

Lake County Department of Growth Management
Planning and Development Services Division



LAKE COUNTY

FLORIDA

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Richard Busche, P.E., Kimley-Horn & Associates, Inc.

From: Mary Harris, Associate Planner

Re: Lake County Assisted Living Facility

Date: July 11, 2008

DRS MEETING DATE: July 31, 2008

TYPE OF DEVELOPMENT:

Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan

Other (specify): CFD (Community Facility District) Assisted Living Facility

JPA: Lady Lake (Adopted)

Proposed Use of Property: Two (2) Phase Adult Living Facility

ZONING: Agriculture

LAND USE: Urban Expansion

WILL REQUIRE REZONING: Yes No

WILL REQUIRE F.L.U.M. AMENDMENT: Yes No

DEVELOPMENT REVIEW : (Items/Issues to be referenced as applicable)

STAFF COMMENTS: Based on the information provided, the property consists of a total of 10 acres, zoned Agriculture and located within the Urban Expansion Future Land Use designation, which allows a density up to 4 dwelling units per acre. The proposed use of the site for an Adult Living

Facility is not a permitted use in the Agriculture zoning district. The proposed use will require a change in the zoning classification to CFD (Community Facility District) through the public hearing process before the Lake County Zoning Board and the Board of County Commissioners.

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? May require approval by St. Johns River Water Management District and/or Department of Environmental Protection (DEP). A copy of these permits shall be provided to Lake County, if applicable.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? N/A

Landscape and other buffers provided? Must comply with the current Lake County Land Development Regulations as may be amended. At a minimum, a Type B buffer shall be provided along the west and south property lines; A Type B buffer shall have a minimum width of 15 feet and consist of four (4) canopy trees; three (3) ornamental trees; and 1 single row of shrubs, per 100 lineal feet. A Type A buffer shall be provided along the east and north property lines, and shall have a minimum width of 10 feet, consisting of three (3) canopy trees; two (2) ornamental trees and one (1) single row of shrubs, per 100 lineal feet.

Parking (including bicycles), loading and waste disposal? In accordance with the Lake County Land Development Regulations, Section 9.03.06 – Parking Requirements, parking shall be provided at a minimum of one (1) space per 4 beds, plus one per employee.

Access Management and ROWs correct? See attached comments provided by Public Works (Seth Lynch)

Water/sewer plans? Central water and sewer services is indicated to be provided by the Town of Lady Lake. A Letter of Availability from the Town of Lady Lake may be required at the time of rezoning approval, or at the time of site plan approval. [See attached letter from the Town of Lady Lake.]

Setbacks shown/correct? The site must meet 50 feet setback from all roads, or right-of-way easements bounding the project area. Additional setbacks for emergency access must also be met, in accordance with the Building Services Division, Fire & Emergency requirements. [see Fire Services comments attached]

Open Space shown/correct? In accordance with the requirements of the Lake County Comprehensive Plan Policy 1-1.2, a minimum of 20% of the total development shall be provided for Open Space. In addition, the maximum Impervious Surface Ratio (ISR) shall be 80% of the gross development parcel; the maximum building height is 50 feet; and the maximum Floor Area Ratio (FAR) is 1.0

ADDITIONAL COMMENTS:

Seth Lynch, Development Review Engineering, Public Works
Jennifer Cotch, Environmental Specialist, Planning & Community Design
Brian Hawthorne, Fire Inspector, Building Services Division
Marcelo Blanco, Environmental Specialist II, Department of Health
Kerry Nielson, AICP, Growth Mgmt Director, Lady Lake

PUBLIC WORKS DEPARTMENT

Engineering Division
437 Ardice Avenue
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LAKE COUNTY
FLORIDA

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To: Richard Busche, Kimley Horn and Associates
From: Seth Lynch, Development Review Engineering
Date: July 11, 2008
Subject: Public Works comments for Lake County Assisted Living Facility

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan is submitted by the applicant there may be additional items required through the review of the plans.

- The access for the site will need to be within the center of the frontage off of CR 466. The County has agreed with the property owner to provide a commercial apron in this location.
- The project will require County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.
- The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan could be approved.
- A Traffic Impact Study will be required for this project. Please contact Lake County Public Works (352.483.9050) for methodology for the traffic impact study. (Please submit 4 signed and sealed studies at the time of submitting site plan application or before submitting site plan application.)
- The project will require St. Johns River Water Management District Permit. The permit will need to be received by the County before site plan could be approved.
- The project will need to comply with all Lake County and Department of Environmental Protection (DEP) erosion control practices and St. Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District requirements.

Please Note: Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development.

MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: July 22, 2008

Re: Lake County ALF (Presubmittal Application)

Comments:

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
2. A significant amount of the property would be considered gopher tortoise habitat. It is highly recommended that these areas have a 100% gopher tortoise survey completed. All FFWCC permits must be received prior to site plan approval.

Please Note:

Additional information may be required once the Environmental Survey is completed and submitted.

