



**SUMTER COUNTY ZONING AND ADJUSTMENT BOARD**  
**September 20, 2010**

**BOARD OF COUNTY COMMISSIONERS**  
**September 28, 2010**

<b>CASE NO.</b>	S2010-0008
<b>APPLICANT:</b>	Tri-County Professional Management, Inc.
<b>REPRESENTATIVE:</b>	Civil/Site Engineering, Inc. – Andrea Jernigan-Gwinn, P.E.
<b>REQUESTED ACTION:</b>	Major Special Use to allow a 120-bed Assisted Living Facility with ancillary uses and a wastewater treatment facility
<b>LEGAL DESCRIPTION</b>	Sec. 1, Twp. 18S, Rng. 23E. Tract A, Lots 7-11 Oakland Hill Subd. less R/W for CR 109
<b>EXISTING ZONING:</b>	CH & CL
<b>FUTURE LAND USE:</b>	Commercial
<b>EXISTING USE:</b>	Medical Office
<b>PARCEL SIZE (Utilized):</b>	6 acres MOL
<b>GENERAL LOCATION:</b>	Lady Lake
<b>COMMISSIONER’S DISTRICT:</b>	Dick Hoffman

**CASE SUMMARY:**

The request is to permit the construction of a 120-bed Assisted Living Facility (ALF) with ancillary uses and a wastewater treatment facility (WWTF). The ALF is part of an overall larger project of new medical offices on the 6 acres MOL. The medical offices do not require Special Use Approval. The ALF and WWTF do require Special Use approval. Consequently, the staff report and recommendation is only focused on the ALF and WWTF aspect of the project. The subject property is located on US 441/27 on the southeast corner of the intersection with CR 109 (Oakland Hills subdivision).

**CASE ANALYSIS:**

The proposed ALF and WWTF are allowable as a Special Use under Section 2.512 and 5.780 of Table 13-362A of the Sumter County Land Development Code.

The following provides a review of the requested special uses’ consistency with the criteria in Section 13-143, criteria for the approval of special uses, of the Sumter County Land Development Code.

- The use must not be detrimental to the neighborhood environment and must not unduly infringe on the rights of property owners in the vicinity of the use.

The ALF building is 91,000 square feet with three (3) stories. The ALF is located to the rear of the subject property. In early discussions with the applicant, staff suggested relocating the ALF closer to the front of the subject property and possibly swapping the location of the ALF and the WWTF, which is located centrally on the subject property. The applicant met with the adjacent property owners to the ALF and found that the adjacent property owners were acceptable to the location of the ALF as proposed with appropriate screening. The proposed plans provide for a 6' wall adjacent to Lot 6 of the Oakland Hills subdivision and along CR 109A across from Lots 156 & 157. The proposed parking area to the rear of the ALF is for employee parking only and will not be used by the general public.

The WWTF is centrally located on the subject property and is surrounded by the proposed development. The WWTF is planned as a system similar to a standard septic system with the use of a drainfield. The WWTF must be permitted and operated under the regulatory authority of the Florida Department of Environmental Protection.

Potable water will be provided to the ALF, as well as the remainder of the project, from Marion County due to the fact none of the existing potable water suppliers within the area are able to serve the project.

The stormwater for the project is proposed to be handled with the reconfiguration of the existing stormwater pond to the east of the subject property. This existing stormwater pond was platted as part of the Oakland Hills subdivision. In review of this request, Sumter County Public Works did not object to the reconfiguration and use of the existing stormwater pond as long as the applicant obtained all necessary permits, constructed, and took over maintenance responsibility for the pond.

- A vehicular parking or traffic problem must not be created, and the vehicle average daily traffic created on local roads must not be increased by more than five (5) percent.

The ALF would increase traffic on CR 109 by more than 5%. The applicant provided a Traffic Statement prepared by Traffic Planning & Design, Inc (TPD) that addresses this issue. TPD found the existing volume on CR 109 at 1,658 trips per day and with the addition of the ALF the number of trips would increase to 1,987 (20% increase). TPD found the existing volume on CR 109A at 100 trips per day and with the addition of the ALF the number of trips would increase to 133 (33% increase). However, if the subject property were to develop fully as medical offices, which is a permitted use and is not limited to the 5% threshold, the potential traffic impact to CR 109 and CR 109A could be significantly greater (2,238 trips for medical office) than as proposed with the ALF (329 trips). Consequently, the traffic impact to CR 109 and CR 109A is less under the proposed ALF Special Use than if the site were to develop under the permitted medical office use. In addition, the total traffic volume, including the ALF, are only at 20% of its capacity on CR 109 and 3% on CR 109A. Consequently, staff supports the deviation of the 5% traffic impact standard.

As part of the final site engineering for the project, connections to CR 109 and CR 109A by the project will be reviewed and permitted by Sumter County Public Works to assure they meet appropriate design standards.

