LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT

3/31/2009

SCOTT RINE
14029 DIVISION STREET
GROVELAND , FL 34736

RE: SUNSET LANDING PHASE II -
Project No. 2009030015, Application No.1412
Description: LOT EXPANSION

Dear Mr. Rine:

The Development Review Staff has reviewed your pre-submittal application for a SUNSET LANDING PHASE II - LOT EXPANSION. 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 April 2, 2009. The meeting will be held in Conference Room 235 located on the 2nd Floor of the Lake County Administration Building, 315 W. Main Street, Tavares, Florida.

Please be advised that our review of your pre-submittal application is a cursory review before filling 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 Land Development Code, nor does it constitute an approval of your proposal or acknowledgement of application fees required for the formal application, when submitted.

Should you have any questions, please contact our office at (352) 343-9855.

Sincerely,

Mary Harris, Associate Planner
Division of Planning and Community Design
(352) 343-9739 ext. 5565
Email: mharris@lakecountyfl.gov

Jennifer Myers
Development Processing Section
(352) 343-9855

HEALTH DEPARTMENT (352) 253-6130
Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832
Rejection Comments

Item: COMMENTS
Remarks: 03/30/09 1st Review Grant Wenrick
The applicant is recommended to only add thirty-five (35) feet of lot width to lots five and six and use the additional fifteen (15) feet to provide a landscape buffer type (B) between the residential lots and the adjacent property. Submit a landscape plan that depicts compliance. The building setbacks would have to be adjusted accordingly.

Informational Comments

Item:
Remarks:

Review Status: NEED MORE INFO

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

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

PLANNING & COMMUNITY DESIGN DIVISION
Rejection Comments

Item:
Remarks:

Informational Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)
Remarks: The applicant proposes a replat of Sunset Landings Ph II for Lots 5 & 6 to increase both lots by 50 ft and relocate the 20 ft drainage easement to that part of the unplatted portion of the PUD subdivision.

Item: PROPERTY ACREAGE/SIZE
Remarks: The Partial Replat of the subdivision will not alter the number of dwelling units as approved in the PUD Ord#2001-156.

Item: PROPERTY LOCATION
Remarks: The property is located W of CR 33 and easterly along the boundary line of the Town of Mascotte.

Item: PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING
Remarks: The property is consistent with the Future Land Use Designation and will be in compliance with the approved PUD Ordinance. The proposed request will not require an amendment to the PUD development order.

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)
Remarks: May require approval of the St Johns River Water Management District and other state and local agencies, if applicable.

Item: SETBACKS PROPOSED
Remarks: Setbacks must comply with the requirements outlined in the approved PUD Ordinance #2001-156.

Item: WATER/SEWER PROVISIONS
Remarks: The application proposes to utilize private well and septic tank.

Item: WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)
Remarks: Property located adjacent to the Town of Mascotte. Mascotte has not provided comments at this time. Private well and septic tank is proposed as referenced in the PUD Ordinance.

Item: CONCEPTUAL PLAN OF PROPSED DEVELOPMENT
Remarks: Must submit a revised plat for partial re-plat of Phase II for Lots 5 & 6 with the relocation of the drainage easement prior to final approval of the revised

plat. As outlined in the PUD Ordinance IV - submittal of a drainange plan must be submitted to Lake County prior to final plat approval.

Review Status: COMPLETE

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041
Rejection Comments

Item:
Remarks:

Informational Comments

Item: STORMWATER
Remarks: The prosed change with the drainage easement will require a St Johns River Water Management District Modification Permit and stormwater management drainage calculations. There will also be the need for construction plans for the stormwater drainage system change to the approved master drainge.

Item: FLOODPLAIN
Remarks: The site for the proposed relocation of the drainage easements and lot lines changes contains Flood Zone A - no base flood elevation determined. This flood zone may require further information with future development plans.

Item: ACCESS
Remarks: The access to the parcels which are proposing to give up the land to be subdivided for the Sunset Landing lots will need to still have a legal access to a public road. The parcels can not be land lock please verify that the parcels will still have a legal access.

Review Status: COMPLETE

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739
Rejection Comments

Item:
Remarks:

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT
Remarks: An Environmental Assessment will be required at Preliminary Plat and/or Site Plan

Item: WETLANDS
Remarks: Appropriate wetland/surface water buffers shall be met and maintained

Item: PROTECTED SPECIES
Remarks: At the time of preliminary plat/site plan submittal, a gopher tortoise survey may be required. Other specific surveys may be required prior to construction plan approval.

Review Status: COMPLETE

PUBLIC WORKS TRANSPORTATION
Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE