I in square feet and acres;

Note Project Area for Phase II in square feet and acres;

Note/explain Phasing Schedule;

Add Phase I Open Space information - note 20 % minimum required, also note the square footage, acreage, and percentage provided (Pervious Area and Open Space are two different things. The definition of Open Space, as stated in LDR Chapter II is "Any Parcel of Land set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of Owners and Occupants of Land adjoining or neighboring such Open Space. Open Space includes golf courses, parks, passive recreation areas, Landscaped areas, natural Floodways, Wetlands, Conservation and preservation areas, non-fenced in stormwater Retention areas, and non-activity-based, non-manmade Lakes wholly within the property. Open Space does not include Rights-of-Way, above-ground utilities, Parking Areas, side or rear Lots, Street surfaces, activity-based recreation facilities (except golf courses), and fenced in stormwater Retention areas.");

Add Phase I Impervious Surface information - note 0.80 or 80% maximum allowed, in addition to the acreage, also note the square footage, and ratio;

Add Phase I Floor Area information, note 1.0 or 100 % maximum allowed, also note the square footage, and ratio;

Add structure height information - note 50-foot maximum height allowed, also note actual height of structure;

Note Building Setbacks:

50 feet from all rights-of-way and right-of-way easements;

front - 50 feet;

(rear - 15 feet, Phase II);

east side - 10 feet;

west side - 15 feet;

Note that there are no wetlands on the site.

**Please make the following corrections/additions to the SITE PLAN:**

Include a Site Lighting/Photometric Plan demonstrating that light at the boundaries of the site does not exceed 0.2 foot-candles;

Add a stated scale to all applicable sheets;

Note square footage of ALF building;

Note maximum number of beds allowed in ALF - 145;

Note number of beds provided in ALF - \_\_\_\_;

Note number of required bicycle spaces for Phase I- 5 (0.1 bicycle sp / vehicle sp,  $0.1 \times 53 = 5.3$ );

Show, note and label bicycle spaces (a bike rack);

Show and label the Open Space, noting the square footage and acreage of each area of open space within that area of open space;

Show and label the Building Setbacks:

50 feet from all rights-of-way and right-of-way easements;

front - 50 feet;

east side - 10 feet;

west side - 15 feet.

**Review Status:** NEED MORE INFORMATION

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

### **Please address the following items:**

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

Please show the access easement on the site plan. The transition needs to fit in the access easement.

Also, the plans need to show the existing joint access that is being constructed with the CR 466 road improvements.

#### **2. Item: OFF-SITE ROAD IMPROVEMENTS**

The access road into the site needs to have F-curb instead of D-curb.

The signage for the trail path crossing will need to include stop sign (R1-1) and stop bar, No Motor Vehicles (R5-3), and bike warning Sign (W11-1) and any others as needed for the trail crossing. These are per the MUTCD standards Part 9.

#### **3. Item: TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE**

Please provide the pavement details for the site and also for the joint driveway and access road.

#### **4. Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT**

The Geotechnical Report surface profiles sheet does not contain the PB-2 and PB-4 auger borings. Please revise to include missing auger borings as shown on geotech report site plan figure 1.

#### **5. Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT**

St. Johns River Water Management District Permit is required before final approval of the site plan.

#### **6. Item: DRAINAGE CALCULATIONS; STORM EVENTS**

Please review the stormwater calcs for the overflow structure CS-01 and MES 1-4. These storm structures seem to be reversed. Please reanalyze the DRA-1.

#### **7. Item: RETENTION POND DESIGN/GRADING**

Please provide a cross section just like the b-b cross section on sheet 7 for the area of the perpetual grading easement in relation to the DRA-2 and 12 ft trail.

Also pond DRA-2 does not seem to have a maintenance berm around it needed for typical pond maintenance.

**8. Item:** STORM SEWER DESIGN, IF APPLICABLE

The plans show Structure 1-3-1 as being in phase one, but this is for the second phase of development.

**9. Item:** EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL

Please provide silt fence around the east property line for the area under construction.

Please include the following on the plans:

The National Pollutant Discharge Elimination System (NPDES) program is regulated through the Florida Department of Environmental Protection (FDEP). If your construction activity meets the following criteria:

1. contributes stormwater discharge to surface waters of the State or into a municipal separate storm sewer system (MS4); and/or
  2. disturbs one or more acres of land including less than one acre if the activity is part of a large common plan of development or sale that will meet or exceed a one acre threshold. Disturbance includes clearing, grading and excavating;
- Then you will be required to submit a Notice of Intent (NOI) and prepare a Stormwater Pollution Prevention Plan (SWPPP). For more information please visit FDEP's website at <http://www.dep.state.fl.us/water/stormwater/npdes>.

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

The 8" Plug valve shown on the plans at the ramp will need to be moved from the ramp to back down the right-of-way.

Informational:

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. Please submit the permit to Lake County Public Works after site plan approval.

**11. Item:** SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

Please include details for the detectable warnings in with the sidewalk details.

**12. Item:** STORMWATER CONCURRENCY

St. Johns River Water Management District Permit is required before final approval of the site plan.

**13. Item:** ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL SITE PLAN APPROVAL.

An access easement will be needed for the joint access. Please show the easement on the plans. If the easement has not been recorded then this will need to be done before site plan approval.

NOTE: Compensation for R/W, DE and PGE is complete. Site plans reflect this purchased; however, Plans state that our DE and PG are TO BE VACATED?? This can not be vacated, it is purchased by the County. Also note that part of their retention Pond exists in our DE and PGE easement.