The existing driveway connection to US 27/441 may need to be re-permitted by the Florida Department of Transportation due to the increase in development on the subject property.

- If found necessary and effective, the site upon which the use is located shall have screening and buffering sufficient to minimize interference with the enjoyment of surrounding properties.

The Land Development Code requires a Type B screening for areas of the project that are across from residential areas. The proposed conceptual plan includes a 6' high wall along the areas where screening is required and meets the Type B screening.

The special use was reviewed by the Sumter County Development Review Committee (DRC) on September 13, 2010. The DRC recommended approval of the special use subject to the following conditions:

- A driveway access permit is required from Sumter County Public Works for connections to CR 109 and CR 109A. Safety improvements may be required to be made by the applicant as part of the connections to CR 109 and CR 109A,
- With the construction of the WWTF, the existing onsite sewage treatment and disposal system must be abandoned through the Florida Department of Environmental Health and a permit must be obtained from the Florida Department of Environmental Protection for the WWTF; and
- The use of the existing Oakland Hills stormwater pond for this project is subject to separate review and approval by the County. If the pond is used for the project then the applicant shall have full responsibility for the operation and maintenance of the pond.

#### **DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:**

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval subject to the following conditions:

- 1 A driveway access permit is required from Sumter County Public Works for connections to CR 109 and CR 109A. Safety improvements may be required to be made by the applicant as part of the connections to CR 109 and CR 109A,
2. With the construction of the WWTF, the existing onsite sewage treatment and disposal system must be abandoned through the Florida Department of Environmental Health and a permit must be obtained from the Florida Department of Environmental Protection for the WWTF;
- 3 The use of the existing Oakland Hills stormwater pond for this project is subject to separate review and approval by the County. If the pond is used for the project then the applicant shall have full responsibility for the operation and maintenance of the pond;
- 4 The request for the deviation to the 5% standard to traffic impacts related to a Special Use is granted. However, at the time of preliminary/engineering plan review, a full traffic study shall be provided, consistent with the County's adopted methodology, to identify and mitigate any adverse impacts to roadways impacted by this project.

**Notices Sent: 7 (In objection) 0 (In favor) 0**

**Zoning & Adjustment Board Recommendation: Approval (11-0)**

**Board of County Commissioners:**







# SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

**Project No: S2010-0008**

Application: 7/1/2010 SMC

910 N. Main Street, Suite 301 Bushnell, FL 33513  
Tel. (352) 793-0270 Fax (352) 793-0274

**SUP**

<b>PROJECT TYPE</b> SUP		<b>PROJECT SUBTYPE</b> MAJOR		<b>PROJECT DESCRIPTION</b> SUP FOR AFL & WASTEWATER TREATMENT PLANT	
<b>OWNER</b> TRI-COUNTY, PROFESSIONAL, MANAG		<b>ADDRESS</b> 8110 CR 44 LEG-A LEESBURG, FL 34788		<b>PHONE</b>	
<b>AGENT/APPLICANT</b> CIVIL/SITE ENGINEERING, INC ANDREA JERNIGAN		<b>ADDRESS</b> 815 ORIENTA AVE ALTAMONE SPRINGS, FL 32701		<b>PHONE</b> (407) 644-6570	
<b>PARCEL #</b> D01C401	<b>SEC/TWP/RNG</b> 011823	<b>GENERAL</b> oakland hills	<b>DIRECTIONS TO PROPERTY</b> FROM C-466 OFFICE. E ON C466 TO HWY441 & TURN NORTH TO CR109 AT INTERSECTION WILL BE LOCATED ON THE NORTHSIDE ON THE WESTSIDE OF THE HWY.		
<b>Property Address</b> 13838 US 441, Lady Lake, FL 32159					
<b>PARCEL SIZE</b> 6 16 ACRES MOL		<b>F.L.U.</b> COM	<b>LEGAL DESCRIPTION</b> TRACT A OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G LESS ADDITIONAL R/W TAKEN FOR CR 109 IN OR 1309 PG 205		
<b>PRESENT ZONING</b> CH & CL		<b>PRESENT USE</b> MEDICAL FAC/VACANT		D01C007 LOT 7 OAKLAND HILLS SUBD PB 4 PG 75-75G D01C008 LOT 8 OAKLAND HILLS SUBD PB 4 PG 75-75G D01C009 LOT 9 OAKLAND HILLS SUBD PB 4 PG 75-75G D01C010 LOT 10 OAKLAND HILLS SUBD PB 4 PG 75-75G D01C011 LOT 11 OAKLAND HILLS SUBD PB 4 PG 75-75G	
<b>REQUESTED USE</b> SUP FOR AN ALF & WASTEWATER TREATMENT PLANT		<b>ACREAGE TO BE UTILIZED</b> 6 16 ACRES MOL		<b>LEGAL DESCRIPTION TO BE UTILIZED</b> SAME AS ABOVE	
<b>ABUTTING PROPERTY</b> ZONING/USE F.L.U.	<b>NORTH</b> CH & R1M/OFFICES & MI COMM/LDR	<b>EAST</b> CH/OFFICES COMM	<b>SOUTH</b> R1M/MH'S LDR	<b>WEST</b> R1M/MH'S LDR	
<p><b>As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.</b></p>					
<p><b>UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</b></p>					
 <b>Signature(s)</b>				President, Civil/Site Engineering, Inc. July 1, 2010 <b>Date</b>	

A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.

