



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/1/2008

Griffey Engineering, Inc.
Attn: George S. Horton, P.E.
33 North Center Street, Suite B
Eustis FL 32726

Re: Project No. 2007030002, Application No. 1184

Description: CLERMONT COMMERCIAL OUTLETS
Amend Approved Site Plan 2007030002/902: Construction of a commerical site w/5 buildings = 40770 SF

Dear Mr. Horton:

Your site plan application has been reviewed by the Lake County Development Review Staff. The 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 and provide four (4) signed and sealed sets of plans or revised pages for you to insert in the current plans. If your project is located within the Clermont Joint Planning Area (JPA) one (1) additional set is required. 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 x5400
e-mail: rhartenstein@lakecountyfl.gov

Development Processing Section
(352) 343-9855

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District 4

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District 5

Project No. 2007030002, Application Request No. 1184

PLANNING & COMMUNITY DESIGN DIVISION (Rick Hartenstein (352) 343-9739 x5400)

The following is a request for additional information:

SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

It is staff's understanding this plan is to be used as the Master Development Plan in order to develop the infrastructure to support the individual PODs as demonstrated on Pages 7-12 of this plan. Additionally, each POD will be developed under separate site plan submittal.

Please provide a lighting plan meeting the requirements of PUD Ord.#2004-4 (1) (F).

On Page 2 & 3 of 21, please correct the Future Land Use to read "Urban Expansion".

On Page 3 of 21, in the parking table, please correct the parking shown for the Tire Store. LDR Table 9.03.06 requires the following vehicle parking spaces for automotive repair, two (2) spaces plus four (4) spaces per service bay or repair stall plus one (1) space per two hundred (200) square feet of gross leasable area which comes to a total of 54 required vehicle spaces. Note, it may be necessary to reconfigure POD 5 and POD 6 (Pages 11 & 12 of 21) to meet this requirement. POD 6 has an excessive amount of parking and POD 5 doesn't have enough. Another option available is shared parking between POD 5 and POD 6. LDR 9.03.03 (A) & (B) provide a mechanism for the utilization of shared parking. If you choose to use this option, please provide the appropriate notations on the master plan and the appropriate documentation to support this option as required by the LDR.

Please provide the required bicycle parking for each site meeting the requirements of LDR 9.03.07.

PUBLIC WORKS DEPT. (Ross Pluta (352) 483-9041)

The following is a request for additional information:

RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

A portion of Hartle Road Vacation petition is in process - not yet approved. Copy of dedication for realignment (SWD) recorded in ORB 3476, Page 723, however, legal differs somewhat from original submitted. Please provide amended survey showing updated alignment so R/W deed can be verified and accepted and we can proceed w/ Vacation Petition.

VACATION

Old Hartle Road must be vacated before any building that is shown on the plans can be built or constructed.

The following are informational comments:

DRIVEWAY PERMIT (STATE AND/OR COUNTY)

County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the site plan approval and before construction commencement.

OFF-SITE UTILITIES CONNECTIONS: RIGHT-OF-WAY UTILIZATION PERMIT

A Right-of-Way Utilization Permit maybe required before construction begins. Any work within the County right-of-way requires an approved Right-of-Way Utilization Permit. Please submit the permit to Lake County Public Works after site plan approval.

FIRE (Brian Hawthorne (352) 343-9653 x5788)

No comments at this time.

HEALTH DEPT. (Marcelo Blanco (352) 253-6130)

The following are informational comments:

WATER SUPPLY

Central water supply connection proposed.

WASTEWATER DISPOSAL

Application proposes connection to City of Clermont central sewer system. Any existing septic tanks encountered will require proper abandonment and inspection through the DOH.

DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Possible EDB area, use of any existing wells for irrigation or installation of wells (to include irrigation and monitoring wells) will require EDB determination through SJRWMD for permitting.

ENVIRONMENTAL REVIEW (Jennifer Cotch (352) 343-9739 x5419)

No comments at this time.

PUBLIC SAFETY (Laura Nichols (352) 343-9487)

No comments at this time.

CONCURRENCY (Development Review) (352) 343-9855

No comments at this time.

Cc: File (Proj#2007030002 AR#1184)
Steve Greene, AICP, Chief Planner
Clermont Partner, LLC 4200 Northside Parkway, NW Bld. 7, Suite 100 Atlanta GA
30327
SR 50/Hartle Rd., LLC 35 Johnson Ferry Road Marietta GA 30068