



January 31, 2013

Steve Boyd
Boyd Engineering, Inc.
6824 Hanging Moss Rd
Orlando, Florida 32807

Re: Bella Collina West
Project No. 2004050014 Application No. 2182

Dear Mr. Boyd:

The Lake County Development Review Staff reviewed your site plan amendment request. Based on that review, we have concluded that additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our latest review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and LDR.

As requested, a DRS meeting has been scheduled for Thursday, February 7, 2013 at 9:30am. The meeting will be located on the 5th floor of the Administrative Building located at 315 West Main Street, Tavares.

Please address the comments at your earliest convenience, resubmit them for review and provide a written response to all comments.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan and LDR. Please note that Lake County strives to review your project in a timely manner. However, in order to ensure that level of customer service, it is essential that the requested information be submitted as soon as possible. Upon completing that review, you will be contacted of whether your application has been approved or requested to provide additional information.

PLANNING AND COMMUNITY DESIGN DIVISION | *A division of the Department of Growth Management*
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District 2

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District 3

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REVIEW COMMENTS

Planning & Community Design Division

1. The proposed pool, gym, and tennis courts are located on a different tract than the existing club house. The existing club house and accessory structures are on Tract N, which is designated for recreation activities and structures. The uses mentioned above are proposed on a tract that has been platted for a golf course. In order to place recreation structures/facilities in the proposed locations, it is recommended that the Applicant apply for a partial re-plat to designate those land areas for recreational activities similar to the uses permissible within Tract N.

Once the issues addressed above are resolved, the following information will be required with a site plan application:

2. Show the square footage for the "Proposed FAR" with the percentage (example: 6,500 SF/30%).
3. Show the square footage for the "Proposed ISR" with the percentage (example: 23,000 SF/42%).
4. A landscape plan prepared by a registered landscape architect meeting the requirements of LDR Sections 9.01.00 and 14.09.01. The plan shall include the following:
 - a. Designation by common and botanical (scientific) name, including applicable cultivar name, size, and location of plant material to be installed or preserved in a natural state in accordance with the requirements of Section 9.01;
 - b. Landscaping on adjacent property intended to count towards any landscaping requirement;
 - c. A tree removal permit application for any protected trees proposed to be removed, showing their location.
 - d. Landscaping for new structures/buildings, including parking lots and rights-of-way.

Building Division-Fire

1. Please provide the fire flow calculations for all building(s) and/or structure(s)
2. Identify the locations of any fire hydrants on the site plan.

INFORMATIONAL COMMENTS

The Divisions or Departments of the County involved with the review process have provided informational comments to inform you of Code requirements and/or processes that will be required as you move forward with the development process. The informational comments are listed below.

Public Works

The applicant should contact St. Johns River Water Management District Environmental Resources Permit Determination. If Permit modification is required, it should be obtained by the applicant before construction commencement - and a copy send for our files.

St. Johns River Water Management District
Maitland Service Center
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751
(407) 659-4800
(877) 228-1658

Florida Department of Health

1. Public Swimming Pool, Spa and/or Water Activities are required to submit an Operating Permit Application submitted and approved through Lake County Health Department (LCHD). A Public Swimming Pool Operating Permit Application information may be obtained from LCHD's Environmental Health Office:
315 West Main Street, Suite 535
P.O. Box 1305, Tavares, FL 32778
Phone: 352-253-6130 x 6132
2. Public Swimming Pool Facilities are required to have semiannually inspections by the LCHD to assure sanitation, health, welfare and safety.
3. Fitness Centers with Tanning Facilities will need inspection and approval by the LCHD to assure public health, sanitation, welfare and safety.

Building Division-Fire

1. The plans will be required to be in compliance with the Florida Fire Prevention Code regarding fire department access the point of service and the point of supply.
2. Point-of-Service means the point at which the underground piping for a fire protection system using water as the extinguishing agent becomes used exclusively for the fire protection system.

3. A "fire protection system" is a system individually designed to protect the interior or exterior of a specific building, structure, or other special hazard from fire. Such systems include, but are not limited to, water sprinkler systems, water spray systems, foam-water sprinkler systems, foam-water spray systems, CO2 systems, foam extinguishing systems, dry chemical systems, and halon and other chemical systems used for fire protection use. Such systems also include any overhead and underground fire mains, fire hydrants and hydrant mains, standpipes and hoses connected to sprinkler systems, sprinkler tank heaters, air lines, thermal systems used in connection with fire sprinkler systems, and tanks and pumps connected to fire sprinkler systems.
4. Point-of-Supply means the point at which the underground piping serves fire hydrants and the sprinkler system. No domestic connections are allowed after the "Point-of-supply."
Point of Supply is often identified as the "Point of Connection" by the industry.
5. That the underground fire mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a Florida Licensed Contractor with a Class I; Class II; or Class V.
6. An accessible path of travel [sidewalk(s)] to a public way from all required exits.
7. A building department permit is required for any structure or change of occupancy use.
8. The Florida Fire Prevention Code mandates specific information to be provided for structures being used as Assembly occupancy; the Florida Fire Prevention Code further mandates specific fire protection features for these facilities; these items will be addressed during the building permitting phase.
9. The Florida Administrative Code mandates the placement of an identifying symbol [MALTESE CROSS] on buildings where light-frame truss type construction is used; this item will be addressed during the building permitting phase.

Concurrency Management/Development Processing

1. All building structures shall be subject to Transportation and Fire Impact Fees. Transportation Impact Fees for the proposed Banquet Hall will be assessed at \$3895/1000 sq ft and Fire Impact Fee at \$1662/1000 sq ft.. The remaining fitness/spa facilities will be assessed Transportation Impact fees at \$3,303/1000 sq ft. and Fire Impact fees \$1301/1000 sq ft. These fees shall be paid at the issuance of a building permit.
2. Please note that the Transportation Impact Fees are currently suspended until March 1, 2013. Therefore, these fees as quoted are subject to change at a lesser rate depending on further review by the Board of County Commissioners.

Project No. 2004050014, Application Request No. 2182

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Jennifer M. Cotch
Environmental Specialist
Planning and Community Design Division
(352) 343-9739 x5419
jcotch@lakecountyfl.gov

Enclosures: Development Application
Preliminary Plat Submittal Guide

cc: File
Planning and Community Design Manager