Development Review Committee	9/13/2010 2:00 PM	Room: 142	Recommendation: _____
Zoning and Adjustment Board	9/20/2010 6:30 PM	Room: <del>142</del> C.C. REC.	Action: _____
County Commission Meeting	9/28/2010 5:30 PM	Room: <del>142</del> C.C. REC.	Action: _____

NOTICES SENT

RECEIVED IN FAVOR

RECEIVED OBJECTING

Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

## Andrea M. Jernigan-Gwinn

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**From:** Stevens, Bill [Bill.Stevens@sumtercountyfl.gov]  
**Sent:** Friday, May 08, 2009 9:48 AM  
**To:** Andrea M. Jernigan-Gwinn; Cornelius, Brad  
**Cc:** Parrett, Dale; Kuhl, Gary  
**Subject:** FW: Relocation of County Stormwater Pond  
**Attachments:** 09005 Proposed Pond Exhibit.pdf

We have no objection to the proposed modification of the existing DRA provided that the engineer of record demonstrates that will be no adverse impact to the existing storm water flow patterns. We could not resolve the ownership issue at this time. It is anticipated this matter will be resolved should the proposed DRA modification formally requested through the applicable review / approval process

I have copied Mr. Brad Cornelius, Planning Manager for further comment, if needed.

William F. "Bill" Stevens Jr., P.E.

Assistant Public Works Director for Planning, Engineering and Environmental Projects

**Sumter County Public Works**

319 East Anderson Avenue

Bushnell, Florida 33513

352.793.0240 Office

352.793.0247 Fax

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**From:** Andrea M. Jernigan-Gwinn [mailto:AJGwinn@CSEI-Fl.com]

**Sent:** Friday, May 01, 2009 7:50 AM

**To:** Stevens, Bill

**Subject:** RE: Relocation of County Stormwater Pond

Dear Mr. Stevens,

Per our conversation, please find attached an aerial of the subject pond and a red-line of the potential pond re-configuration.

Per Sumter County Property Appraiser's site the Pond is identified as PIN: D01C406. Our client's site is approximately 6.09(±) acres

directly north of the pond and south of CR 109 (PIN: D01C007, D01C008, D01C009, D01C010, D01C011, and D01C401).

Thank you for your assistance,  
Andrea

Andrea Jernigan-Gwinn  
Civil/Site Engineering, Inc.  
815 Orienta Avenue, Suite 1060  
Altamonte Springs, FL 32701  
Phone: 407-644-6570  
Fax: 407-644-8945  
Email: [ajgwinn@csei-fl.com](mailto:ajgwinn@csei-fl.com)

**\*\*\*\*\* Important Notice \*\*\*\*\***

**The Board of Sumter County Commissioners is a public agency subject to Chapter 119 of Florida Statutes concerning public records.**



