



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

October 1, 2008

HARTWOOD RESIDENTIAL, LLC
401 FERGUSON ST
ORLANDO, FL 32805

Re: Project No. 2008090004, Application No. 1266

Description: HARTWOOD MARSH Preliminary Plat
+/- 198 Lot single family detached residential subdivision

Dear HARTWOOD RESIDENTIAL, LLC:

Your **Preliminary Plat** application has been reviewed by the Lake County Development Review Staff. These additional review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit them for review.

The Development Review Staff will review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan and you will be contacted when your application has been approved if all comments were satisfactorily addressed.

Please provide a written response to all comments and provide four (4) signed and sealed sets of plans. If your project is located within the Clermont Joint Planning Area (JPA) one (1) additional set is required. Please include revision dates in the title block and indicate plan revisions as revision clouds on the revised plans.

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

Sincerely,

Julianne Thomas, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 ext. 5567
e-mail: jthomas@lakecountyfl.gov

Development Processing Section
(352) 343-9855

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District 4

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District 5

Project No. 2008090004, Application Request No. 1266

PLANNING & COMMUNITY DESIGN DIVISION

Review Status: NEED MORE INFO

Comments

Remarks: This proposed development is in the joint planning area of Clermont and is governed by Chapter XV of the Land Development Regulations. A utility agreement with the City of Clermont will be required.

Pursuant to Table 15.02.01E – Other Setback Requirements, corner lots and double frontage lots, secondary front yard setbacks shall be twenty-five (25) feet. Sheet 5 of 8 shows the secondary front yard setback as fifteen (15) feet.

Minimum lot size pursuant to Table 15.02.01A for R-6 is 7,500 SF. Sheet 5 of 8 indicates that lot size will be 9,000 SF which exceeds this requirement.

The City of Clermont has indicated that a density of 2.5 du/acre could be supported. Page 5 of 8 indicates that density for this development is 2.0 du/acre which may be acceptable; however staff encourages the applicant to coordinate with the City of Clermont. Staff notes that the property line is within ½ mile of US 27. This means that pursuant to Table 3.03.03 (Urban Area Residential Density Chart), the property qualifies for at least 25 points which allows for a maximum density of 2.5 du/acre.

Sheet 5 of 8 lists the approved use as PUD. There is no PUD on this property. If the developer would like this property to be designated as PUD, a separate application and review process will be required.

The zoning is R-6 with a Future Land Use designation of Urban Expansion. The Future Land Use designation of the property should be specified on Sheet 5 of 8.

A conservation easement for the wetland tracts shall be placed under conservation easement prior to or in conjunction with the final plat.

Staff requests a table specifying ownership and maintenance responsibility and/or dedication of all tracts be inserted on Sheet 5 of 8.

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Review Status: NEED MORE INFO

Comments

Item: TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

Remarks: A traffic study will be required.

Item: INTERNAL INTERSECTION DESIGN

Remarks: Please show the road layout on the plans along with the locations of the internal sidewalks.

Item: DRAINAGE EASEMENTS V/S UNRESTRICTED MAINTENANCE ACCESS TO DRAINAGE FACILITIES

Remarks: Please clearly show the locations for the drainage easements required for the County Road improvements.

Please provide maintenance access to the pond on sheet 8 in the subdivision – this includes 20 ft minimum width for the access easements.

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Comments, continued

Item: MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

Remarks: Please include 5 ft minimum drainage and utility easements along the side and rear property lines for all the lots.

Item: RIGHT-OF-WAY SURVEY

Please provide a record survey or the right-of-way along with the boundary survey.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

The plans recently submitted are unclear. The right-of-way and easements required for future road improvements and existing road can not be determined. Please submit clearer information and a boundary survey of the site. Additional right-of-way may be required. A Dolan Test will be performed once additional information is submitted.

Item: CONCURRENCY (TRANSPORTATION & STORMWATER)

Remarks: A Traffic Impact Study will be required for this project. Please contact Lake County Public Works for methodology for the study. (Submit 4 signed and sealed studies)

Item: SURVEY

Please provide a boundary survey for the site. Include the locations of the easements for the future R/W and the drainage.

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the subdivision constructions plans approval and before construction commencement.

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

Offsite road improvements maybe required.

Item: OFF-SITE UTILITIES CONNECTIONS; RIGHT-OF-WAY UTILIZATION PERMIT

Remarks: A Right-of-Way Utilization Permit will be required before construction begins. Any work within the County right-of-way requires an approved Right-of-Way Utilization Permit. Please submit the permit to Lake County Public Works after site plan approval.

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

Remarks: NOTE: All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Review Status: NEED MORE INFO

Comments

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW

Remarks: 1st review Need Additional Information BDH 9-17-08

Change Utility note 2 on Sheet 5. Per the Clermont JPA, the maximum hydrant spacing is 600' with a maximum hose lay distance of 300'. Some of the hydrants are over spaced. A hydrant is required at each intersection per the Clermont JPA.

