



LAKE COUNTY FLORIDA

April 26, 2013

Dave Fahmie
C/O Rose Construction
P O Box 61525
Palm Bay, FL 32906

Re: Pre-submittal Application – Eustis Oaks (Alternate Key #s 1744652 & 1065526)
Project No. 20130040005, Application Request No. 2237

Dear Mr. Fahmie:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed twenty-five (25) lot residential subdivision, northeast of Eustis. Our review comments are listed below for your reference. Please use these comments in the preparation of your formal development application.

Please be advised that the review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

REVIEW COMMENTS

PLANNING AND COMMUNITY DESIGN DIVISION

The Applicant is proposing a new 25 lot residential subdivision on a total of 68.6 acres located north of the City Limits of Eustis on the west side of CR 44-A, southwest of Lake Eldorado. The property contains approximately 28 acres of wetlands and 40 acres of uplands. The project is proposed in two (2) phases and will require wetland alterations in order to access the northern portion with the bulk of the residential lots during the second phase.

1. Rural Transition Future Land Use Category (FLUC)

- a. The property is within the Rural Transition FLUC. The base density for the Rural Transition FLUC is one (1) Dwelling Unity (DU) per five (5) net acres. The Rural Transition FLUC provides two alternative densities by utilizing the Planned Unit Development (PUD) Zoning District and creating a clustered Rural Conservation Subdivision. A proposed Rural Conservation Subdivision shall consist of at least fifteen (15) net buildable acres.

GROWTH MANAGEMENT DEPARTMENT | PLANNING & COMMUNITY DESIGN DIVISION
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TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5

- One (1) DU to three (3) net acres and provide at least 35% of the net buildable area of the PUD as common open space, dedicated in perpetuity through the use of a conservation easement or similar recorded and legally binding instrument.
- One (1) DU to one (1) net acre and provide at least 50% of the net buildable area of the PUD as common open space, dedicated in perpetuity through the use of a conservation easement or similar recorded and legally binding instrument.

2. **Wekiva Study Area**

- a. The proposed development is located within the Wekiva Study Area, as defined by Florida Statutes, and is larger than 40 acres in size. As such, the following surveys and studies are required by Policy I-3.4.1, Comp Plan (copy attached).
 - Soil Analysis;
 - Site specific hydrogeologic and geotechnical report;
 - An environmental analysis for flora and fauna, federal and state listed species, and vegetative habitat types.
 - b. Open Space shall be provided in accordance with Policy I-3.4.2, Comp Plan (copy attached). Required open space shall be configured in a single contiguous tract and configured as contiguous with protected open space on adjacent parcels and public conservation lands to the maximum extent feasible.
 - c. Open Space shall be designated to remain undeveloped and protected in perpetuity through the use of conservation easements, plat restrictions, or similar recorded and legally binding instruments that run with the land in accordance with Policy I-3.4.4, Comp Plan (copy attached).
 - d. Priority shall be given to the following natural resources for preservation.
 - Most Effective Recharge Areas;
 - Wetlands;
 - Springs;
 - Spring Runs;
 - Sinkholes and Karst Features with an Aquifer Connection; and
 - Sensitive Natural Habitats such as Longleaf Pine, Sand Hill, Xeric Oak Scrub, and Sand Pine Scrub vegetative communities.
3. Outside agency approvals such as but not limited to a St. Johns River Water Management District (SJRWMD) Stormwater Permit, a US Army Corp of Engineers Permit for wetland alteration (including mitigation), Florida Department of Environmental Protection (FDEP) permitting (wetland alteration), Florida Fish and Wildlife Commission (FFWC) permitting, and US Fish and Wildlife permitting. The

above list is not all inclusive and only identifies the most common outside agencies that might get involved with a project like this.