Google™  
© 2007

Eye alt 1562 ft

© 2009 LeadDog Consulting  
© 2009 Europa Technologies  
© 2009 Tele Atlas

Streaming 100%

Pointer 28°57'21.24" N 81°57'46.96" W elev 80 ft

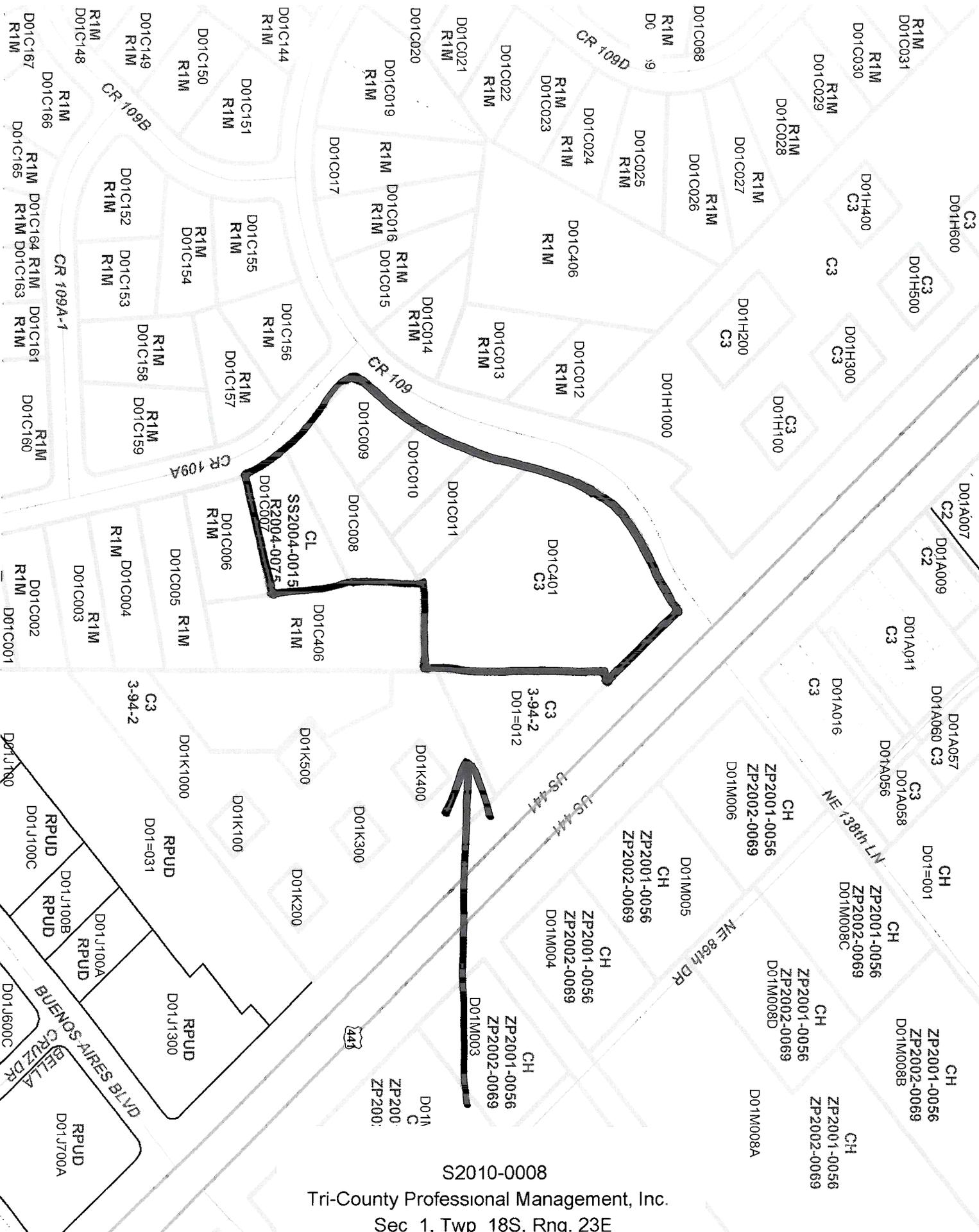
EXIST. POND

PROPOSED POND  
REALIGNMENT

CR109

CR109A

SP-224



S2010-0008

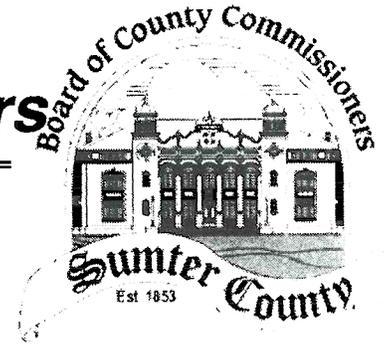
Tri-County Professional Management, Inc.  
 Sec 1, Twp 18S, Rng. 23E

# Board of County Commissioners

## Division of Planning & Development

### Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274  
Website: <http://sumtercountyfl.gov/plandevlop>



### Authorization Form for Corporation

State of Florida  
County of Sumter

I/we, the undersigned as the (  ) President ( ) Vice President of  
**TRI-COUNTY PROFESSIONAL MANAGEMENT**, Inc.,  
and as the ( ) Applicant (  ) Owner hereby authorize Civil/Site Engineering, Inc  
**ANDREA JERNIGAN-GWINN**, President  
to act as my/our agent in connection with the ( ) Rezoning ( ) Comprehensive  
Plan Amendment (  ) Special Use Permit ( ) Temporary Use Permit  
( ) Conditional Use Permit ( ) Operating Permit ( ) Other: \_\_\_\_\_

on the following described property located in Sumter County, Florida.

**Tract 'A', LOTS 7, 8, 9, 10, AND 11 OAKLAND HILLS SUBD PB 4 PG 75-75G**

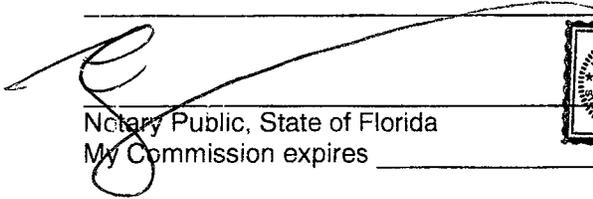
Dated this 29 day of 4, 2002010

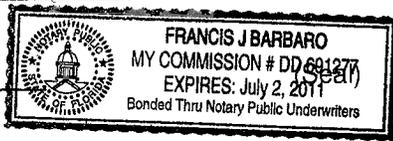


Signature  
Printed Name: \_\_\_\_\_

Signature  
Printed Name: \_\_\_\_\_

SWORN TO and subscribed before me this 29 day of April, 2000  
by AKRAM ISMAIL, personally known  
to me to the person(s) named above or who produced the following identification:

