



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

May 5, 2009

Mr. Richard D. Merkel, P.E.
Highland Engineering, Incorporated
3361 Rouse Road
Suite 240
Orlando, Florida 32817

Re: Woodcrest Center - Lot 3/Restaurant, General
Project #2007080009, Application Request #1436

Dear Mr. Merkel:

The site plan application for Woodcrest Center, Lot 3 has been reviewed by the Lake County Development Review Staff. Their comments are attached for reference to aid in modifying this application to be consistent with the Lake County Comprehensive Plan and Land Development Regulations.


Please address these comments at your earliest convenience, provide a written response to all comments and resubmit the application/plans for review. If needed, provide four (4) signed and sealed sets of plans or revised sheets to insert into the current plans. Ensure that revision dates are noted in the title block and indicate plan revisions within revision "clouds".

The Development Review Staff will review the additional/revised information within five (5) to seven (7) business days and you will be contacted when your application has been approved or if additional information/corrections are needed.

Please contact me if you have any questions.

Sincerely,


Stacy Allen, Senior Planner/Case Manager
Division of Planning & Community Design
(352) 343-9739 ext. 5574
sallen@lakecountyfl.gov


Development Processing Section
(352) 343-9855

Enclosure (1)

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Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION - STACY ALLEN (352) 343-9739 EXT. 5574

Please address the following items:

1. Item: MEETING REQUIREMENTS OF LDR CH. 14.09.00

Please make the following corrections/additions on the Cover Sheet:

In the "Site Data" table, please include the following notes/calculations:

1. Use correct parcel ID #26-24-26-0004-0000-5200;
2. Use correct alternate key #3872028;
3. Future Land Use Category: Commercial Corridor with underlying Urban;
4. Use correct zoning information that is
PUD Ordinance #2007-53;
Settlement Agreement #SM-13-96,
Determination of Vested Rights dated July 1, 1996;

The PUD is allowed a maximum commercial area of 200,000 square feet (Ordinance #2007-53, Section I.B.1.). Please provide a statement specifying how much commercial square footage is currently available for development within the PUD boundary to verify that it is not at capacity. I have attached a table from a previous project for reference.

(Numbers 5, 6, 7 and 8 can be shown in table format or listed as shown below)

5. Commercial Square Footage -
maximum Commercial Square Footage allowed is 200,000sf,
existing Commercial Square Footage (if any, on Lots 1, 2 and 4) is ___sf,
proposed Commercial Square Footage (Lot 3) is ___sf,
total Commercial Square Footage (Lots 1-4) is ___sf,
total Commercial Square Footage remaining is ___sf,
6. Open Space -
minimum Open Space requirement is 20%,
existing Open Space (if any, on Lots 1-4) is ___sf,
proposed Open Space (Lot 3) is ___sf,
total Open Space provided (Lots 1-4) is ___sf, ___%;
7. Impervious Surface (Ratio) -
maximum ISR allowed is 0.70,
existing IS (if any, on Lots 1-4) is ___sf,
proposed IS (Lot 3) is ___sf,
total IS (Lots 1-4) is ___sf,
total ISR is ___;
8. Floor Area (Ratio) -
maximum FAR allowed is 0.70,
existing FA (if any, on Lots 1-4) is ___sf,
proposed FA (Lot 3) is ___sf,
total FA (Lots 1-4) is ___sf,
total FAR is ___.

Please make the following corrections/additions to the Site Plan:

9. Tie the boundaries of the site to Section - Township - Range or Plat Book and Page,
label the Point of Beginning and
correct the metes, bounds and distances to be consistent with the Boundary Survey and legal
description;
10. Show and label the building setback line, noting the width from property line;
11. Show and label the landscape buffer, noting the width from property line;
12. Show and label the open space;
13. Demonstrate that all lighting used to illuminate parking areas shall be arranged to direct the light away

from adjoining properties and right-of-ways;

14. Three ground signs are shown on the property, a 4'x8' monument sign, a "Santa Fe Truck Icon" and a "Santa Fe Steer Icon". One or more of these signs may need to be removed. Please contact Paul Simmons with the Zoning Division at psimmons@lakecountyfl.gov / 352.343.9738 ext. 5740 for a determination of what signage will be allowed.

Informational items:

1. **Item:** THIS PROJECT IS CONSISTENT WITH OTHER APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

There is a Settlement Agreement for this PUD, #SM-13-96, and a Vested Rights Determination dated July 1, 1996. Copies of these documents are in the file.

The site is located in a Commercial Corridor Overlay District with an underlying Urban Future Land Use Category (FLUC).

The property is zoned PUD, Ordinance #2007-53. This Ordinance rescinded and replaced Ordinances #42-90, Revised #42-90, Amended Revised #42-90 and #2001-106.

All C-1 and C-2 uses are allowed (SM-13-96). The proposed use, "Restaurant, General", is a permitted use in the C-1 and C-2 Zoning Districts (LDR 3.01.03).

Since Ordinance #2001-106 did not address requirements for open space, impervious surface and floor area, staff determined that the:

Minimum open space is 20% (Comp Plan Policy 1-1.2),

Maximum ISR is 0.70 of the gross development parcel*,

Maximum FAR is 0.23 (Ordinance #2007-53, Section I.B.1.) and

Maximum building height is 50 feet*

(*Comp Plan Policy 1-1.13: 2.d.).

Review Status: NEED MORE INFORMATION

PUBLIC WORKS DEPARTMENT - ROSS PLUTA (352) 483-9041

Please address the following items:

1. **Item:** STORMWATER CONCURRENCY; ST JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT
St. Johns River Water Management District Permit Letter of Modification is required before the final approval.

