



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

8/15/2007

EVANS ENGINEERING, INC.
719 IRMA AVENUE
ORLANDO, FL 32803-

Re: Project No. 2007060012, Application No. 970

Description: STARBUCKS RETAIL CENTER AT CAGAN CROSSINGS
8,805 SQUARE FEET OF RETAIL CENTER

Dear EVANS ENGINEERING, INC.:

Your Site Plan application 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,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

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District 4

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District 5

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 1st Comments - Karen Ginsberg - 8/10/07

Per LDR 9.03.07, provide three (3) bicycle parking spaces (five percent of vehicle parking).

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

Remarks: 1st Comments - Karen Ginsberg - 8/10/07

The PUD has a maximum commercial gross leasable area. 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.

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

Remarks: 1st Comments - Karen Ginsberg - 8/10/07

Please note the presence - if any - of protected and/or endangered species within the Environmental Assessment Report.

Informational Comments

Item:

Remarks:

Review Status: REJECT

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

Rejection Comments

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

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

(Permit Modification as noted in engineers letter)

Informational Comments

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

Remarks: Please note on plans that sidewalks must be a minimum of 5' and ADA.

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

Remarks: Site fronts on U.S. Hwy 27, no R/W requested.

Review Status: REJECT

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks: 07/31/07 - This is a possible EDB are (final determination through SJRWMD), no proposed wells were shown on the site plans. -MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 08/13/2007 SC

A Phase I Environmental Site Assessment was submitted instead of the required environmental assessment that is specific to Natural Upland Vegetative Communities, Habitat of Designated Species as listed in LDR 6.04.00. Please submit an EA that addresses the potential for Threatened and Endangered species of flora and fauna in addition to the soil survey and identification of wetlands if on site or adjacent to the site.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item: STREET NAME

Remarks: 8/9/07-1st review-I need to know if they want individual addresses for each business or one address for the center plus a suite number for each business. LJJ

Review Status: HOLD

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: CANCEL