



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

2/14/2008

Ron Koss
CLERMONT-FALLS CREEK DEVELOPMENT, LLC
30195 CHAGRIN BLVD. SUITE 200
PEPPER PIKE, OH 44124-

Re: Project No. 2008010002, Application No. 1071

Description: MAGNOLIA COMMONS Site Plan Application

Dear Mr. Koss:

Your site plan application for Magnolia Commons, to be located on SR 50 in unincorporated Lake County, Florida, 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,

Steve K. Greene, AICP, Chief Planner
Division of Planning and Community Design

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JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

(352) 343-9739

Project No. 2008010002, Application Request No. 1071

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 2nd Plan Review - 2/14/08 - S. Greene

Provide documentation that demonstrates how the proposed site plan is consistent with the provisions specified in Ordinance 2006-8. It is unclear because the lot areas of the site plan are not enumerated in the same manner specified in the ordinance. Additionally, we are unclear of whether the land area coincides with the PUD plan specified in the ordinance.

Incorporate a table on the site plan cover sheet that describes the amount of approved activity/development intensity by parcels or lot approvals, for the purpose of tracking and monitoring the level of activity to PUD buildout.

As the project area spans two land areas, described by 2 separate alternate key numbers it's necessary to prepare a unity of title for review & approval to resolve the setback issue along the common property line shared by Lot 1 & Lot 2. The recorded unity of title must be provided prior to on in conjunction with site plan approval.

There appears to be curbing within the landscape buffer. This matter must be resolved.

Provide directional arrows on the drive isles to facilitate traffic circulation of the parking lot. The access lane on the south side of the building does not appear to facilitate adequate loading/unloading areas for trucks, parking and traffic circulation. Please resolve these potential conflicts.

2nd Plan Review / 2-1-08 / S. Bryant

Per LDR 14.09.00 (B)(2)(a), A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the Section(s), Township and Range, together with the principal roads, city limits, and/or other pertinent orientation information.

Per LDR 14.09.00(B)(2)(c), The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity Shall be shown.

Per LDR 14.09.00 (B)(2)(e), Each sheet Shall contain a title block with the name of the site, stated and graphic scale, a north arrow, and date.
(Provide the north arrow on pages C202 and C203 of submitted plans.)

Per LDR 14.09.00 (B)(2)(f),The plan Shall show the boundaries of the property with a

metes and bounds description reference to Section, Township and Range, tied to a Section or Quarter-section or subdivision name and lot number(s).

Per LDR 14.09.00 (B)(2)(g), The area of the property shown in square feet and acres.

Per LDR 14.09.00 (B)(2)(h), An aerial photograph no older than the most recent aerials available from the County Manager or designee with property boundaries overlain.

Per LDR 14.09.00 (B)(2)(i)5), Existing zoning district of the parcel and future land use map designation as appearing in the Comprehensive Plan.

Per LDR 14.09.00 (B)(2)(i)(6), A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement showing:

- (a) Land uses and locations of principal structures and major landscape features.
- (b) Intensities of non-residential use. (ISR, HEIGHT & FAR ON FRONT SHEET.)
- (c) Traffic circulation systems including median cuts.
- (d) Existing and proposed driveways and roadways.

Per LDR 14.09.00 (B)(2)(i)(7), Location of proposed site in relation to any established urban service areas and utilities.

Per LDR 14.09.00 (B)(2)(j)(4), Proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management systems.

Per LDR 14.09.00 (B)(2)(j)(5), Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

Per LDR 14.09.00 (B)(2)(j)(6), Proposed open space areas on the site and types of activities proposed to be permitted on them.

(Please show the 25% open space requirement as per ORD. #2006-4 (I) (5).

Per LDR 14.09.00 (B)(2)(j)(9), The location of proposed ground signs.

Informational Comments

Item:

Remarks:

Review Status: REJECT

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

Rejection Comments

Item: TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

Remarks: A traffic impact study is required for this site plan.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before final approval of the site plan.

Item: DRAINAGE CALCULATIONS; STORM EVENTS

Remarks: Please provide the stormwater drainage calculations to the County.(2 signed/sealed copies)

Item: SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

Remarks: Please show that all sidewalks will attach/ proposed sidewalks will need to be constructed to connect to existing sidewalks. Plans will need to reflect this. Sidewalks must also be 5 ft wide please revise plans to reflect this.

Item: CONCURRENCY (TRANSPORTATION & STORMWATER)

Remarks: A traffic impact study is required for this site plan.

Informational Comments

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

Remarks: Site fronts SR 50, no R/W requested.

Review Status: REJECT

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

Rejection Comments

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW

Remarks: 1st review BDH Rejected 2-5-08

Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Remove the pressure reducing device from the Fire Line.

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Rejection Comments

Item:
Remarks:

Informational Comments

Item: WATER SUPPLY
Remarks: 02/05/08 - Application proposes connection to City of Clermont Utilities. - MJB-

Item: WASTEWATER DISPOSAL
Remarks: 02/05/08 - Application proposes connection to City of Clermont utilities. - MJB-

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)
Remarks: 02/05/08 - Site is within a possible EDB area, if any irrigation wells are required, final determination through the SJRWMD is required for permitting. -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: PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

Remarks: 2/12/2008 - please review Public Works concurrency comments/jsm.

Informational Comments

Item:

Remarks:

Review Status: REJECT