



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

September 3, 2010

Rubin Groves of Clermont, LLC  
7120 Lions Head Lane  
Boca Raton FL 33496

RE: Rubin Groves of Clermont  
Project No. 2010060010, Application No.1687  
Description: Rubin Groves of Clermont Presubmittal for a Mixed Use PUD

Dear Mr. Rubin:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a proposed Mixed Use Planned Unit Development (PUD). We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for September 15, 2010, at 10 am. The meeting will be held in the Growth Management Conference Room located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

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, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Rick Hartenstein, AICP, Senior Planner (Case Manager)  
Division of Planning and Community Design  
(352) 343-9739 ext. 5400  
Email: rhartenstein@lakecountyfl.gov

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 511, TAVARES, FL 32778 • P 352.343.9739 • F 352.343.9595  
*Board of County Commissioners • www.lakecountyfl.gov*

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*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION**

**The following is provided as informational comments:**

**Item:** PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

**Remarks:**

The Applicant is proposing a mixed use PUD on 143.77 acres with 57.5 acres of open space, 20 acres of commercial development, and 516 residential units with a lot size of 40' x 90'. The proposed project is located in the Green Swamp Area of Critical State Concern.

**Item:** PROPERTY LOCATION

**Remarks:**

The property is located approximately 0.5 miles south of the intersection of US Hwy 27 and CR 474 on the west side of US Hwy 27.

**Item:** PROPERTY ACREAGE/SIZE

**Remarks:**

143.77 acres total  
123.77 acres located in the Ridge Future Land Use  
20 acres located in the Rural Conservation Future Land Use

**Item:** PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

**Remarks:**

1) Comprehensive Plan Policy 1-1.2 requires a minimum of forty (40%) percent of the land area within the Ridge FLUC be set aside as open space and a minimum of eighty (80%) percent of the land area in the Rural Conservation FLUC to be set aside as open space.

Therefore, 65.5 acres is required to meet the open space requirements.

2) Density Calculations are based on a GIS Analysis:

Total Acres	143.77 ac
Commercial Acres	- 20.00
Wetlands	- <u>10.00</u> ac Transferred @ 1 du/20 ac=0.5 du
Acres for Density	113.77 acres

Uplands/Rural Cons. 10.00 ac @ 1du/10 ac= 1 du

Uplands/Ridge

103.77 ac @ 4 du/1 ac= 415 du

Based on this analysis, the maximum number of dwelling units is 416 dwelling units (du) for the proposed project.

3) Policy 1-1.15 (8) (b) states that commercial developments greater than 5,000 square feet are prohibited in the Ridge FLUC. This is on a per parcel basis. Subdivision of the commercial land would be required to reach the maximum allowed commercial allocation and intensity.

4) Policy 1A-1.2 states that commercial uses shall be limited to Neighborhood Commercial Activity Centers if incorporated into a mixed use PUD. Mixed use PUDs in the Ridge are limited to a maximum of twenty (20%) percent of the development site utilized as commercial.

Commercial Acreage	20 ac
20% of 20 acres=	4 ac

5) Please note that a 40 foot wide lot is too narrow for a standard size house. Please reconsider changing the lot size to better accommodate a standard size home.

**Item: SETBACKS PROPOSED**

**Remarks:**

- 1) Setbacks from US Hwy 27 are fifty (50) feet from the right-of-way
- 2) Wetlands setbacks shall be fifty (50) feet from the jurisdictional wetland line.
- 3) Commercial Development setbacks shall be fifty (50) feet from any road right-of-way or right-of-way easement and side or rear shall be a minimum of the required landscape buffer for the commercial project.
- 4) Residential setbacks shall be twenty-five (25) feet from the front property line, secondary front setbacks shall be fifteen (15) feet from the property line, side setbacks shall be a minimum of five (5) feet from the property line, and rear shall be a minimum of fifteen (15) feet from the property line for the principal structure and five (5) feet from the property line for pools, pool support structures, and residential storage sheds.

**Item: PARKING PROPOSED**

**Remarks:**

- 1) Minimum parking spaces for single-family residential are two (2) spaces per unit.
- 2) Minimum number of parking spaces for the proposed commercial development will be based on the type of commercial proposed. This will be determined at site plan submittal.