  
Notary Public, State of Florida  
My Commission expires \_\_\_\_\_



Bradley T. Cornelius, AICP  
Planning Manager  
(352) 569-6027

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Vice Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Vacant, Dist 3  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

**Cassels, Sandy**

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**From:** Webb, Aimee  
**Sent:** Friday, July 02, 2010 11 09 AM  
**To:** Cassels, Sandy  
**Subject:** FW: Lady Lake Assisted Living Center Special Use Application

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**From:** Andrea M. Jernigan-Gwinn [mailto:AJGwinn@CSEI-FL.com]  
**Sent:** Friday, July 02, 2010 11:03 AM  
**To:** Webb, Aimee  
**Subject:** RE: Lady Lake Assisted Living Center Special Use Application

Hi Aimee,

Please find below a description of the proposed facilities. Thanks so much for all your assistance. Please let me know if you need any additional information.

This special use application is for a proposed Assisted Living Facility (ALF) and an on-site wastewater treatment plant. The Lady Lake Assisted Living Center will include up to 120-beds designed for residents who require some assistance in their daily living. Amenities may include on-site dining room, living room, reception area, hair salon, resident storage, work-out facility, staff offices, conference training room, and more. The facility also proposes incorporating on-site medical offices for in-patient and out-patient services such as geriatric therapy, cardio therapy, occupational therapy, and associated treatment rooms. It is anticipated that the facility will employ up to 20 people, including doctors, nurses, physical therapists, and support staff. The on-site wastewater treatment plant will be designed to support the proposed ALF and the adjacent office buildings in accordance with FDEP and Sumter County requirements.

Sincerely,  
Andrea

Andrea Jernigan-Gwinn, P.E.  
President  
**Civil/Site Engineering, Inc.**  
815 Orienta Avenue, Suite 1060  
Altamonte Springs, FL 32701  
Phone: 407-644-6570  
Fax: 407-644-8945

## Webb, Aimee

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**From:** Burris, Brad  
**Sent:** Friday, September 10, 2010 2:56 PM  
**To:** Webb, Aimee  
**Subject:** Sept 13th DRC comments

Aimee,

I have the following comments.

- 1 Tri-County Concept plans The submitted concept does not indicate the available water supply for this area This may be addressed when the engineering plans are submitted
- 2 Flagler Financial Plaza. No comments.
- 3 Humane Society Concept Plan Aerial photo does not contain any proposed plans, unable to comment at this time
- 4 Southern Motor Coach. Approved as submitted

Brad Burris  
Deputy Chief  
Sumter County Fire Rescue



# Villages Public Safety

Villages Center Community Development District.

1231 Bonita Blvd.

The Villages, Florida 32162

(352)205 8280

(352) 205 8290 fax

Date: September 10, 2010

Project: Tri-County Concept Plans

The Villages Department of Public Safety has no comments for this project

Please feel free to contact me

Thank you,

Capt. Daniel Hickey.

Fire Safety Inspector II

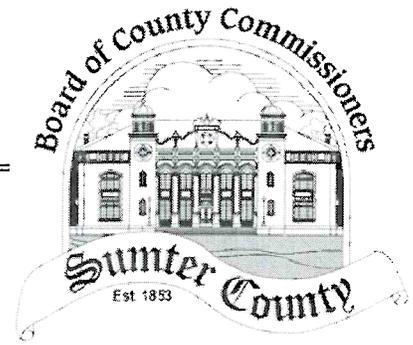
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# Board of County Commissioners

## Division of Planning & Development

### Development Review

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 x2477  
FAX: (352) 793-0274 • Website: <http://sumtercountyfl.gov/DevelopmentReview>



September 10, 2010

Ms. Andrea Jernigan-Gwinn, P.E.  
Civil Site Engineering, Inc.  
815 Orienta Avenue, Ste. 1060  
Altamonte Springs, FL 32701

RE. Tri-County Professional Management, Inc. (S2010-0008)

Dear Ms. Jernigan-Gwinn.

I've completed my review of the conceptual site plan for the referenced project and have the following questions, comments or request for additional information:

1. Provide the building setback dimensions. The building setback lines are shown, but the setbacks are not.
2. The drive aisle to the east of the ALF must be located within the property boundary
3. Confirm the screening on the south side of the ALF meets the Type A screening requirements as outlined in Section 13-612(c)(2)(a) of the Sumter County Land Development Code.
4. Type A screening is also required in the parking lots on the north side of CR 109 adjacent to residentially zoned property
5. The request for a variance for the traffic should be noted on the plans.
6. How will refuse be handled?

Prior to final engineering approval, all regulatory agency permits must be submitted.