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Review Status: APPROVED W/COMM

Informational Comments

Item: WATER SUPPLY

Remarks: City of Clermont utilities available. Existing wells encountered will need to be properly abandoned (permit & inspection required).. -MJB-

Item: WASTEWATER DISPOSAL

Remarks: City of Clermont utilities available. Existing septic tanks will need to be properly abandoned (DOH permit & inspection required). -MJB-

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

Remarks: Possible EDB area: any proposed wells (including monitoring or irrigation) will require a final determination through the SJRWMD prior to construction permitting. -MJB-

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Review Status: NEED MORE INFO

Comments

Item: PROTECTED SPECIES

Remarks: Sand Skinks

Several factors suggest sand skinks may utilize the project location. Sand skink surveys are to be conducted in the spring. The environmental assessment provided was conducted on August 27, 2008. Please contact Ms. Paula Sisson with the USFWS at 904-731-3134.

A letter and/or permit from the USFWS approving the project is required.

Gopher Tortoise

Please provide a 100% gopher tortoise survey

Informational comments:

A copy of the issued FFWCC permit is required prior to final plat approval

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Comments, cont.

Item: WETLANDS

Remarks: Please label wetland areas "Wetlands" on plans
Please place all wetlands in a conservation easement and label accordingly

Informational comments:

A copy of the recorded conservation easement must be received prior to final plat approval.

Please label 50-ft. wetland setback on plans

Informational Comments

Item: NATURAL UPLAND COMMUNITIES

Remarks: The upland area surrounded by wetlands, FLUCCS code 411-Pine Flatwoods is a listed Natural Upland Community according the Chapter 6.04.04 in Lake County's Land Development Regulations. Please mark the area preservation and/or include the upland island in the conservation easement.

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Review Status: NEED MORE INFO

Comments

Item: LANDSCAPE PLAN

Remarks: Applicant shall make sure with the City of Clermont the following comments are acceptable to Clermont as they require applicants to meet all Clermont Land Development Regulations when signing utility agreements with the City.

The current landscape code for Lake County is undergoing an update with anticipated adoption by late 2008. There is a potential that projects not having final development approval by March 16, 2009 will be required to meet the updated landscape code. Staff anticipates the March 2009 date may shift into the future potentially.

Please identify the tree types and species on the landscape plan - Sheet 5 of 6. Abbreviations are acceptable as long as the full plant name and species are listed.

The current zoning of R-6 does not require a landscape buffer according to Lake County Code. The adjacent zoning of C-2 to the north and west; R-1 to the east; and CFD to the south are considered more intense uses with the exception of the PUD to the north. Therefore, where a more intense use abuts the property a landscape buffer is not required per the Lake County LDR's. However, Lake County highly encourages the planting of native and Florida-Friendly landscapes and encourages the planting of the landscape buffer shown. Also if the City of Clermont requires the landscape buffer, there is a discrepancy of what sheet 5 of 8 calls out and what is shown on the landscape plan. Sheet 5 calls out a landscape buffer C which is twenty feet wide and has more trees and shrubs than what is shown in the landscape plans as landscape type buffer B. Also landscape buffer B is fifteen feet wide versus the twenty feet shown.

The JPA-Joint Planning Area standards in the Lake County LDR's state that palm and pine trees may be used but shall not count as the minimum canopy tree requirement.

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Comments, cont.

Please show and label any utility easement in proximity of the landscape buffer. Landscape material shall be placed to avoid utility easements if feasible. The landscape material shall be set back as the utility provider requires; particularly large trees.

Please clarify if any ordinances require landscape buffering as shown. The Preliminary Plat data table on sheet 5 list the current zoning as R-6 with the approved use as PUD; please clarify.

The proper number of canopy trees has been shown in the common open space areas.

Item: TREE REMOVAL APPLICATION

Remarks: Please indicate the areas where the 853 trees will be removed on a landscape or site plan.

Please submit a letter by the Owner that the numerous pine trees on site will be harvested for silviculture purposes. If the pine trees are below four-inch DBH caliper they are not considered "protected" and are exempt from the tree removal requirements. Per LDR 9.02.04 (H) (3) stands of pine trees harvested for silvicultural purposes are exempt from the tree removal requirements.

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Review Status: NEED MORE INFO

Comments

Item: STREET NAME(S)

Remarks: Streets E & G are the same street - do not need 2 names. Submit 5 road names for approval. LNJ

CONCURRENCY - DEVELOPMENT REVIEW

Review Status: NEED MORE INFO

Comments

Item: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER)

Remarks: Public Works is requesting additional information to complete their review. Please see Public Works comments/jsm.

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks: Parks analysis will be submitted for review after the staff has approved the plan. km