



October 14, 2009

Ottmar W. Olsen
1671 Ashland Trail
Oviedo, FL 32765

Re: Lake Crescent Acres
Preliminary Plat
(Project No. 2009090013 Application No. 1515)

Dear Mr. Olsen:

The Lake County Development Review Staff reviewed your Preliminary Plat application. Based on that review, we have concluded that additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our latest review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and LDR. Be advised that additional comments may be forthcoming under separate cover.

Please address these comments at your earliest convenience, resubmit them for review and provide a written response to all comments. If necessary, provide four (4) signed and sealed sets of plans or revised pages for insertion into the current plans. Ensure that the revision dates are noted in the title block and indicate plan revisions as revision clouds on the revised plans.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan and LDR. Upon completing that review, you will be contacted of whether your application has been approved or requested to provide additional information.

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

Sincerely,

Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5587
e-mail: misaac@lakecountyfl.gov

cc: Duane K. Booth, P.E., Booth, Ern, Straughan & Hiott, Inc. (duanebooth@besandh.com)
File

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LINDA STEWART
District 4

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District 5

PLANNING & COMMUNITY DESIGN DIVISION – MELVING ISAAC (352)343-9739 EXT. 5587

September 30, 2009

Comments

1.- Preliminary Plat cover sheet and sheet #2, Application for Capacity Encumbrance page #2 and Concurrency Application page #1:

- a) Please revise the Future Land Use Category (FLUC) of this property to read Urban Expansion and Urban. The property is located within the Urban Expansion and Urban FLUC.
- b) Please note that the maximum density for the Urban Expansion FLUC is 4 dwelling units per acre.

2.- Preliminary Plat, sheet #2:

- a) Revise the FLUC of the surrounding properties located at the north and south of this project to read Urban Expansion and Urban. The FLUC of properties located at the west shall read Urban Expansion.
- b) Setback Requirements: Include the setback requirements for corner lots as per Land Development Regulations (LDR) Table 3.02.05 (Note 3). Please revise the Building Setback Line accordingly.

3.- Potable Water and Wastewater Systems:

- a) Please include a description of how future centralized systems will be provided and the location of those utility easements, setbacks and rights-of-way needed for the provision of the centralized system as required by LDR Section 14.07.04(2.a).
- b) Please show the exact locations of on-site and nearby existing and proposed fire hydrants as required by LDR Section 14.07.04(2.b).

4.- Please provide a title opinion of an attorney licensed in Florida or a certification by an abstractor or a title company dated no earlier than 30 calendar days prior to the submittal, showing all persons or entities with an interest of record in the property including, but not limited to, the record fee owners, easement holders, mortgage and lien holders, leasehold interest holders, judgment interest holders and parties with any interest in the land by reason of probate or other legal proceedings. The report shall include the tax identification number(s) for the property and copies of documents such as deeds, easement, etc. referenced in the title opinion as required by LDR Section 14.07.04(A.10).

5.- Please provide a subsoil report as required by LDR Section 14.07.04(A.9).

Informational Comment

Please be advised that according to information provided by the Department of Health (DOH) all potable wells for new construction need to be a minimum of 75 feet apart from septic tanks. It is recommended that this note be placed in the preliminary plat.

Review Status: NEED MORE INFO

PUBLIC WORKS DEPARTMENT - ROSS PLUTA (352)483-9041/SETH LYNCH (352)483-9052

Informational Comments

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

Remarks: Project fronts Babb Road (#7861) w/33 feet right of way from center line (66 feet total), and with varying right of way at the corner clip. Classified as a Local Road requiring 66 feet total right of way. No right of way requested.

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: APPROVED W/COMM

FIRE - GUTTING/SIKES (352)343-9653 EXT. 5427/5407

Review Status: APPROVED

HEALTH DEPARTMENT - ELIAS CHRIST (352)253-6130 EXT. 5822

Informational Comments

Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC

Remarks: Cannot determine for sure yet, however unless the SFD are over 10000 sq. ft. it does not appear to be an issue. ec 10/13/09

Item: SURROUNDING FEATURES (WELL ETC.)

Remarks: Show any neighboring wells within 100' of property boundary. ec 10/13/09

Review Status: APPROVED W/COMM

ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419

Required Items

Item: WETLANDS

Remarks: 1. Please provide the wetland report that supports the wetland jurisdictional line provided on the survey submitted.

Item: ADDITIONAL INFORMATION NEEDED

Remarks: 1. Please show the location of the proposed private wells on the plan.

Informational Comments

Item: COMMENTS

Remarks: 1. It has been determined that a conservation easement will not be required for the wetlands located on existing parcel B due to the size and of the wetland and subdivision. No construction shall be placed within the wetland or the associated wetland buffers.

Review Status: NEED MORE INFO

CONCURRENCY MANAGEMENT - DEVELOPMENT PROCESSING (352)343-9855

Review Status: APPROVED

PUBLIC SAFETY - LAURA NICHOLS (352)343-9487

Review Status: APPROVED

TRANSPORTATION CONCURRENCY - SHARON E. LEWIS (352)483-9050

Review Status: APPROVED

LANDSCAPE - GRANT WENRICK (352)343-9739 EXT. 5832

Informational Comments

Item: LANDSCAPE PLAN

Remarks: 10/07/09 G Wenrick

Informational - Prior to final certificate of occupancy the single-family lots shall have the minimum number of canopy trees per the land development regulations, as amended. There is a proposed update to the landscape ordinance by late 2009 that could affect the number of trees required on residential lots, the type and quantity of turf utilized and also the amount of allowable overhead irrigation.

Item: TREE REMOVAL APPLICATION

Remarks: 10/07/09 Informational - G Wenrick

1) If any protected trees are removed then a Tree Removal Permit shall be obtained during the construction phase. An update to the proposed Tree Removal ordinance is anticipated by late 2009 that could affect future tree removal permits.

Review Status: APPROVED W/COMM

ENVIRONMENTAL UTILITIES - GARY DEBO/ WANDA ANDINO (352)253-1652 EXT. 1652

Review Status: APPROVED

PARKS & RECREATION CONCURRENCY

Review Status: APPROVED

RURAL

SUBJECT
PARCEL

URBAN

URBAN EXPANSION

Umatilla

BABB ROAD

BABB ROAD

CR 450