The Development Review Committee (DRC) will review the subject project on Monday, September 13, 2010, at 2:00 p.m., 910 N Main St., Suite 142, Bushnell. Failure to notify staff or appear at the meeting could result in the project being tabled.

Aimee Webb  
Development Review Coordinator  
(352) 793-0270, ext. 2477

Bradley S. Arnold, County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Chairman  
(352) 793-0200  
910 N Main Street  
Bushnell, FL 33513

Don Burgess, Dist 3  
Vice Chairman  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N Main Street  
Bushnell, FL 33513

**Site plan approval by the County Engineer or DRC does not constitute Building Department Approval.**

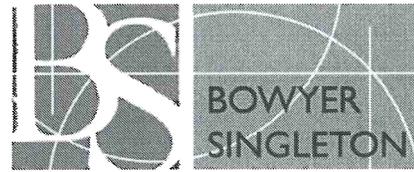
If there are any questions regarding this matter, please contact me at (352) 793-0270, ext. 2477 or email me at [aimce.webb@sumtercountyfl.gov](mailto:aimce.webb@sumtercountyfl.gov).

Sincerely,

  
Aimee Webb  
Development Coordinator

September 9, 2010

File No.: SCDR-1



Ms. Aimee Webb  
Development Coordinator  
Sumter County Division of Planning & Development  
Development Review  
910 North Main Street  
Bushnell, Florida 33513

Subject: **Tri-County Professional Management, Inc.  
Special Use Conceptual Plan  
Review Comments**

Dear Ms. Webb:

Following review of the Special Use Conceptual Plan for referenced project, I have the following comments and questions:

1. Tract A is referenced on the Cover but not shown on the included maps or drawing.
2. It is noted that the utilities are private. It appears that they are on-site; is this correct? If so, please show the separation from well and drain field. Please also describe how fire prevention will be addressed.
3. Buffers must meet the Code-required buffers with shrub minimum height and density; please revise. Please also review shrub placement of Section A-A. Shrubs may need to be on the exterior of the wall to properly buffer from the residential lot.
4. Please dimension all setbacks.

Notes for Engineering Plan Submittal:

5. Please show with engineering the dimensional separations from all existing and proposed driveways.
6. Please show how people who park in the southern angled lot will access the building.
7. For engineering permitting, permission from the owner of the storm water pond will have to be granted and provided in written format for the proposed expansion of the pond.
8. The relation between this site and the site across CR 109 will need to be detailed. It appears as though there may be proposed modifications to the existing site to add parking. All existing parking will need to be counted as such.
9. A parking comparison will be required showing the spaces required for each use type and employees vs. what is proposed.
10. A survey will be required with Engineering Plans.

Based on additional and revised information to be provided, additional comments may be necessary. I trust this information meets your needs at this time. Should you have any questions or require additional information, please contact our office.

Sincerely,

Bowyer-Singleton & Associates, Inc.

A handwritten signature in cursive script that reads 'Nicole Stalder'.

Nicole P. Stalder, P.E.  
County Engineer

NPS:stm  
SCDR1/Corr/Tri- County Professional Management, Inc. /2000

**Webb, Aimee**

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**From:** Wert, Chris  
**Sent:** Friday, September 10, 2010 8:50 AM  
**To:** Webb, Aimee  
**Cc:** Cottrell, Scott  
**Subject:** Tri-County Professional Management, Inc. Comments to Aimee Webb 091010

September 10, 2010

Ms. Aimee Webb  
Development Coordinator  
Sumter County Division of Planning and Development  
910 North Main Street  
Bushnell, Florida 33513

Re: Tri-County Professional Management, Inc.  
S2010-0008

Dear Ms. Webb:

After careful review of the plans received, we have the following comments and concerns

- Provide safety improvements along CR109 to facilitate traffic entering site.
- Provide projected traffic volumes at each driveway location (i.e. incoming, exiting) to address safety improvements.

We look forward to receiving the requested information listed above. Additional review comments based on revised information will be forwarded to the applicant.

Sincerely,

Chris Wert, PE  
Staff Engineer

cc: Scott Cottrell, PE – Sumter County Public Works Director

## Cassels, Sandy

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**From:** Rolland\_Shrewsbury@doh.state.fl.us  
**Sent:** Thursday, September 02, 2010 2:58 PM  
**To:** Webb, Aimee; Cassels, Sandy  
**Cc:** Keith\_Hunter@doh.state.fl.us; Timothy\_Conner@doh.state.fl.us; Martin\_Steele@doh.state.fl.us  
**Subject:** RE: September 13th DRC

Health Department comments for the September 13 meeting are as follows;