4. The following minimum setbacks shall apply, but may be increased due to additional information provided during the PUD rezoning process.
 - Front – Twenty-five (25) feet from the property line (local street)
 - Front – Fifty (50) feet from the property line (federal, state, and county highways)
 - Side – Twenty-five (25) feet from property line, may be less depending on fire protection supplied
 - Rear – Twenty-five (25) feet from property line
 - Wetland - Structures shall maintain 50 feet from Wetland Jurisdiction Line (WJL), Septic Systems shall maintain 100 feet from the WJL.
6. A minimum of two (2) parking spaces per single family unit shall be provided.
7. Central water and sewer provisions have not been determined as yet. If central water and/or sewer are available and environmentally necessary, the project must connect. If central water and/or sewer are not determined to be available, private well and septic systems may be utilized in accordance with Department of Health regulations and permitting.
8. A conceptual plan will be required for the PUD rezoning application, including a legal description defining the boundary of the PUD.
8. At the time of platting, a Type B landscape buffer is required between the PUD Zoning District and the adjacent Rural Residential (R-1) zoning district. The landscape buffers must be shown as to width and location on the preliminary plat, but at time of construction plan submittal, a landscape plan prepared by a registered landscape architect is required. Note: Native vegetation may be utilized and is encouraged. The Type B landscape buffer offers two options for width and planting requirements.
 - A minimum fifteen (15) foot wide Type "B" landscape buffer is required along the north, east, and south property boundary consisting of three (3) canopy trees, two (2) ornamental trees, and a single row of shrubs per one-hundred (100) linear feet.
 - Twenty (20) feet wide with two (2) canopy trees, three (3) ornamental trees, and a single row of shrubs per 100 linear feet of property.
9. **Tree Removal:**

Prior to the removal of any protected trees, a tree removal permit is required. Please note that replacement mitigation will be in accordance with Section 9.02.06, Tree Replacement, Land Development Regulations (LDR) (copy attached).
10. **Environmental:**
 - a. An Environmental Assessment, no older than six (6) months old, shall be submitted with a development application. The environmental assessment shall identify all wetlands, natural upland community types and any listed species that are on the property.

- b. The property contains wetlands. Wetlands and wetland buffers shall be platted as a separate tract/s and all wetlands and wetland buffers will be required to be placed in a recorded conservation easement.
- c. Any wetland alterations may require permitting from St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and possibly the U. S. Army Corp of Engineers. It is recommended the Developer contact these agencies as early as possible regarding possible permitting requirements to avoid any delays with the project as you move forward with through the development approval process.

BUILDING DIVISION (FIRE)

1. The following items need to be addressed prior to preliminary plat approval. The design documents must indicate the following information:
 - Identify the type of fire protection water supply to be provided at the site.
 - Provide a statement on the plan that fire protection water supply will be available prior to and during construction.
 - Provide the needed fire flow for the proposed building(s) and or structure(s). A reduction in required fire flow of fifty (50) percent shall be permitted when the building is provided with an approved automatic sprinkler system. A reduction in the required fire flow of twenty-five (25) percent shall be permitted when the building is separated from other buildings by a minimum of thirty (30) feet. The above reductions shall not reduce the required fire flow to less than 500 gallons per minute (gpm).
 - Show the locations of any fire hydrants for the site.
2. Fire protection water supply alternatives for single-family residential developments where no public or private water utility system is available to provide the needed fire flow shall be provided with an alternative means of fire protection water supply, with the County Manager or Designee's approval. The alternatives are:
 - Option #1: A residential fire sprinkler system. Please note, if the owner or developer elects to require automatic sprinkler protection to be provided in the single family residences; the fire official has determined that fire department tanker shuttle operations would be sufficient to provide the needed fire flow for the structures.
 - Option #2: Aboveground fire protection water supply tank(s) shall have a minimum capacity of 60,000 gallons. The number of tank(s) required and the location of the tanks are to be determined by the Lake County Fire Official. Please note, this option is applicable to residential subdivisions and developments only.
 - Option #3: An Aboveground Fire Protection Water Storage Tank designed and sized per the National Fire Protection Association; NFPA 1142 "Standard on Water Supplies for Suburban and Rural Fire Fighting". Please note, this option is applicable to single family residences that are not part of a residential subdivision or development.

- Option #4: Spacing of homes and accessory structures a minimum of sixty (60) feet apart, a minimum of thirty (30) feet from the property line and a minimum of thirty (30) feet of clear open space on all sides of the structure[s]. Homes and accessory structures will be equipped with an early warning detection system (a complete coverage smoke/heat detector system monitored by a UL Listed or FM Approved remote station facility). Please note, total coverage shall include all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings, and other subdivisions and accessible spaces as well as the inside of all closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes.
 - Identify and note the option selected on the plan.
3. The Florida Fire Prevention Code mandates specific information to be provided for structures being used as restaurant 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.
 4. The Florida Fire Prevention Code allows the authority having jurisdiction to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system; this item will be addressed during the permitting process.
 5. 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.

