



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

June 22, 2009

Steve Mellich
Mellich Blenden Engineering
1177 Louisiana Avenue, Suite 111
Winter park, FL 32789

Re: Silver Oaks
Rezoning from Ag to PUD
(Project No. 2009040023, Application No. 1458)

Dear Mr. Mellich:

This letter is to notify you that your rezoning application for a Planned Unit Development (PUD) has been reviewed by the Development Review Staff, please see the attached comments. Additional information is needed to address our concerns. In order to remain on the August public hearing schedule, the requested information must be provided by July 2, 2009.

Once the Development Review Staff finds the application consistent with our development standards, you will be scheduled for a public hearing before the Zoning Board for consideration on August 5, 2009 at 9 a.m. The Board will consider the application based on the standards set forth in the Land Development Regulations and Comprehensive Plan. The Zoning Board may recommend approval, approval with conditions, or denial. Following the meeting, the recommendation will be forwarded to the Board of County Commissioners (the "Board") for a public hearing on August 25, 2009 at 9 a.m. The Board shall consider the recommendation made by the Zoning Board, staff report and consistency with the Land Development Regulations and Comprehensive Plan.

A copy of the agenda and staff report will be available a minimum of five (5) working days prior to the hearing. The Development Review agenda and staff comments for all projects are also available for viewing on the website at www.lakecountyfl.gov under Board Agendas/Minutes.

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

Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
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cc: Donelson Jones, P.O. Box 700 Fairfield, FL 32634

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District 5

PLANNING & COMMUNITY DESIGN DIVISION – MELVING ISAAC (352)343-9739 EXT. 5587

Comments

1.- Conceptual Plan - please add to the development date the proposed density, minimum lot size, required and provided open space, minimum lot size, wetland area and buffer, retention ponds area and any other remaining area including the proposed use.

Informational Comments

1.- Comprehensive Plan Policy #1-20.4 lands within the Mount Plymouth-Sorrento Urban Compact Node and outside of the Wekiva River Protection Area Boundary may be developed to a maximum density of 5.5 du/acre.

2.- Per LDR Table 3.02.06 Urban Compact Node: Maximum Density is 5.5 du/net acre, Maximum ISR of .55, maximum FAR of .4 and maximum building height is 40 feet.

3.- LDR Section 4.03.04(C) open space shall be a minimum of 25%. At least 60 percent of the open space for public purpose shall be common open space used for golf courses, passive recreation or parks.

4.- LDR Section 9.04.04 Subdivisions within urban node Land Use areas, regardless of the number of dwelling units, shall provide sidewalks on all roads within the Development with the exception of dead-end cul-de-sacs and short interconnecting roads less than 300 feet in length.

Review Status: NEED MORE INFO

PUBLIC WORKS DEPARTMENT - SETH LYNCH (352)483-9052

Informational Comments

Item: TRANSPORTATION

Remarks: 6-4-09 SNL

1. The conceptual plan shows a dead end stub out that should be made into a cul-de-sac.
2. The point where the current CR 437 to the north and the proposed realignment break off from one another should have an additional Leg to connect to the existing CR437. Turn lanes will be required at tis intersection.
3. The realignment will need to be extended to SR 46/CR437/Hunter Avenue intersection. The applicant should coordinate with Village Commons (which currently applied for rezoning) to continue the proposed road to SR 46 or buy all necessary right-of-way.
4. The right-of-way required for the realignment will be either 120 ft wide or 100 ft wide with 10 ft utility/road drainage/grading easements on both sides of the road right-of-way.
5. A traffic impact study will be required of the proposed development. It will be advisable to have a joint Traffic Study with Village Commons.

Item: RIGHT-OF-WAY

Remarks: 6-18-09 SNL

Site fronts CR 437 with right-of-way varies from 24 ft to 40 ft. The road is classified as a rural major collector. The current CR 437 will be required to have either 50 ft from the centerline of the road with 10 ft

utility/road drainage/grading easements or 60 ft right-of-way from the centerline of the road.

The right-of-way required for the realignment (new CR 437 section) shall be either 120 ft wide or 100 ft wide with 10 ft utility/road drainage/grading easements on both sides of the road right-of-way.

Item: STORMWATER

Remarks: 6-4-09 SNL

Letter of Map Revision from FEMA and compensating storage will be required with development within flood prone areas. Please provide this in the stormwater management design when designing the proposed PUD.