**Informational items:**

**1. Item:** DRIVEWAY PERMIT (STATE AND/OR COUNTY)

County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the site plan approval and before construction commencement.

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

Site fronts CR 466 (# 7403) w/ 61 feet of recorded R/W. Classified as an Urban Collector. No additional R/W needs at this time.

**Review Status:** NEED MORE INFORMATION

**FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427**

**Please address the following items:**

**1. Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW**

**Fire Protection Water Supply Requirements**

Provide needed fire flow calculations for the 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. All required fire hydrants shall be indicated on the plans.

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.

**Fire Department Access Requirements**

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.

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

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

Dead end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus.

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)

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.

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.

#### Fire Protection Systems Notes

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.

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

#### Miscellaneous Items

Provide the location, and maximum quantity of all hazardous materials on the Site. Provide Material Safety Data Sheets, including NFPA 704 ratings for all products. Sites containing hazardous materials shall be marked in accordance with NFPA 704

FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way.

## **2. Item: REVIEW IS COMPLETE**

#### Fire Protection Water Supply Requirements

Provide needed fire flow calculations for the 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. All required fire hydrants shall be indicated on the plans.

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.

Fire protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

#### Fire Department Access Requirements

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.

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

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

Dead end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus.

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)

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.

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.

#### Fire Protection Systems Notes

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.

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for

Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

Provide storage arrangement and commodity classification of storage for warehouse area. Plans shall include information required in FFPC 1, 20.15.1.2.2. Storage shall be protected in accordance with FFPC 1, 13.3.2.23

#### Miscellaneous Items

Provide the location, and maximum quantity of all hazardous materials on the Site. Provide Material Safety Data Sheets, including NFPA 704 ratings for all products. Sites containing hazardous materials shall be marked in accordance with NFPA 704

FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way.

**Review Status:** NEED MORE INFORMATION

### **HEALTH DEPARTMENT - MARCELO BLANCO (352) 253-6130**

#### **Please address the following items:**

##### **1. Item: WATER SUPPLY**

Ensure all wells and septic systems on or within 100-ft of the property lines are shown on the scaled site plan. The submitted site plan indicates existing wells will be abandoned. Plans indicate a proposed backup irrigation well, but none is shown on the site plan - show all proposed wells (to include irrigation and monitoring wells) on the scaled site plan. Please note that the abandonment or construction of any well will require permitting and inspection through the DOH.

#### **Informational items:**

##### **1. Item: WASTEWATER DISPOSAL**

Septic systems on this site will need to be abandoned; permitting and inspection through the DOH is required for OSTDS abandonments.

##### **2. Item: COMMERCIAL**

Please contact Mr. Donald Hayes or Mr. Jerry Brown regarding ALF permitting. No proposed exterior pools were shown on the scaled site plans. If pools and spas are proposed, DOH construction and operating permits may be required.

**Review Status:** NEED MORE INFORMATION

### **ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739**

#### **Please address the following items:**

##### **1. Item: ADDITIONAL INFORMATION NEEDED**

The applicant has chosen to submit the site plan application at the same time the rezoning application is under review. While both applications can be done concurrently, the environmental review can not be approved without the ordinance being approved. The approved ordinance may require additional environmental review that may generate questions/comments.

**Review Status:** NEED MORE INFORMATION

**LANDSCAPE REVIEW - GRANT WENRICK (352) 343-9739 EXT. 5832**

**Please address the following items:**

**1. Item: LANDSCAPE PLAN**

Plans are only reviewed for Phase 1; Phase 2 shall be submitted at a later date.

Please submit a formal tree removal plan as part of the plan submittal. The removal plan shall clearly indicate the location, caliper and common name of trees to be removed and preserved on site. Preferably, the plan shall have the proposed site plan superimposed on the tree removal plan and screened back for evaluation by the County. The tree removal plan may be developed from the boundary survey sheets but please include in the resubmitted landscape package.

Preserved offsite trees may not be used as credit. The majority of the existing tree trunk must be on the applicants site to count. Existing trees located within the buffer area may be given credit according to table 9.01.03. (E) (10) (f).

In item number 19. on sheet L-1 please update the plan to reflect the existing code for tree calculations. Proposed ornamental trees and palms may be used as replacement trees at a 1 : 1 ratio. The Pindo Palm and the Windmill Palm are not large enough to be given credit on the current plan. One third of all protected removed trees must be replaced on site.

Please note items 21 and 22 on the landscape plan are not requirements at this time. These are from the proposed landscape plan. The applicant is welcome to leave on the plan if they so desire.

The applicant shall provide adequate distance between large trees and utilities. The utility plan indicates a watermain along the western boundary.

A continuous screening shrub shall be added along the western boundary on sheet L.1.

**2. Item: TREE REMOVAL APPLICATION**

Please submit a formal tree removal plan as part of the plan submittal. The removal plan shall clearly indicate the location, caliper and common name of trees to be removed and preserved on site. Preferably, the plan shall have the proposed site plan superimposed on the tree removal plan and screened back for evaluation by the County. The tree removal plan may be developed from the boundary survey sheets but please include in the resubmitted landscape package. Please update the mitigation totals as required.

**Review Status:** NEED MORE INFORMATION

**CONCURRENCY - DEVELOPMENT PROCESSING - KELLY MESSER (352) 343-9855**

**Please address the following items:**

**1. Item: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORMWATER)**

Transportation approved.

Please see Public Works comments for Stormwater.

**Review Status:** NEED MORE INFORMATION

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

**Review Status:** APPROVED

**TRANSPORTATION CONCURRENCY - SHARON LEWIS (352) 483-9050**

**Review Status:** APPROVED