- 1) Flagler Financial – No comment provided wastewater treatment is via sewer.
- 2) Tri-County Professional – The existing 2,000 gallon septic tank, 750 gallon pump tank and drainfield will need to be properly abandoned (Department of Health permit required) and the existing facility connected to a Department of Environmental Protection approved wastewater treatment facility prior to completion of any future development onsite. Unless the ALF is permitted by the Agency for Persons with Disabilities, food service plan approval and subsequent food service permit will be required, as well as facility approval.
- 3) Humane Society of Inverness – Existing onsite sewage treatment and disposal system will need to be inspected and approved prior to use and if the system is installed per 1964 criteria a new system will be required. If animal waste/veterinary operations (shots, spaying, neutering, animal treatment) will occur onsite a new system will be required (most likely engineer designed) as well as an annual operating permit. Water system approval through DOH or DEP as required
- 4) Southern Motor Coach – No additional comments

Thanks

Rolland D. Shrewsbury, R.S.  
Environmental Manager  
Sumter County Health Department  
P.O. Box 98  
415 E. Noble Ave.  
Bushnell, FL 33513  
(352)793-7133 #3 Fax (352)793-6045

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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**From:** Webb, Aimee [mailto:Aimee.Webb@sumtercountyfl.gov]  
**Sent:** Thursday, September 02, 2010 10:51 AM  
**To:** Burris, Brad; Cassels, Sandy; Chavez, Tina; Cornelius, Brad; Cottrell, Scott; Derrill McAteer; Hickey, Dan; Jackson, Jackey; Steele, Martin D; Nicole Stalder; Parrett, Dale; Richards, Bill; Shrewsbury, Rolland D; Conner, Timothy P; Wert, Chris  
**Subject:** September 13th DRC

Good morning,

Attached is the above referenced DRC agenda. The plans can be located at <http://www.sumtercountyfl.gov/DocumentCenterii.aspx?FID=269>.

9/7/2010

SC 9/20/10  
Submitted

9-20-10

Charlotte Poss 13931 CR 109 F Lady Lake, FL 32159

**I am the President of the Oakland Hills Homeowners Association. I am here with the support of the homeowners board and many of our residents. A couple of years ago I along with the Oakland Hills Homeowners Association came before the zoning board apposing the rezoning of this very same property. At that time the developer wanted the property zoned heavy commercial. Heavy commercial would have opened this property up for a multiple number of business and or a parking lot, to be built if the owners sold or went out of the medical profession.**

**At this time the property is zoned light commercial and proposed development is beautiful and being done in very good taste. The Officers and Board of Directors have spoken with many residents and requested resident input good or bad in our newsletter. No opposition to the proposed project was brought to the attention of the OHHA, other than 3 households.**

**It is our opinion that the proposed project will increase the value of the property in our area. It will bring about more sales of vacant properties and possibly help turn over some of the foreclosures that are in our area. The people that will be employed at these facilities will be looking for homes close to where they work. The facility will bring jobs and an increase of tax revenue to our county. The ALF is a needed facility in Sumter County. We have many residents who are in need of the help that they would receive from a Assisted Living Facility in our area. Many of the ALF's have waiting list for admittance proving that there is a need for Assisted Living Facilities. The 3 story building could not encroach on the privacy of any of the residents living in Oakland Hills. Buffers and nice mature landscaping are planned for the areas that abut our community.**

**The homes that are adjacent to this project that will be most impacted by this development have no problems with this project and have worked out all details with the developer.**

**Despite any objections you may hear here tonight, we the OHHA are in favor of this development and ask that the permits be issued so that this vacant piece of property can add not only beauty to our community but jobs and a tax base that our county and everyone will benefit from.**

*Charlotte Poss*

SC 9/20/10  
Submitted

**Richard P. Orman  
13609 County Road 109A  
Lady Lake, FL 32159**

**September 20, 2010**

➔ **Zoning & Adjustment Board  
Sumter County, Florida**

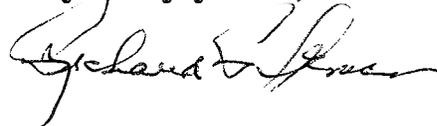
**Board of County Commissioners  
Sumter County, Florida**

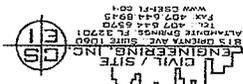
**I am the owner of that parcel of land identified as "Lot 6" on the Conceptual Plan dated May 10, 2010, (copy attached) prepared for Tri-County Professional Management, Inc., in connection with the Special Use Application, Project No. 09005.**

**Provided that the Project is to be completed within a reasonable period of time from approval thereof and, provided further, that a reasonable person would conclude the finished project has substantially met that shown on the aforementioned Conceptual Plan, specifically with regard to the plantings, wall, driveway entrance, and parking spaces adjacent to Lot 6, then I have no objection to the Board of County Commissioners approval of that Plan for Project No. 09005.**

**As I have already requested in writing to Andrea Jernigan-Gwinn, P.E., President, Civil/Site Engineering, Inc., I would prefer that the wall shown adjacent to Lot 6 be erected as soon as practicable upon the starting of this Project and would appreciate this be included in the approval if possible.**

