



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

10/9/2007

GRIFFEY ENGINEERING, INC.
33 NORTH CENTER ST. SUITE B
EUSTIS, FL 32726-

Re: Project No. 2007020005, Application No. 1002

Description: (Revised Comments) HAMPTON HOMES AT MT. PLYMOUTH 18 ADDITIONAL LOTS TO THE MT. PLYMOUTH GOLF COURSE COMMUNITY

Dear GRIFFEY ENGINEERING, INC.:

Your preliminary plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

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

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

Remarks:

First Stage 2 Review 9/25/07 RH

All proposed lots with the exception of Lot 16 are located in the Urban Compact Node (Wekiva). Per Policy 1-20.4 (2) (d), Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of TDR's development rights. Demonstrate there is no increase of density above the R-3 Zoning District for this subdivision.

Per LDR 14.07.01 (B), Proposed project shall meet School Concurrency prior to Final Plat approval.

Per LDR 14.07.03 (B)(3), Show name, address, and phone number of owner. Correct on the plan to show H.P.& P., LLC with correct address, etc.

Per LDR 14.07.04 (A)(8)(l), Show the 100 year flood elevation and the data source for that information.

Correct the Future Land Use to read "MP/S Urban Compact Node (Non-Wekiva) and MP/S Urban Compact Node (Wekiva)".

Item: THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

Remarks:

First Stage 2 Review 9/25/07 RH

All proposed lots with the exception of Lot 16 are located in the Urban Compact Node (Wekiva). Per Policy 1-20.4 (2) (d), Any increase in density above that permitted by the zoning classification in place immediately prior to March 12, 1990, shall require the purchase and use of TDR's development rights. Demonstrate there is no increase of density above the R-3 Zoning District for this subdivision.

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks:

First Stage 2 Review 9/25/07

E/A is sufficient and dated August 16, 2007. Will expire on February 16, 2008.

Per the E/A, an active gopher tortoise burrow was located on Parcel 3 and an active Red-Shouldered Hawk nest is located in a Long-Leaf Pine on Parcel 7. A permit to re-locate the gopher tortoise on Parcel 3 from the FFWCC or avoidance utilizing the FFWCC guidelines prior to any construction. A permit to remove the hawk nest on Parcel 7 shall be obtained from the FFWCC prior to construction activities or avoidance following the FFWCC regulations and guidelines shall be observed.

Review Status: REJECT

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

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

Rejection Comments

Item: FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

Remarks: 1st review Rejected BDH 9-24-07

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

1. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided

(a) Water Supply System. For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used.

TABLE INSET:

Distance between Buildings	Needed Fire Flow
>=3 750	
11--30	1,000
10' or les	1,500

There shall be a minimum of one (1) fire hydrant provided for every one thousand (1,000) gpm required.

Locations and numbers of hydrants will be required based on distance between buildings.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthestmost point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. 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 Green
Class Orange
Class Red

In subdivisions with smaller than one (1) acre lots and where no public or private water system is available for flow, an alternative means of fire protection water supply shall be provided with the County Manager or designee's approval, such as:

- 1) Residential fire sprinkler system.
- 2) Spacing of homes a minimum of sixty (60) feet apart, minimum of thirty (30) feet from the property lines and, a minimum of thirty (30) feet clear open space on all sides of the structure.

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Rejection Comments

Item:
Remarks:

Informational Comments

Item: WATER SUPPLY
Remarks: 10/05/07 - See comments for delineated areas. -MJB-

Item: WASTEWATER DISPOSAL
Remarks: 10/05/07 - OSTDS permits to be obtained through the DOH. -MJB-

Item: LOT SIZE WILL ACCOMADATE PROJECTED SEPTIC FLOWS
Remarks: 10/05/07 - Minimum lot size requirements (0.5 acres for well and septic system) have been met, however, the total allowable flow (translates to maximum house

size) will be limited by surrounding wells, septic systems, and configuration of lots. - MJB-

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: 10/05/07 - See lot size comments. -MJB-

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

Remarks: 10/05/07 - Possible EDB area, final determination to be through the SJRWMD. 5-2-4 well construction standards may be required. -MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item: APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)

Remarks:

/A is sufficient and dated August 16, 2007. Will expire on February 16, 2008.