PUBLIC WORKS DEPARTMENT

Engineering

The proposed subdivision entrance is located on the sharp curve with limited sight distance. Left and right turn lanes will be required on CR 44A at the proposed driveway due to traffic safety concerns.

Transportation

1. The standard Level of Service (LOS) for the impacted roadway of CR 44A is "D" with capacity of 1120 trips. Currently the impacted segment from CR 44 to Estes Rd is operating at eighteen (18) percent of the road segment capacity.
2. This project will generate twenty five (25) pm peak hour trips, of which seventeen (17) trips will impact the peak hour direction, thus increasing the Volume to Capacity Ratio (v/c) to nineteen (19) percent.
3. Currently there are no County funded improvements scheduled for this segment of CR 44A.
4. Applicant will be required to submit a preliminary traffic study with the rezoning application and complete and submit a Tier 1 Traffic Study with the preliminary plat application.

FLORIDA DEPARTMENT OF HEALTH (FDOH) – LAKE COUNTY DIVISION

1. All well permitting will be through FDOH-Lake County Division.
2. Septic System permitting will be through FDOH-Lake Division. Please show all surface water and mean high water lines/wetland jurisdiction lines within the boundaries of the project on the preliminary plat.
3. Show all easements on the preliminary plat.

4. Lot flow for septic systems will depend on the individual house size proposed for a lot.
5. Show any neighboring wells within 75' of the property boundary on the preliminary plat.
6. Any existing wells or septic systems located within the boundaries of the proposed project that are to be removed must be abandoned with permits through the FDOH-Lake Division.

CONCURRENCY

1. Transportation and School Impact Fees are suspended until January 1, 2014. The information provided is for informational purposes only and may be subject to change.
2. If the development is approved after the suspension date, as noted above, the proposed development shall be subject to the following impact fees:
 - Transportation Impact fees in effect per Ordinance #2013-7, are based on the square footage of each dwelling unit;
 - Less than 1,500 square feet - \$375 per dwelling unit
 - 1,500 – 2,499 square feet - \$500 per dwelling unit
 - 2,500 square feet or greater - \$590 per dwelling unit
 - School Impact fee is \$9,324 per dwelling unit;
 - The fire, parks & library fee is \$803 per dwelling unit.
3. As part of the preliminary plat requirements, you must apply for and obtain a Capacity Encumbrance Letter (CEL). A CEL encumbers capacity for public facilities and services for 120 days from the date of issuance upon approval of the Preliminary Plat. Prior to expiration of the CEL, you must apply for and receive a Capacity Reservation Certificate which reserves capacity for up to four (4) years. A Capacity Reservation Certificate will be issued upon receipt of all fees, which must be paid prior to recordation of the final plat.

POTENTIAL DEVELOPMENT REVIEW FEES

The next step is to submit a rezoning application, with all necessary supporting documentation for the proposed project. From the information provided, the estimated rezoning application review fees will be \$2,661. A breakdown of the estimated rezoning application review fees are as follows:

- Planning and Community Design - \$1,250
- Development Processing/Capacity Encumbrance Review - \$1,055
- Fire Review - \$181
- Health Department - \$75
- Zoning Clearance - \$100
- Prior to the removal of any protected trees, a tree removal permit is required. Please note that replacement mitigation will be in accordance with Section 9.02.06, Tree Replacement, Land Development Regulations (LDR) (copy attached).

Please contact Planning and Community Design prior to submitting the rezoning application to confirm all necessary fees.

Once you have reviewed the staff comments, please contact me at your earliest convenience to schedule a meeting. Should you have any questions, please do not hesitate to contact me.

Sincerely,



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cc: File
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Attachments: May 2, 2013 DRS Agenda
Rezoning Application
Policy I-3.4.1, Comp Plan
Policy I-3.4.2, Comp Plan
Policy I-3.4.4, Comp Plan
LDR, Section 9.02.06, Tree Replacement