



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

APRIL 16, 2008

LPG URBAN & REGIONAL PLANNERS
1162 CAMP AVENUE
MOUNT DORA, FLORIDA 32757

Re: Project #2008020006, Application Request #1100

Description: GILBERT PROJECT

EDUCATIONAL CONGREGATE LIVING FACILITY FOR PEOPLE WITH DEVELOPMENTAL
DISABILITIES

Dear LPG URBAN & REGIONAL PLANNERS:

Your site plan application has been reviewed by the Development Review Staff (DRS). Their review comments are attached. All comments must be satisfactorily addressed by the applicant prior to receiving staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA);**
 - Revised sheets shall have revision dates in the title block;
 - Plan revisions must be either circled or their location indicated in the written response letter;
- 2. Provide a written response to all comments;**
- 3. All plans shall provide a space seven (7) inches by seven (7) inches on the front page of each set of submittals to be used for the County approval stamp;**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee;**
- 5. When all requested information has been received, it will be circulated to the DRS for review.**

The DRS will then review revised plans and the engineers' response to comments for compliance with the Comprehensive Plan and Land Development Regulations. This review will be completed within fifteen (15) days of receipt of all requested information and you will be notified of the results of the review.

Please contact me if you have any questions.

Sincerely,

Development Review
Division of Planning & Community Design
352.343.9739

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P 352.343.9739 • F 352.343.9816
Board of County Commissioners • www.lakecountyfl.gov

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District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 04-15-08 / 1st Review / Stacy Allen

Staff is researching the discrepancy between the legal description (legal) in Ordinance #23-91 and the legal submitted with this site plan. The legal in the Ordinance does not include the southern 22 feet of the property next to the right-of-way. The Ordinance may need to be amended to correct the legal description. The site plan and the zoning amendment can run concurrently. Staff will advise.

PLEASE SUBMIT THE FOLLOWING ITEMS:

For AK #1695171, owners' affidavit signed by Addam Masri naming Larry Baker as agent/applicant;

Letter of (water/sewer) availability / non availability;

Corrected boundary survey addressing the following discrepancies:

- (1) Bearing on line 3 of the legal description (North 30°33'50" East) and bearing on east property line (South 30°33'50" West);
- (2) Bearing on line 3 of the legal description (North 32°50'00" East) and bearing on east property line (South 32°50'00" West);
- (3) On line 3 of the legal description, correct spelling of Lake "Carlton";
- (4) As indicated on line 4 of the legal description, designate Point "B" on the survey;
- (5) As indicated on line 5 of the legal description, designate Point "B" on the survey;
- (6) As indicated on 3rd line from bottom of legal description, add bearing of S 30°33'50" W to survey;
- (7) As indicated on 2nd line from bottom of legal description, add distance of 21.99' to survey;
- (8) O.R. Pg on 2nd line from bottom of legal description (O.R. 1030 Pg. 1100) and O.R. Pg. on south property line of survey (O.R. 1271 Pg. 731);
- (9) As indicated on last line of legal description, add bearing of N 28°45'50" E to survey;
- (10) As indicated on last line of legal description, add distance of 21.69' to survey.

The following application items have been submitted and reviewed for completeness/accuracy:

General application form;

Project name - Gilbert Campus;

Description of proposed development - Educational congregate living facility for people with developmental disabilities;

Owners affidavit signed by Kenneth Mazik;

Applicants affidavit signed by Larry Baker;

Property record cards for AK #s 3526236, 2874350, 2874058, and (portion of) 1695171;

Current tax receipts for AK #s 3526236, 2874350, 2784058;

Warranty deeds 1271/731, 1622/701, 2192/2371;

Boundary survey signed and sealed by State of Florida Registered Land Surveyor Fulton V. Clinkscales, Jr. #4986 dated 02-21-08 (within 6 months of date of application, 02-26-08);

Concurrency application;

Aerial photograph with project boundaries overlain; and

Preliminary environmental assessment dated January 2008.

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 04-15-08 / 1st Review / Stacy Allen

PLEASE MAKE THE FOLLOWING CORRECTIONS/ADDITIONS TO THE SITE PLAN:

Continue to provide a 7"x7" space for the County approval stamp;

Add to Location Map, a
bar/graphic scale,
north arrow and
label or call out the site;

Same boundary survey comments (see Completed Application comments above) apply to the site plan,
and
Show the boundaries tied to Section-Township-Range;

Note (in addition to what is shown) FIRM panel information and flood zones;
Three (3) classrooms and the recreation center are located or are partially located within a flood zone;
Development shall comply with LDR 9.07.00 Lot Grading, Erosion Control and Floodplain Management
Regulations;

Non-isolated wetlands that adjoin an open water body shall be placed in a conservation easement;
Label the wetland area as a conservation easement;
Provide copy of recorded conservation easement (required prior to final site plan approval);