**Item: WATER/SEWER PROVISIONS**

**Remarks:**

The application indicates that South Lake Utilities, Inc. is the water and sewer provider for the area. A letter from the utility provider shall be submitted with the rezoning application indicating that they have the capacity to provide central water and sewer service for the proposed project and that they have a willingness to provide those services. Please note that PUDs are subject to concurrency requirements contained in Chapter 5, Land Development Regulations.

**Item: GREEN SWAMP**

**Remarks:**

The proposed project is located in the Green Swamp Area of Critical State Concern with the Future Land Use Category (FLUC) of Ridge and Rural Conservation.

You will be required to submit a Master Land Use Plan meeting the requirements contained in LDR 8.00.04 (A) (3) with the application to rezone the property. Please note that the proposed project is subject to review by the Dept. of Community Affairs Area of Critical State Concern (DCA).

**Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT**

**Remarks:**

The proposed conceptual plan is inconsistent with the Comprehensive Plan and Land development Regulations as stated in the previous review comments. If you move forward with the rezoning, please utilize staffs comments to update your conceptual plan for submittal with the rezoning application.

**Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)**

**Remarks:**

A rezoning application requesting a zoning change from Agriculture and C-1 (Neighborhood Commercial) to PUD (Planned Unit Development) will need to be submitted for review and approval by the Board of Co. Commissioners prior to any future development of this project. If the rezoning is approved, then it will be necessary to Plat the property prior to development. Site plans for any proposed commercial development shall be required and will need to be approved by the County prior to any development on the commercial portion of the project. During this review process a St. Johns River Water Management Stormwater Permit will be required prior to approval of a plat and/or site plan.

**Review Status:** Need more Information for Rezoning

**LANDSCAPE REVIEW – Rick Hartenstein 352-343-9739 Ext 5400**

**The following is provided as informational comments:**

**Item: LANDSCAPE PLAN**

**Remarks:**

1) Once the rezoning to Planned Unit Development (PUD) and a Preliminary Plat has been approved by the County, a Landscape Plan shall be submitted with the Construction Plans for the proposed development. The Landscape Plan shall be prepared by a Landscape Architect registered in the State of Florida.

2) All landscaping shall be in accordance with Section 9.01.00 LDR.

3) A Type "B" landscape buffer is required around the north, west, and south boundary of the proposed PUD. A Type "C" buffer is required along the U S Hwy 27 frontage (eastern boundary) of the proposed PUD. The planting requirements and buffer width options can be found in Section 9.01.05 Table 2 LDR.

**Item: TREE REMOVAL APPLICATION**

**Remarks:**

The removal of protected trees will require a tree removal permit and a replacement plan showing the mitigation for the removed trees. These requirements can be found in Section 9.02.00 LDR.

**Item: COMMENTS**

**Remarks:**

No site development or alteration, grubbing, land clearing, or tree removal may take place until a development order has been issued by the County authorizing such development.

**Review Status:** Approved with Comments

**HEALTH DEPARTMENT – J. Brown/ P. Butler (352) 253-6130**

**The following is provided as informational comments:**

**Item: WATER SUPPLY**

**Remarks:**

Provide an availability letter for central water from the service provider with the rezoning application.

**Item: WASTEWATER DISPOSAL**

**Remarks:**

Provide an availability letter for central sewer from the service provider with the rezoning application.

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

**Remarks:**

The proposed project is located within the Green Swamp Area of Critical State Concern and within the St. Johns River Water Management District (SJRWMD).

**Review Status:** Approved with Comments

**FIRE – Roberta Gutting (352) 343-9653 EXT. 5427**  
**The following is provided as informational comments:**

**Item:** PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

**Remarks:**

This will be required with the preliminary plat/site plan submittal.

**Item:** ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

**Remarks:**

This will be required with the preliminary plat/site plan submittal.

**Item:** STORAGE ARRANGEMENT & COMMODITY CLASSIFICATION OF STORAGE

**Remarks:**

This will be required with the preliminary plat/site plan submittal.

**Item:** PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

**Remarks:**

This will be required with the preliminary plat/site plan submittal.

**Item:** LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

**Remarks:**

This will be required with the preliminary plat/site plan submittal. Also, fire protection shall be permitted and in place prior to construction.

**Item:** ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

**Remarks:**

This will be required with the preliminary plat/site plan submittal, if applicable.