**Very truly yours,**





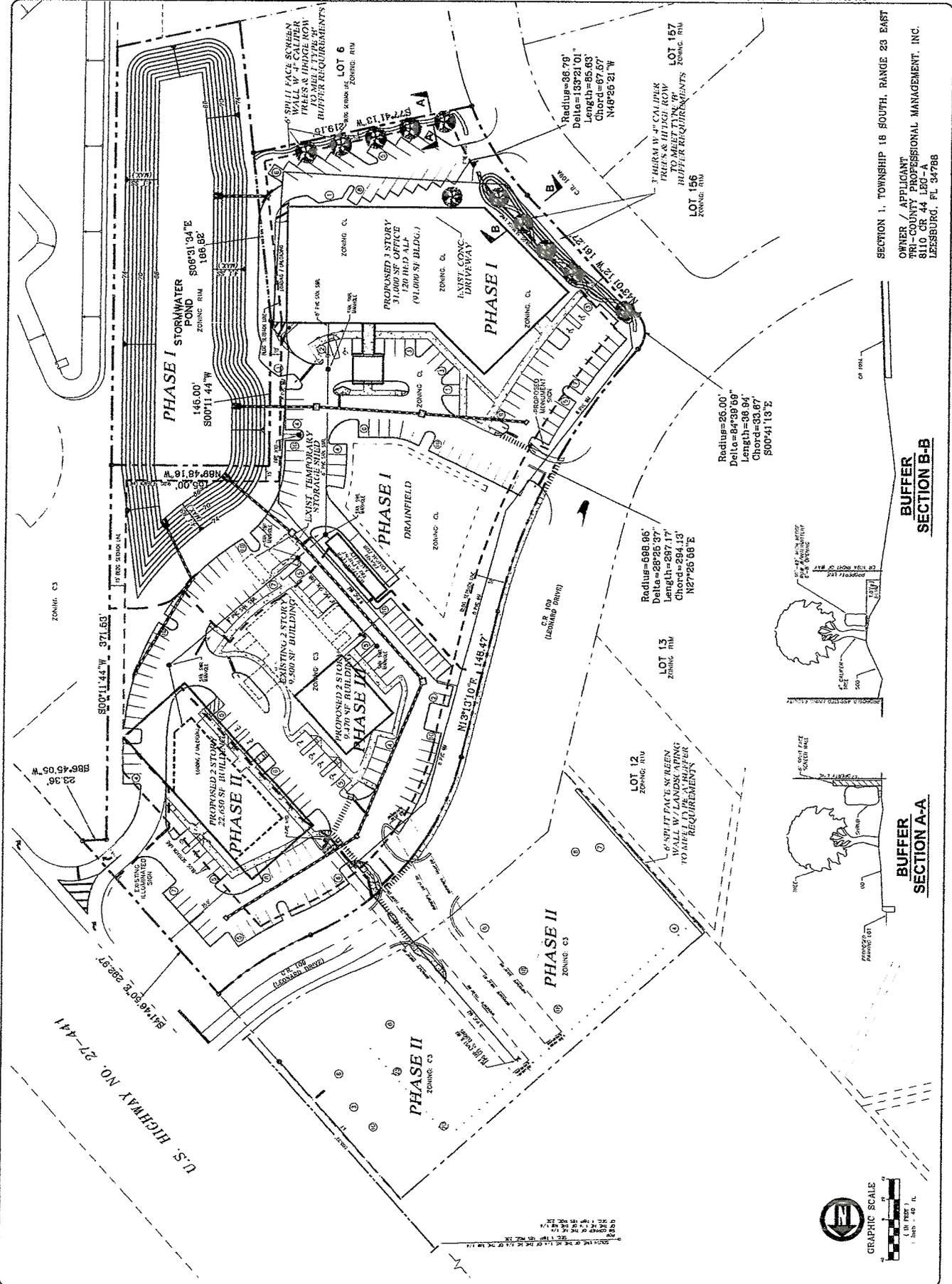
TRC COUNTY PROFESSIONAL MANAGEMENT, INC.  
 1100 ALABAMA AVE. SUITE 1100  
 ALABAMA CITY, AL 35001  
 TEL: 205-444-8945  
 FAX: 205-444-8945  
 WWW.TRCPM.COM

NO.	DATE	DESCRIPTION
1	08/20/10	CONCEPTUAL PLAN

TRI COUNTY PROFESSIONAL MANAGEMENT, INC.  
 SPECIAL USE  
 CONCEPTUAL PLAN

DATE	08/20/10
PROJECT NO.	09005
SCALE	AS SHOWN
REVISIONS	AUG
DATE	AUG
BY	AUG
CHECKED BY	AUG
DATE	AUG

SHEET NO. **1**  
 OF



SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST  
 OWNER / APPLICANT  
 TRI-COUNTY PROFESSIONAL MANAGEMENT, INC.  
 810 CR 44 LEO-A  
 DESSBURG, FL 34788

**BUFFER SECTION B-B**

**BUFFER SECTION A-A**

GRAPHIC SCALE  
 1 inch = 40 ft