With "Zoning - CFD", note Ordinance #23-91;

Add statement that "The total amount of material removed offsite is not greater than two hundred (200)
percent of the minimum stormwater retention/detention volume required." [LDR 6.06.01 F. 2. a. (1.)];

Along with the ISR information provided, also
note existing impervious surface,
note proposed impervious surface, and
note maximum ISR is 0.8 or 80%;

Along with the FAR information provided, also
note existing floor area,
note proposed floor area, and
note maximum FAR is 1.0 or 100%;

Label dimensions of parking areas and
delineate the individual parking spaces within the parking areas;
Show "Parking Space" calculation;

Note minimum building setbacks of
50' from all rights-of-way and right-of-way easements and
sides - 10'.

Informational Comments

Item:

Remarks:

Review Status: REJECT

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

Rejection Comments

Item: TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE

Remarks: April 2, 2008 SL
Provide pavement details for the parking and any proposed pavement areas.

Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT
Remarks: Please provide the Geotechnical Report for the area being developed.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT
Remarks: April 2, 2008 SL
St. Johns River Water Management District Permit maybe required before the final approval of the site plan.

Item: DRAINAGE CALCULATIONS; STORM EVENTS
Remarks: April 2, 2008 SL
Provide Drianage Calculations for the proposed site.

Item: 100-YEAR FLOOD
Remarks: April 3, 2008 SL
Flood Zone AE runs through the site. Compensating Storage may be required.

Item: EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL
Remarks: April 2, 2008 SL
Provide erosion control details and notes for the proposed site.

Item: CONCURRENCY (TRANSPORTATION & STORMWATER)
Remarks: April 3, 2008 SL
Stormwater for the site may need St. Johns and Drainage Calcs will be required.

Informational Comments

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST
Remarks: April 3, 2008 SL
Essential Nexus Test is yes. Rough Proportionality for the site is no. There is no R/W required before approval of the site plan.

April 2, 2008 SL
Site fronts on Palm View Circle (3268A) w/50 feet total recorded R/W. Classified as a Local Road requiring 33 feet from centerline (66 feet total). Dolan test requested (#08-06)

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item: WASTEWATER DISPOSAL

Remarks: 04/02/2008 - Existing OSTDS will need to be evaluated/approved prior to any change in use. Permits for proposed OSTDS(s) will be through the DOH. The DOH can not require the use of ATU(s) or drip-irrigation, as such, all requirements will be based on conventional systems as prescribed in 64E-6 FAC. If ATU(s) are installed, operating permits will be required. Drip irrigation is currently only approved in Florida for domestic wastewater; if the use of any proposed system is determined not to be for domestic wastewater, a variance may be required prior to approval. Final unobstructed area requirements will be determined through the DOH permitting process. -MJB-

Item: LOT SIZE WILL ACCOMADATE PROJECTED SEPTIC FLOWS

Remarks: 04/02/2008 - Provide the maximum number of students, workers, etc. as well as the proposed uses of the buildings. The total maximum estimated sewage flow must be determined to ensure the lot-size is adequate. -MJB-

Item: WATER LINES

Remarks: 04/02/2008 - Show the location for existing and proposed potable water lines on the scaled site plan. -MJB-

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: 04/02/2008 - See lot size comments. -MJB-

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks: 04/02/2008 - Show all surrounding wells and septic systems within 100 feet of the property lines (200-ft if public wells). -MJB-

Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)

Remarks: 04/02/2008 - Show all pertinent features on the scaled site plan. -MJB-

Informational Comments

Item: WATER SUPPLY

Remarks: 04/02/2008 - The existing Limited-Use Community well permit (35-57-00090) will need to be amended, the nature of the use and the total number of persons serviced will need to be provided to the DOH. -MJB-

Item: COMMERCIAL

Remarks: 04/02/2008 - The proposed increase may require that the existing pool is reviewed through the DOH regional engineer's office for permitting requirements or exemption from permitting. -MJB-

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks: 04/02/2008 - EDB determination through the SJRWMD required prior to any well permitting. -MJB-

Review Status: REJECT

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Rejection Comments

Item: WETLANDS

Remarks: The proposed plan shows a dock. Please indicate whether or not the dock show is the existing structure or a proposed structure.

If there is to be any alteration to the existing boat dock(s), a copy of the SJRWMD permit and ACOE permit will be required.

Informational Comments

Item:

Remarks:

Review Status: REJECT

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item: STREET NAME

Remarks: 3/17/08 - Address for complex is 17713 Palm View CR. LJJ

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

Remarks: 4/3/08 - First Review - km

Please refer to Public Works review for concurrency comments.

Informational Comments

Item:

Remarks:

Review Status: REJECT