Review Status: NEED MORE INFORMATION

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

Please address the following items:

1. **Item:** MISCELLANEOUS FIRE REQUIREMENTS

Please provide location and setbacks for garbage dumpster(s).

NFPA 1 Chapter 19

19.2.1.4 Rubbish Within Dumpsters. Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

19.2.1.4.1 Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

19.2.1.4.2 Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be place according to the requirements of 69A-3.012 (size, color, height and placement).

Informational items:

1. **Item:** ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECT. 10.12
Add to plan. Existing? Can provide during permitting process.

Review Status: NEED MORE INFORMATION

HEALTH DEPARTMENT - ELIAS CHRIST (352) 253-6130

Review Status: APPROVED

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

Review Status: APPROVED

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

Please address the following items:

1. Item: LANDSCAPE PLAN

- 1) Add screening shrubs to north part of eastern buffer to complete landscape buffer type B. Also, the distance between the parking lot and the back of curb at the northeast buffer should be a minimum of 7.5 feet wide. Please adjust parking to accommodate at least half the landscape buffer type B width. The remaining width shall be provided by the adjacent parcel at the time of development.
- 2) Sight Distance Issue - Please shift the Live Oak in the southeast part of the site to the northwest by five feet. Please shift the "VM" shrub out of the sight triangle in the eastern buffer or use a shrub in that area that does not exceed 18" mature height.
- 3) Please add a canopy tree to the central parking lot landscape island on the western part of the site. Please also reconfigure the parking lot landscape island to accommodate one canopy tree in the southwest island. The Crape Myrtles should be reconfigured to be utilized as ornamental trees in the western buffer.
- 4) A Right-of-Way Utilization Permit shall be obtained for the placement of landscape within a designated drainage easement on the south and west part of the site per LDR 3.02.05 (1) (2).

Informational items:

1. Item: COMMENTS

- 1) Please be advised that additional landscaping will be required at a future date around the access road when Lot 2 is developed.

Review Status: NEED MORE INFORMATION

CONCURRENCY MANAGEMENT / DEVELOPMENT PROCESSING (352) 343-9855

Review Status: NOT REQUIRED

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Informational items:

1. Item: STREET NAME

Address for Santa Fe Cattle Co. is 1203 Sunrise Plaza Dr, Clermont, 34714.

Review Status: APPROVED WITH COMMENTS

TRANSPORTATION CONCURRENCY - SHARON LEWIS (352) 343-9050

Review Status: APPROVED

PUBLIC WORKS TRANSPORTATION - SHARON LEWIS (352) 343-9050

Review Status: APPROVED

BICYCLE SPACES REQUIRED	=	3 SPACES
<u>PROVIDED</u>		
TOTAL SPACES PROVIDED	=	56 SPACES
HANDICAP SPACES PROVIDED	=	3 SPACES
BICYCLE SPACES PROVIDED	=	3 SPACES

1

PUD COMMERCIAL SQ. FT. TABLE

MAXIMUM COMMERCIAL GROSS LEASABLE AREA PER PUD FOR CAGAN CROSSINGS

MAXIMUM COMMERCIAL SQ. FT. ALLOWED IN PUD = 700,000 SQ. FT.

COMMERCIAL SQ. FT. CONSTRUCTED OR PERMITTED

BP STATION	=	5,000 SQ. FT.
WAL-MART SUPERCENTER	=	203,214 SQ. FT.
BANK OF AMERICA	=	4,400 SQ. FT.
TACO BELL	=	4,000 SQ. FT.
BURGER KING	=	2,200 SQ. FT.
LOWES	=	177,877 SQ. FT.
CHILI'S	=	5,447 SQ. FT.
TOWN CENTER	=	56,000 SQ. FT.
RIVERSIDE BANK	=	4,644 SQ. FT.
STARBUCK'S RETAIL CENTER (PROPOSED PROJECT)	=	8,805 SQ. FT.
<u>TOTAL CONSTRUCTED OR PERMITTED</u>		<u>471,587 SQ. FT.</u>

COMMERCIAL SQ. FT. CURRENTLY AVAILABLE FOR DEVELOPMENT

TOTAL COMMERCIAL SQ. FT. REMAINING = 228,413 SQ. FT.

NOTE: THIS COMMERCIAL SQ. FT. DATA TABLE WAS PROVIDED TO EVANS ENGINEERING, INC. BY CAGAN MANAGEMENT GROUP, INC.

KEYED NOTES

- ① HANDICAP PARKING STRIPING (TYPICAL), SEE DETAIL 'J' ON SHEET 8.
- ② HANDICAP SIGN (TYPICAL), SEE DETAIL 'J' ON SHEET 8.
- ③ HANDICAP RAMP (TYPICAL), SEE DETAIL 'G' ON SHEET 8.
- ④ RAISED CONCRETE SIDEWALK AND CURB (TYPICAL), SEE DETAILS 'C' & 'D' ON SHEET 8.
- ⑤ CONCRETE SIDEWALK (TYPICAL), SEE DETAILS 'B' & 'C' ON SHEET 8.
- ⑥ 30" HIGH INTENSITY STOP SIGN (TYPICAL).
- ⑦ 24" WIDE WHITE THERMO-PLASTIC STOP BAR (TYPICAL).
- ⑧ STANDARD PARKING STALL STRIPING (TYPICAL), SEE DETAIL 'E' ON SHEET 8.
- ⑨ 18" WIDE STANDARD CURB AND CUTTER (TYPICAL), SEE DETAIL 'H' ON SHEET 8.

VC