**Item:** MISCELLANEOUS FIRE REQUIREMENTS

**Remarks:**

1) If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement). This will be required with the preliminary plat/site

plan submittal.

2) NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters:

- a) Dumpsters and containers with an individual capacity of 1.5 yd<sup>3</sup> [40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.
- b) NFPA 1, Section 19.2.1.4.1: Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.
- c) NFPA 1, Section 19.2.1.4.2: Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

3) Fire Protection prior to combustibles:

- a) Per FFPC 1 Chapter 16 Section 16.4.3.1.1\* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.
- b) Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.
- c) Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

**Item: COMMENTS**

**Remarks:**

Additional comments maybe forth coming during the preliminary plat/site plan review stage.

**Review Status:** Approved with Comments

**PUBLIC WORKS - Ross Pluta/Seth Lynch 352-483-9041**

**The following is provided as informational comments:**

**Item: TRANSPORTATION**

**Remarks:**

- 1) A Traffic Impact Study will be required for this project if the applicant proceeds with rezoning to PUD, together with an intersection analysis of Woodcrest and SR 25 intersection.
- 2) Cross access easements will be required along the commercial area shown on the plans parallel with SR 25 to allow for the developer to build a frontage road with the development.

**Item: STORMWATER**

**Remarks:**

A St. Johns River Water Management Permit will be required with the proposed PUD prior to the approval of the preliminary plat.

**Item: FLOODPLAIN**

**Remarks:**

The site for the proposed mixed use PUD contains property located in Flood Zone A - no base flood elevation determined. This flood zone may require further information with future development plans.

**Review Status:** Approved with Comments

**ENVIRONMENTAL REVIEW- Jennifer Cotch (352) 343-9739 Ext 5419**

**The following is provided as informational comments:**

**Item: ENVIRONMENTAL ASSESSMENT**

**Remarks:**

An Environmental Assessment will be required with the submittal of a development application.

**Item: WETLANDS**

**Remarks:**

There are wetlands located on the property. Wetlands and associated wetland buffers shall be protected and placed in a conservation easement.

**Item: PROTECTED SPECIES**

**Remarks:**

Wildlife surveys must be provided for the gopher tortoise, sand skink, and scrub jay. These surveys must be conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and US Fish and Wildlife Service (FWS) guidelines and protocol. Surveys shall be submitted with the development application. All required FFWCC and/or FWS permits must be received prior to development approval.

**Item: PROTECTED AREAS**

**Remarks:**

The proposed project is located within the Green Swamp Area of Critical Concern. The project must meet the requirements of Chapter 8 of the Land Development Regulations as well as the requirements of DCA.

**Review Status:** Approved with Comments

**TRANSPORTATION CONCURRENCY – Sharon Lewis (352) 483-9050**  
**The following is provided as an informational comment:**

**Item:** TRANSPORTATION CONCURRENCY  
**Remarks:**

A full Traffic study will be required with the rezoning application.

**Review Status:** Need more Information with the Rezoning

**ENVIRONMENTAL UTILITIES – Gary Debo (352) 343-3776**

See Concurrency Management comments below.

**Review Status:** Approved with Comments

**CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING**  
**The following is provided as informational comments:**

**Item:** PARKS AND RECREATION APPROVAL  
**Remarks:**

You must submit an application for approval of a Capacity Encumbrance Letter to encumber capacity for public facilities and services, which shall be valid for 120 days after issuance. Before expiration of the letter, you must have a building permit issued or apply for and be issued a Capacity Reservation Certificate to encumber your capacity for up to four (4) years.

**Item:** CAPACITY AND ENCUMBRANCE  
**Remarks:**

You must submit an application for approval of a Capacity Encumbrance Letter to encumber capacity for public facilities and services, which shall be valid for 120 days after issuance. Before expiration of the letter, you must have a building permit issued or apply for and be issued a Capacity Reservation Certificate to encumber your capacity for up to four (4) years.

**Review Status:** Approved with Comments

**WATER QUALITY SERVICES – Rick Hartenstein (352) 343-9739 Ext 5400**  
**The following is provided as an informational comment:**

**Item:** COMMENTS  
**Remarks:**

At the time of Preliminary Plat submittal, provide information to demonstrate that the project is consistent with the water quality standards specified in LDR

Section 6.10.00.

**Review Status:** Approved with Comments

Cc: File  
Steve Greene, AICP, Chief Planner  
Wicks Consulting