



LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

May 12, 2011

George Pandolph
2818 Robie Avenue
Mount Dora, FL 32757

Re: Pandolph Rezoning (Presubmittal)
(Project No. 2011050005, Application Request No. 1826)

Dear Mr. Pandolph:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed residential development. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

A meeting with the DRS is not required, however if you would like to schedule a meeting to discuss these comments please contact us.

Please be advised that our review of your pre-submittal application is a cursory review before filing 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 Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

INFORMATIONAL COMMENTS

The following comments are included to inform you of Code requirements, fees, or processes that will be required when you move forward with the Rezoning and Preliminary Plat process.

Planning & Community Design Division

1. The applicant is proposing to rezone the property from Planned Industrial (MP) to Rural Residential (R-1). The property is approximately 7 acres.
2. The Future Land Use Category (FLUC) is Urban Expansion, which allows a maximum of four (4) dwelling units per acre. However, the maximum allowable density is determined by the Urban Area Residential Density Chart (LDR Table 3.03.03). Based on this chart, you may be able to obtain a higher density. The zoning district is Planned Industrial (MP) by Ordinance #94-89.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

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3. If rezoning the property to R-4 instead of R-1 becomes a possibility, the density, the impervious surface ratio (ISR) and height must be provided consistent with the Comprehensive Plan and LDR. The requirements will be as follows:
 - a. Maximum density: 4 dwelling units per acre
 - b. Maximum ISR: .45
 - c. Maximum building height: 40 feet
4. Setbacks:
 - a. A 25-foot setback from the right-of-way or 50 feet from the centerline of the road is required for any structure by LDR, Table 3.02.05.
 - b. A minimum 10-foot setback is required from side and rear property lines, per LDR Table 3.02.05.
5. A Landscape Plan is not required for single-family residential, however, a minimum of 25-canopy trees is required by LDR, Section 9.01.07. Existing mature trees may be used to meet the above requirements.
6. Tree Removal Permit:

If any tree will be removed, a tree removal permit is required, unless exempted by LDR Section 9.02.04.
7. Potential Review Fees:

A Preliminary Plat application will be required for any proposed structure, after approval of the rezoning. Please see the attached Rezoning Application Fee Checklist for the list of potential fees.
8. On May 25, 2010, the Lake County Board of County Commissioners adopted the 2030 Comprehensive Plan, which designates the Future Land Use Category (FLUC) for this property as Regional Office. Upon the effective date of this plan, the proposed residential use will become inconsistent with the Regional Office FLUC. Be advised, the Regional Office FLUC will allow office, limited commercial uses and limited multi-family residential uses, per the 2030 Comprehensive Plan Policy I-1.3.6.
9. Environmental:
 - a. An Environmental Assessment (EA) will be required with a development application.
 - b. There are wetlands on the property. Wetland buffers (25 feet) and setbacks (50 feet) shall be met.

Public Works Department

The applicant may be required to dedicate additional right-of-way on Robie Avenue.

Florida Department of Health

1. Public water and sewer utility services will be provided by the City of Mt Dora, per the application.
2. Property located within delineated area for Ethylene Dibromide (EDB). Any well installations such as irrigation, monitoring or geothermal will need application, review and approval through St. Johns River Water Management District.

Building Division (Fire)

No objections to rezoning. Once structures and their uses are determined further review and comments referencing fire department access, fire protection systems and fire protection water supply may be forthcoming.

Concurrency Management - Development Processing

1. Transportation impact fees are suspended until March 1, 2012. School impact fees are suspended until April 1, 2012. During the respective suspension time frames, the associated capacity reservation fees are also suspended. In order to reserve capacity, which will give you a four-year reservation, and provided you have received a valid Capacity Encumbrance Letter, you will only need to pay the non-refundable Capacity Reservation Certificate application fee of \$165 and the park capacity reservation fee. The park reservation fee is \$111 per lot. Even though the reservation fees for road and school are suspended, you would still receive the full four-year reservation for those facilities. The Capacity Reservation Certificate application can be found online at: <http://www.lakecountyfl.gov/>, keyword: capacity reservation.
2. Impact fees for residential are based on the square feet of the living area. Currently, the Transportation impact fee is suspended until March 1, 2012 and school impact fees are suspended until April 1, 2012. Should you complete the process of a preliminary plat prior to these suspension dates, the total impact fee in the amount of \$827.09 per lot (for parks, library and fire) will be collected at the time a building permit is issued, regardless of the size of the resident to be constructed.

Should a preliminary plat not be completed before the suspension period, then the total amount of impact fees shall be \$11,769.00 per lot, based on a 1500 sq ft residence.

Transportation Concurrency

No traffic impact study is required

City of Mount Dora

Please contact the City of Mount Dora prior to submitting any development application.

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

Sincerely,



Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5587
e-mail: misaac@lakecountyfl.gov

cc: Susan & Jody L. Lynn, P.O. Box 1064 Oakland, FL 34760-1064
File

Attachments: Rezoning Fee Checklist