Per the E/A, an active gopher tortoise burrow was located on Parcel 3 and an active Red-Shouldered Hawk nest is located in a Long-Leaf Pine on Parcel 7. A permit to re-locate the gopher tortoise on Parcel 3 from the FFWCC or avoidance utilizing the FFWCC guidelines prior to any construction. A permit to remove the hawk nest on Parcel 7 shall be obtained from the FFWCC prior to construction activities or avoidance following the FFWCC regulations and guidelines shall be observed.

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks: 10/05/07 - Park review is pending/jsm.

Informational Comments

Item:

Remarks:

Review Status: REJECT

Cc: Alfredo Massa, Chief Planner

File

H P & P, LLC Attn: John Panico 111 South Maitland Av Suite 100 Maitland FL 32751

MEMORANDUM

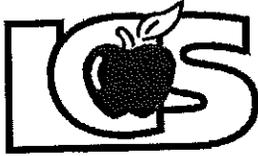
TO: Jennifer Myers, Development Coordinator
FROM: Kimberly Williams, Assistant County Attorney
DATE: September 17, 2007
RE: Hampton Homes at Mount Plymouth

I have reviewed the plat search for this preliminary plat. Here are my comments:

1. If this plat contains a stormwater system or other common element which will be maintained by the Homeowners, restrictive covenants will need to be recorded at the time of platting outlining the responsibility as well as providing a mechanism (assessments) to pay the costs of such maintenance.
2. The plat search shows several easements. These must be, to the extent necessary shown on the plat and evaluated for access, use, and setback matters for new lots. Any easement which conflicts with publicly dedicated roads will require a joinder and consent to platting at the time of platting.
3. Since the plat search shows a mortgage on the property that has not been satisfied, a joinder and consent to platting will be required at the time of platting.

KEW

0751.000



LAKE COUNTY SCHOOLS

Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
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September 25, 2007

Mr. Brian Sheahan, Interim Planning Director
Division of Planning and Community Design
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Hampton Homes at Mt. Plymouth, Project #2007020005, Application #1002,
Preliminary Subdivision Plan

Dear Mr. Sheahan:

Lake County is currently reviewing a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of September 17, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add 18 new single-family dwelling units that will contribute seven new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|--------------------------------|--------------------|
| • Round Lake Elementary School | 62% Over Capacity |
| • Mount Dora Middle School | 18% Over Capacity |
| • Mount Dora High School | 30% Under Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY
DATE
NAME / CASE NUMBER

Lake County Development Review Staff
9/25/2007
Hampton Homes at Mt. Plymouth, Project #2007020005,
Application #1002

OWNER / DEVELOPER
ITEM DESCRIPTION

H.P. & P., LLC
 Submittal of a preliminary subdivision plan application requesting 18 lots on 9.15 acres.

DENSITY
LOCATION

1.97 dwelling units/1 acre
 Section 28, Township 19, Range 28
 Located south of State Road 46 in the Mt. Plymouth community within the Mt. Plymouth Golf Club. The lots are proposed for a golf course, between Interlachen and Exmoor Drives, between Pine Valley and Exmoor Drives, and between Troon and Prestwick Avenues.

CURRENT FUTURE LAND USE
CURRENT ZONING

UCN Wekiva (5.5 dwelling units/1 acre)
 Medium Residential District (R-3)

NEW DU IMPACT

SF-DU	MF-DU	Mobile	SF Impacts	Dwelling Units
			18	
0.410	0.254	0.145	7	
0.186	0.131	0.065	3	
0.100	0.057	0.036	2	
0.124	0.066	0.044	2	

STUDENT GENERATION
 Elementary School
 Middle School
 High School

SCHOOL NAME

SCHOOL NAME	Student Enrollment 9/17/2007	Permanent Student Capacity	Current % of Perm Capacity	Student Enrollment w/Impact	% of Perm Capacity w/Impact
Round Lake Elementary	1,098	679	162%	1,101	162%
Mount Dora Middle	712	603	118%	714	118%
Mount Dora High	950	1,366	70%	952	70%

**2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft*

BUS ACCESS

Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.

SIDEWALKS

Sidewalks are recommended.

STUDENT SAFETY

At least one safely-located pick-up/drop-off area is recommended.

COMMENTS

This proposed development action will adversely impact area schools that are already over or nearly over capacity.

To address the need for additional permanent student capacity at Round Lake Elementary, the District has planned and budgeted for Elementary "J," which will be designed with an estimated permanent capacity of 940.

The District previously reviewed this development as presubmittal "Hampton Lots" on November 21, 2005, with 20 dwelling units, and as "Mt. Plymouth" (Project #2007020005, Application #916), with four dwelling units on April 24, 2007.

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date: 9/25/2007