Item: FLOODPLAIN

Remarks: 6-4-09 SNL

The proposed site for the PUD contains Flood Zone A - no base flood elevation determined and Flood Zone AE- base flood elevation is determined. These flood zone may require further information with future development plans.

Item: ACCESS MANAGEMENT

Remarks: 6-4-09 SNL

The access (for both sides of the development) off of the proposed CR 437 alignment will be required to have turn lanes constructed to County standards.

Review Status: APPROVED W/COMM

FIRE - GUTTING/SIKES (352)343-9653 EXT. 5427/5407

Review Status: APPROVED

HEALTH DEPT. - ELIAS CHRIST (352)253-6130

Informational Comments

Item: WATER SUPPLY

Remarks: 6/17/2009 Per proposal, water plant on site. DEP will regulate this facility ec

Item: WASTEWATER DISPOSAL

Remarks: 6/17/09 Per proposal, wastewater plant onsite. DEP would regulate this type of facility. ec

Item: SURROUNDING FEATURES (WELL, ETC.)

Remarks: 6/17/09 At time of site plan, need to show any wells or septic systems on site existing and within 100' of property to verify setbacks to proposed utilities. ec

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

Remarks: 6/17/09 Area appears to be in EDB mapped area. Consult the SJRWMD for permitting requirements along with DEP reg's. ec

Review Status: APPROVED W/COMM

ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419
Informational Comments

Item: PROTECTED SPECIES

Remarks: The results of a gopher tortoise survey must be submitted with the Preliminary Plat application

Item: WETLANDS

1. There are wetlands on site. If the wetlands are to be impacted, a copy of the St Johns River Water Management Districts (SJRWMD) Environmental Resource Permit (ERP) must be provided prior to Preliminary Plat approval.
2. Wetland impacts must comply with Lake County Land Development Regulations (LDR's) and Comprehensive Plan
3. Remaining wetlands shall meet the requirements set forth in LDR's Chapter 6.01.05

Item: ADDITIONAL INFORMATION NEEDED

Remarks: An Environmental Assessment must be submitted along with the Preliminary Plat application

Review Status: APPROVED W/COMM

CONCURRENCY MANAGEMENT - DEVELOPMENT PROCESSING (352)343-9855

Review Status: APPROVED

LANDSCAPE - GRANT WENRICK (352)343-9739 EXT. 5832
Informational Comments

Item: LANDSCAPE PLAN

- 1) During the future site plan phase, appropriate landscape buffers and internal landscaping around common areas of the site shall be depicted on a landscape plan.
- 2) Informational - If the CR 437 realignment is approved, the applicant is encouraged to save trees in the proximity of the Hunter Road realignment. Trees that do not present a hazard to the clear line of site or road recovery zones are encouraged to be preserved. The applicant should work with the Department of Public Works and Planning & Community Design to work out a preservation plan if feasible.
- 3) The applicant shall note that a pending update to the Landscape Code and Tree Removal Permit could amend the requirements for this project if final development approval is not received within six (6) months from adoption of the new code. The deadline for issuance of the final development order would be January 2010 if the landscape ordinance is adopted in July 2009.

Item: TREE REMOVAL APPLICATION

1) During the future site plan phase, a Tree Removal Permit and associated mitigation plan shall be provided. The tree mitigation plan may be combined with the landscape plan as long as all the information is legible and removed protected trees are clearly accounted. New canopy trees required for buffers, single-family lots and common areas may be credited towards meeting the replacement requirements.

Review Status: APPROVED W/COMM

DEFERRAL OF CONCURRENCY DETERMINATION - DEVELOPMENT PROCESSING (352)343-9855

Review Status: APPROVED

PUBLIC WORKS TRANSPORTATION - SHARON E. LEWIS (352)483-9050

Informational Comments

Item: TRANSPORTATION CONCURRENCY

Remarks: Silver Oaks PUD - 6/4/2009

- 1) The standard LOS for the impacted roadway of SR 46 is "C" and the existing roadway segments are operating at adequate capacity (0.68 v/c ratio).
- 2) This project will be generating 253 pm peak hour trips which will have significant impact on this roadway segment capacity.
- 3) Currently there are no state funded improvements scheduled for this roadway segment.

Comment: The Silver Oaks PUD project will have significant impact on this segment of the SR 44 roadway therefore a traffic impact study will be required prior to Preliminary Plat approval.

Recommended Condition in Ordinance: For the rezoning application for the Silver Oaks PUD, the Lake County Public Works recommend approval.

Review Status: APPROVED W/COMM