



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

JANUARY 30, 2008

CORNERSTONE DESIGN SERVICES, LLC
2206 GREENHILLS DRIVE
VALRICO, FLORIDA 33594

Re: Project #2005040010, Application Request #1013

Description: T-MOBILE USA E821
INCREASE HEIGHT OF TOWER FROM 140' TO 160' (ADDING 20 FT)

Dear CORNERSTONE DESIGN SERVICES, LLC:

Your site plan application has been reviewed by the Development Review Staff (DRS). Their review comments are attached. All comments must be satisfied by the applicant prior to receiving staff approval.

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 seven (7) inches by seven (7) 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 for review.**

The DRS will then review the revised plans and the engineers responses to comments for compliance with the Comprehensive Plan and Land Development Regulations. 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.

Please contact me if you have any questions.

Sincerely,

Stacy Allen, Senior Planner
Division of Planning and Community Design
352.343.9739 x5574

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District 2

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District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Project #2005040010, Application Request #1013

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 01-23-08 / 1st Review / Stacy Allen

NOTE:

The applicant has requested an amendment to Ordinance #2000-36 to include the cellular tower use on the site, PH #09-08-2 scheduled for the February 2008 public hearings.

The rezoning and site plan applications will run concurrently. Site plan approval pending BCC zoning amendment approval .

PLEASE SUBMIT THE FOLLOWING ITEMS:

Concurrency application.

The following application items have been submitted and reviewed for completeness/accuracy:

Completed general application form;

Project name - T-Mobile USA E821 A;

Owners affidavit signed by Carroll Fulmer;

Authorization to act as applicant signed by Carroll Fulmer;

Applicants affidavit signed by Sheryl Denan;

Property record card for AK #3619463;

Warranty Deed ORB1355/PGs964-965;

Boundary survey signed and sealed by State of Florida Professional Surveyor and Mapper David G. Short dated (06-20-07) within 6-months of date of application (10-08-07);

Preliminary environmental assessment dated 06-20-07; and

Aerial photograph.

Item(s) not required for this application:

Letter of (utility) availability / non availability as the cellular tower communication site is unmanned.

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 01-23-08 / 1st Review / Stacy Allen

Please make the following corrections/additions to the BOUNDARY AND TOPOGRAPHIC SURVEY (submitted separately from the Site Plan):

Correct discrepancy between the bearing on line #10 of the legal description and the south property line (S and W, or N and E).

Please make the following corrections/additions to the COVER SHEET:

Continue to provide a 7" x 7" space for the County approval stamp;

Add to Vicinity Map, a

stated scale,

bar/graphic scale,

Section-Township-Range, and

north arrow;

Property owners name, address and telephone number;

Aerial photograph with parent parcel property boundaries overlain AND tower site identified;

Under "Project Summary", note

Zoning - Community Facility District (CFD), and

Future Land Use Category - Urban Expansion.

Please make the following corrections/additions to SHEET SV-1 / SURVEY:

Correct discrepancy between the bearing on line #19 of the legal description and the south property line (S and W, or N and E).

Please make the following corrections/additions to the SHEET C-1 / SITE PLAN:

- Bar/graphic scale;
- Note area of parent parcel in square feet AND acres;
- Note area of tower site in square feet AND acres;
- 1-foot contour lines;
- Note complete FIRM panel information AND flood plain;
- Note location of nearest residential structure;
- Note distance from nearest residential structure;
- Note location of nearest tower;
- Note distance from nearest tower.

Item: ENVIRONMENTAL ASSESSMENTS SUBMITTED NOT OLDER THEN SIX (6) MONTHS

Remarks: 01-23-08 / 1st Review / Stacy Allen

PLEASE SUBMIT THE FOLLOWING ITEM:

A letter updating the EA, signed by the person/firm that conducted the EA.

NOTE: The submitted Environmental Assessment (EA) dated 06-20-07 remained effective for a period of six (6) months and has expired.

See also separate review by Environmental Specialist Jennifer Cotch.

Informational Comments

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

Remarks: 01-23-08 / 1st Review / Stacy Allen

The applicant has requested an amendment to Ordinance #2000-36 to include the cellular tower use on the site, PH #09-08-2 scheduled for the February 2008 public hearings.

The rezoning and site plan applications will run concurrently. Site plan approval pending BCC zoning amendment approval.

If the zoning amendment request is approved, this project is consistent with the Comprehensive Plan. The site is located within the Urban Expansion Future Land Use Category (FLUC) and zoned Community Facility District (CFD). The CFD is allowed within the Urban Expansion FLUC (LDR Table 3.00.03) and a cellular communication tower is a permitted use within the CFD (LDR Table 3.01.03).

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:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: PENDING

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: WATER SUPPLY

Remarks: 01/24/2008 - Application proposes no plumbing. -MJB-

Item: WASTEWATER DISPOSAL

Remarks: 01/24/2008 - Application proposes no plumbing. -MJB-

Item: WATER LINES

Remarks: 01/24/2008 - Application proposes no plumbing. -MJB-

Review Status: COMPLETE

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

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:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: CANCEL