



LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

June 18, 2009

Akerman Senterfitt
Attn: Chris Roper
P O Box 231
Orlando, FL 32802-0231

Re: Project No. 2007070008, Application No. 1462

Description: Sorrento Commons, LLC / The Village Commons
Amending the Commercial Zoning Ordinance

Dear Mr. Roper:

Your rezoning application has been reviewed by the Lake County Development Review Staff. These additional review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit them for review.

The Development Review Staff will review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan and you will be contacted when your application has been approved if all comments were satisfactorily addressed.

Please provide a written response to all comments. Please include revision dates in the title block and indicate plan revisions as revision clouds on the revised plans.

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

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 ext. 5400
e-mail: rhartenstein@lakecountyfl.gov

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District 1

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District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

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District 5

PLANNING & COMMUNITY DESIGN DIVISION

The following is a request for additional information:

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

Remarks:

Please provide a market area study for the project to demonstrate a minimum market area of 1.25 miles per Comprehensive Plan Policy 1-3A.1 (3) (d).

The current developed commercial floor area square footage within a 1/4 mile of the intersection of SR 46/CR 437N/Hunter Road is approximately 34,893 square feet. There is approximately 15,107 commercial floor area square feet available for the allocated 50,000 square feet for this Neighborhood Activity Center at this intersection. At this time, staff will not be able to support this application as it is inconsistent with the Comprehensive Plan.

The following is provided as an informational comment:

Item: COMMENTS

Remarks:

Please provide the requested information and responses by end of business June 26, 2009, to remain on schedule for the tentative Public hearing dates of August 5, 2009, before the Zoning Board and August 25, 2009, before the Board of Co. Commissioners.

Review Status: Need More Information

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

The following is provided as informational comments:

Item: TRANSPORTATION

Remarks:

1. The proposed development for this site will be required to improve Hunter Avenue for the future CR 437 realignment.
2. Access to the site shall be off Hunter Avenue and Lawrence Avenue. There shall be no direct access off SR 46, as shown on the conceptual plan.
3. Currently there is an application from Silver Oaks, aka the Jones property to the south east, which will be providing CR 437 alignment which should go through the Hunter Avenue right-of-way. Please coordinate with this developer in the alignment and construction of the CR 437 road.

4. The right-of-way required for the alignment of CR 437 will be either 120 ft wide R/W or 100 ft wide R/W with 10 ft utility/road drainage/grading easements on both sides of the road right-of-way or 110 ft wide R/W with 10 ft utility/road drainage/grading easements. The 10 ft utility/road drainage/grading easement will come from the Village Commons side of the right-of-way.

5. A traffic impact study will be required for the proposed development. It will be advisable to have a joint Traffic Study with Silver Oaks. The traffic study will be required at site plan submittal.

Item: RIGHT-OF-WAY

Remarks:

Additional right-way may be required for Lawrence Avenue. This will be determined at site plan submittal.

Additional right-of-way for Hunter Avenue shall be required. The right-of-way required for the alignment of CR 437 will be either 120 ft wide R/W or 100 ft wide R/W with 10 ft utility/road drainage/grading easements on both sides of the road right-of-way or 110 ft wide R/W with 10 ft utility/road drainage/grading easements. The 10 ft utility/road drainage/grading easement will come from the Village Commons side of the right-of-way.

Corner clips shall be required at the intersection of Hunter Avenue (CR 437 realignment and SR 46).

Review Status: Approved with Comments

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

The following are provided as informational comments:

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS

Remarks:

Fire flow calculations will be required at the time of site plan submittal.

Item: PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

Remarks:

Fire department access will be required at time of site plan submittal. Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.

Item: ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER

SWITCHES, AND SIGNAGE

Remarks:

The following information will be required at time of site plan submittal.

Fire protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

Item: PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

Remarks:

This information will be required at time of site plan submittal.

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

Remarks:

This information will be required at time of site plan submittal.

Item: JPA AREA

Remarks:

N/A

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks:

Additional comments maybe forthcoming as information is received.

Review Status: Approved with Comments

HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130

The following are provided as informational comments:

Item: WATER SUPPLY

Remarks:

No utilities available per letter, staff will need more information at time of site plan submittal.

Item: WASTEWATER DISPOSAL

Remarks:

No utilities available per letter, staff will need more information at time of site plan submittal.

Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC

Remarks:

Staff is unable to determine until site plan is submitted with the proposed buildings and uses.

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks:

Staff is unable to determine until site plan is submitted with the proposed buildings and uses.

Item: SURROUNDING FEATURES (WELL, ETC.)

Remarks:

Show all neighboring wells and septic systems within 100' of property lines at the time of site plan submittal.

Review Status: Approved with Comments

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

The following are provided as informational comments:

Item: PROTECTED SPECIES

Remarks:

There is a high probability that gopher tortoises reside on the property. A gopher tortoise survey must be submitted with the site plan application

Item: ADDITIONAL INFORMATION NEEDED

Remarks:

An Environmental Assessment, in accordance with Land Development Regulation Chapter 14.09.01 must be submitted with the site plan application

Review Status: Approved Conditional

LANDSCAPE REVIEW - GRANT WENRICK 352-343-9739 EXT5832

The following are provided as informational comments:

Item: LANDSCAPE PLAN

Remarks:

- 1) During the future site plan phase, the appropriate landscape buffers and internal landscaping around parking lots and the site shall be depicted on a landscape plan that is signed and sealed by a licensed landscape architect. Generally, the following buffers are required; Type C landscape buffer on the north and west perimeter and Type B on the east and south perimeter.
- 2) The applicant shall note that a pending update to the Landscape and Tree Removal Permit Code could amend the requirements for this project if final development approval is not received within six (6) months from adoption of the new code.
- 3) During the future site plan phase, a Tree Removal Permit and associated mitigation plan shall be provided. The tree mitigation plan may be combined with the landscape plan as long as all the information is legible and the protected trees to be removed are clearly accounted.

Item: TREE REMOVAL APPLICATION

Remarks:

- 1) During the future site plan phase, a Tree Removal Permit and associated mitigation plan shall be provided. The tree mitigation plan may be combined with the landscape plan as long as all the information is legible and the protected trees to be removed are clearly accounted.

Review Status: Approved with Comments

DEFERRAL OF CONCURRENCY DETERMINATION - DEV PROCES

An Affidavit of Deferral was submitted with this application, no further comments for this review.

Review Status: Approved

PUBLIC WORKS TRANSPORTATION

The following are provided as informational comments:

Item: TRANSPORTATION CONCURRENCY

Remarks:

- 1) The standard LOS for the impacted roadway of SR 46 is "C" and the existing roadway segment is operating with adequate capacity. This project will be generating 248 pm

peak hour trips and will have significant impact on this roadway segment capacity. This project will also impact major intersections within the study area, which will require improvements.

2) Currently there are no state funded improvements scheduled for this roadway segment.

3) The Village Commons project will have significant impact on this segment of SR 46 therefore a traffic impact study will be required prior to site plan approval.

Review Status: Approved with Comments

Cc: File (Project#2007070008 AR#1462)
Steve Greene, AICP, Chief Planner
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rtrzcinski@primericagroupone.com