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 7/24/2008
Re: Fire Comments, Lake County ALF

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Due to the Life Safety Protection priority for this occupancy, we will require the applicant to consult a Fire Protection Engineer and conduct an analysis of the project to determine the Fire Protection requirements for the Site and certify that sufficient water supply is available to the Site. A copy of the Engineering Analysis shall be provided for review with the Site Plan and shall address at a minimum the items listed below.

Provide needed fire flow calculations and fire hydrant locations for the buildings. Needed fire flow and number of hydrants shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

A fire department access road shall extend to within 50' of a single exterior door providing access to the interior of the building.

Dead end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Provide a truck movement plan indicating that all turns and roadways are adequate for a 50' long by 9' fire apparatus to maneuver throughout the project.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

The Fire Department Connection shall be located within 100' of a fire hydrant.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

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Charlie Crist
Governor

Ann M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: July 21, 2008
To: Mary Harris
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "Lake County ALF"

Section/Township/Range: 19-18-24

JPA: Lady Lake

Comments:

- This project proposes connection to Town of Lady Lake public water and sewer system: show water and sanitary sewer lines on the scaled site plan.
- Show existing septic systems and wells: indicate that the septic systems will be abandoned (DOH permits required). Well abandonments require DOH permitting and inspections.
- Indicate whether irrigation wells are proposed: show proposed well locations (DOH construction permits and inspection required).
- Provide the total number of residents to be housed in each phase (will there be multiple residents per unit?).
- Indicate whether additional pools or spas will be located at either phase. Pool construction will require permitting through the regional DOH engineer's office. Pool operating permits and annual inspections through the local DOH office will be required prior to operation.
- Swimming Pool construction plans, sizing, design, submittals and applications pursuant to Ch 64E-9, FAC., through out DOH Orlando Regional Engineer Office (Bob Foster) at phone # (407) 317 7172/7175.
- ALF with 11 or more residents requiring food service facilities (DOH) will need construction plan submittal, review, facility inspection and approval for operating permits through LCHD's Environmental Health Section. Equipment, facility requirements, maintenance and operation will need to be in accordance with Chapter 64E-11, FAC.
- ALF residential physical plant will need plan review, and approval for plant inspection certificate through LCHD Environmental Health Section in accordance with Chapter 64E-12, FAC and Lake County Board of County Commissioners (LCBCC) October 2007 Ordinance.
- Agency for Health Care Administration (AHCA) phone # 850 487-2515 is responsible for licensing and regulating the facility.
- LCBCC in October 2007 approved \$80.00 annual fee for LCHD EII Residential Inspections.

Harris, Mary

From: Kerry Nielson [knielson@ladylake.org]
Sent: Thursday, July 24, 2008 2:47 PM
To: Harris, Mary
Cc: Bill Vance; C.T. Eagle; Butch Goodman; Thad Carroll; Judith Ann Kelch; Wendy Then
Subject: Lake County ALF- CR 466 - alt key 1770688

Hello Mary:

Please consider the following comments regarding the proposed ALF development on property south of CR 466- alt. Key 1770688 which is in the Lady Lake JPA. It is our understanding that this property and applicant has requested a DRS meeting with Lake County and we appreciate the opportunity to comment.

- 1) At this time the Town of Lady Lake does not currently service this property with sewer and water, but sewer and water Infrastructure is just east of this property at the site currently being constructed as Rolling Acres Apartments.
- 2) The Town anticipates those utility lines in front of this property to be constructed concurrently with the widening of CR 466.
- 3) The Town of Lady Lake makes no commitment of available capacity to serve this development at present. Such determination will be made concurrent with the site plan approval process. If capacity is available, the applicant shall enter a Developer's Agreement for sewer and water with the Town of Lady Lake and pay the applicable impact fees for reservation of capacity within a 30 day period.
- 4) In addition, the applicant shall enter a covenant to annex to ensure incorporation of the property into the Town of Lady Lake at which time the property becomes contiguous to the municipal boundary.
- 5) In accordance with Town policy, a building permit must be pulled within 180 days of the execution of the developer's agreement to reserve capacity, but could be considered and possibly omitted in the agreement, specifically in this case, if parcel is not yet able to be annexed, etc.
- 6) If applicant intends to obtain sewer and water utility services from the Town, applicant should provide anticipated capacity reservations of sewer/water to the Growth Management and Public Works Departments as soon as possible for water supply and sewer planning purposes- again at present no guarantee of capacity until a negotiated developers agreement for sewer and water is approved by the Town Commission.
- 7) If it is the applicant's intent to utilize Town utilities and thus annex into Lady Lake when possible, the development should closely follow site development regulations, landscaping & tree protection, and commercial design standards regulations in the Town of Lady Lake land development regulations- specifically Chapter 7, 10, and 20 .

As you can see from map below this parcel is one parcel away to the east from being contiguous to the municipal boundary of Lady Lake.

Please do not hesitate to contact myself or other staff in the Lady Lake Growth Management Department if you or the applicants have any additional questions. Thank you for allowing us comment.

