



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

10/9/2007

BCI ENGINEERS & SCIENTISTS, INC.
Attn: Terry Dykehouse, P. E.
506 S. HIGHWAY 27, SUITE B
MINNEOLA, FL 34715-

Re: Project No. 2007070013, Application No. 980

Description: (Revised Comments) LAKESIDE OAKS (F.K.A LAKE SMITH SHORES)
RESIDENTIAL SUBDIVISION - REPLATTING OF 6.16 ACRE PARCEL INTO 5 SEPARATE
PARCELS

Dear Ms. Dykehouse :

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

Per LDR 14.07.01 (B), Necessary Public Services and Facilities. No final plat which authorizes the development of five (5) or more lots or dwelling units shall be approved by the Board of County Commissioners unless the School Board has provided to the County Manager or designee, a certification in accordance with Chapter V-A of these regulations indicating that there is or will be sufficient school capacity to provide education services for the students who will live in dwelling units placed or constructed on such lots.

Per LDR 14.07.03(B)(2), Cover sheet shall include a complete legal description of the property.

Per LDR 14.07.03(B)(7), Area of property shall be shown in square feet and acres.

Per LDR 14.07.04(A)(1)(c), Plan shall show a typical detail plan for each lot.

Per LDR 14.07.04(A)(1)(d), Plan shall contain a statement that earthwork as proposed will balance on-site, and if not balanced, a summary of quantities being added or removed from the site shall not exceed the requirements of Section 6.06.00 LDR.

Per LDR 14.07.04(A)(4)(a), Show the site improvements overlain on an aerial photo no older than the most recent aerials available from the county.

Per LDR 14.07.04(A)(5)(i), show the area in square feet of paved area.

Per LDR 14.07.04(A)(5)(j), show the adjacent zoning classification to the south and west of the project.

Per LDR 14.07.04(A)(8)(l), show the 100 year flood elevations and the source of these elevations on the plan.

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks:

First Stage 2 Review 9/26/07 RH

The E/A is sufficient and is dated July 12, 2007. This will be good until January 12, 2008.

Item: OPINION OF TITLE

Remarks:

First Stage 2 Review 9/26/07 RH

The opinion of title is sufficient for review and comments from the County Attorney's office are forth coming.

Review Status: REJECT

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING

Remarks: Access to be determined and approved by FDOT

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: A FDOT Permit is required before Construction Plan approval.

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

Remarks: Offsite Road Improvements to be determined and approved by FDOT.

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

Remarks: Right of Way Utilization to be determined and approved by FDOT.

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

Remarks: ite fronts on SR 19, no R/W requested.

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.

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.

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 9-17-07

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 furthest 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: WASTEWATER DISPOSAL

Remarks: 10/03/07 - Obtain abandonment and construction permits for septic systems through the DOH as required. -MJB-

Item: SURROUNDING FEATURES (WELL ETC.)

Remarks: 10/03/07 - Locate all existing septic tanks and wells on this property and surrounding wells and septic systems within 100-ft of property lines.

>Gospel Tabernacle of Umatilla (property to the south) requires 100-foot setback to the existing DEP well, locate well & show appropriate setbacks).

>Neighboring/existing OSTDS(s) & wells may reduce available area for new septic & well installations.

-MJB-

Informational Comments

Item: WATER SUPPLY

Remarks: 10/03/07 - Non-availability letter provided. Obtain abandonment permits and new well installation permits as required through the DOH. -MJB-

Review Status: REJECT

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

Rejection Comments

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

Remarks:

Setback from wetland jurisdiction line (WJL) for all structures is 50 feet from the WJL. Show a 25 foot upland buffer within the WJL buffer and set aside as a conservation

easement dedicated to the home owners association. Add a note to the plat regarding the dedication of the conservation easement.

Informational Comments

Item:
Remarks:

Review Status: REJECT

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: 10/5/07 - Parks Concurrency is pending approval, application is under review/jsm.

Informational Comments

Item:
Remarks:

Review Status: REJECT

Cc: Alfredo Massa, Chief Planner
File
Dunkin Const. & Dev., Inc. Attn: John Dunkin P O Box 525 Mount Dora FL 32756

MEMORANDUM

TO: Jennifer Myers, Development Coordinator
FROM: Kimberly Williams, Assistant County Attorney
DATE: September 17, 2007
RE: Lake Smith Shores

I have reviewed the title opinion 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 title opinion also shows an easement. This 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 title opinion 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

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August 14, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Lake Smith Shores, #2007070013, Preliminary Subdivision Plan

Dear Mr. Bennett:

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 May 24, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add five new single-family dwelling units that will contribute two 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:

- | | |
|------------------------------|-------------------|
| • Umatilla Elementary School | 18% Over Capacity |
| • Umatilla Middle School | 6% Over Capacity |
| • Umatilla High School | 9% 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
OWNER / DEVELOPER
ITEM DESCRIPTION

Lake County Development Review Staff
 8/14/2007
 Lake Smith Shores, Project #2007070013
 John Dunkin/Dunkin Construction & Development, Inc.
 Submittal of a preliminary subdivision plan application requesting
 a five-lot subdivision on 4.23 acres.

DENSITY
LOCATION

2 dwelling units/1 acre
 Section 26, Township 18S, Range 26E
 Located north of Whistling Pines Road and east of U.S. 19

CURRENT FUTURE LAND USE
CURRENT ZONING

Urban Expansion (4 dwelling units/1 acre)
 Urban Residential District (R-6)

NEW DU IMPACT

	SF-DU	MF-DU	Mobile	SF Impacts	Dwelling Units
				5	
STUDENT GENERATION	0.410	0.254	0.145	2	
Elementary School	0.186	0.131	0.065	1	
Middle School	0.100	0.057	0.036	1	
High School	0.124	0.066	0.044	1	

SCHOOL NAME

Umatilla Elementary
 Umatilla Middle
 Umatilla High

Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
798	679	118%	799	118%
753	711	106%	754	106%
842	923	91%	843	91%

*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 capacity in this area of the county, the District has planned and budgeted for an addition at Umatilla Middle School, which is scheduled to open in 2010 with an estimated permanent capacity of 1,097. In addition, the District has scheduled to open an addition at Umatilla High School in 2011, which will increase the permanent capacity to approximately 1,176.

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date: 8/14/2007