LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

DECEMBER 26, 2007

DESIGN BUILD ENGINEERS & CONTRACTORS, INCORPORATED
POST OFFICE BOX 580937
ORLANDO, FLORIDA 32858

Re: Project #2007110007, Application Request #1040

Description: RAJ & RANI POULTRY MARKET
CUP - DWELLING HOUSE AND BARN

Dear DESIGN BUILD ENGINEERS & CONTRACTORS, INCORPORATED:

Your CONDITIONAL USE PERMIT application has been reviewed by the Development Review Staff (DRS). The review comments are attached. All comments must be satisfied by the applicant prior to being placed on a public hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible sets of the master site plan;
- Revised sheets shall have revision dates in the title block;
2. Provide a written response to all comments;
3. When all requested information has been received, it will be circulated to the DRS for review.

The Development Review Staff will then review the revised plans and the response to comments for compliance with the Comprehensive Plan and Land Development Regulations. 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.

Please contact our office if you have any questions.

Sincerely,

Development Review
Division of Planning and Community Design
352.343.9640 or 352.343.9739

Project #2007110007, Application Request #1040

PLANNING & COMMUNITY DESIGN DIVISION - STACY ALLEN, 352.343.9739 X5574
Rejection Comments

Item: APPLICATION IS SUFFICIENT
Remarks: 12-20-07 / 1st Review / Stacy Allen
PLEASE PROVIDE THE FOLLOWING ITEMS/DOCUMENTATION:
Applicant's affidavit signed by Maharanie Shewnarain;

Boundary survey dated within 6 months of submittal of CUP application (November 9, 2007), signed/sealed and DATED by professional land surveyor registered in State of Florida, with CORRECT LEGAL DESCRIPTION, and TOTAL AREA OF PROPERTY STATED IN SQUARE FEET AND ACRES;

Environmental Assessment.

PLEASE MAKE THE FOLLOWING CORRECTIONS/ADDITIONS TO THE MASTER SITE PLAN:
NOTE - additional corrections/additions may be necessary depending on the results of the Environmental Assessment;
UNDER "DESIGN DATA":
Note Future Land Use Category - Rural;
Correct Zoning District - Agriculture;
Note total impervious surface area;
Note maximum impervious surface ratio - 25%;
Note maximum floor area ratio - 0.10;
Note livestock building and slaughter house setbacks as a minimum of 50 feet from all property lines;

ON THE "SITE PLAN(S)":
Remove all references to "proposed residential outparcel, 200' x 160' = 32,000 sf or 0.73 acres";
Remove reference to "new outparcel property line";
Remove all references to "commercial" uses;
Remove customer parking lot and customer parking spaces;
The parking area between the live poultry house and slaughter house can be substantially reduced;
Delineate parking spaces in this area and label parking space dimensions;
Note number of employees on site;
Note types of vehicles accessing the site;
Note estimated number of trips per day to and from the site;
The livestock building AND slaughter house must be relocated and shown as CLOSELY CENTERED ON THE PROPERTY as possible meeting the minimum 50-foot setback;
Show and label the 50-foot building setback line for the livestock building and slaughter house.

12-21-07 / GRANT WENRICK, LANDSCAPE ARCHITECT, 352.343.9739 x5832 / LANDSCAPE COMMENTS:
The developer shall provide a Type B landscape buffer between all proposed development and all adjacent land uses. The site shall be surrounded by the landscape buffer to provide/maintain a visual screen between all existing and/or future residential/other development. The Type B landscape buffer is fifteen (15) feet in width and shall consist of four (4) canopy trees, three (3) ornamental trees and a single row of screening shrubs for every one hundred (100) linear feet of buffer. The landscape buffer shall consist of plants as approved by Lake County or as listed by the Lake County Land Development Regulations, Chapter 9.01.00. Palms and Pines shall not be used as required canopy/ornamental trees. The minimum size canopy tree shall be 2" caliper x 8' high x 4' spread, the minimum size ornamental tree shall

be 1" caliper x 6' high x 2' spread, and the minimum screening shrub shall be 2' in height. Drought tolerant or Florida Friendly plants are encouraged to be used. All required irrigation shall consist of an automatic irrigation system with a rain sensor shut-off device.

Item: LEGAL DESCRIPTION IS ACCURATE
Remarks: 12-20-07 / 1st Review / Stacy Allen
On the boundary survey:
The legal description for the easement must be corrected.
(The legal description of the property is correct.)

Informational Comments

12-20-07 / 1st Review / Stacy Allen
FLU/ZD INFORMATION:
The property is located within the Rural Future Land Use Category (FLUC) and zoned Agriculture. The Agriculture Zoning District is allowed within the Rural FLUC (LDR Table 3.00.03). A chicken farm and slaughter house are conditional uses in the Agriculture Zoning District (LDR Table 3.01.03).

The commercial (retail/wholesale) component of the proposal is not allowed in the Rural FLUC as the site does not meet commercial location criteria as specified in Comprehensive Plan Policies 1-1.6: and 1-1.15: 4.

The commercial (retail/wholesale) component of the proposal is neither a permitted nor a conditional use in the Agriculture Zoning District as shown in LDR Table 3.01.03.

The following items/documentaion have been submitted and are correct:
General application form;
Name of project - Raj & Rani Poultry Market;
Statement of inteded use of the site - single family dwelling, live poultry building and slaughter house;
Propoerty record card for AK #3464371;
Warranty deed 3014/1909;
Owner's affidavit signed by property owner, Lakeram Gobin;
Letter of (utility) nonavailability from City of Clermont;
Affidavit of deferral of concurrency;
Aerial photograph with property boundaries overlain.
Review Status: REJECT

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

Rejection Comments

Item: TRANSPORTATION
Remarks: The access to the site is non-county maintained road. The roads to the site are unimproved. The Zoning Board will need to approve the access to the site from non-county maintained roads/unimproved.

Item: RIGHT-OF-WAY
Remarks: How much R/W is there? Will you have rights to access the site from any of the surrounding roads, easements, ect?

Informational Comments

Item:

Remarks:
Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788
Rejection Comments
Item:
Remarks:

Informational Comments
Item: REVIEW IS COMPLETE.
Remarks: Informational BDH 12-17-07
Site Plan will be reviewed for Compliance with Fire Codes during the Site Plan Approval Process. Additional Comments may be provided at that time.
Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130
Rejection Comments
Item:
Remarks:

Informational Comments
Item: CUP ONLY
Remarks: 12/12/07 - No objection to CUP only.
Future submittals will require:
A letter from DEP stating they have no objection to the DOH permitting an OSTDS for domestic wastewater only. Commercial wastewater must be handled through a DEP-permitted system.
Clarification as to the expected volumes and character of wastewater to be generated at this location.
An annual operating permit will be required for the well (Limited-use permit) and the septic system (IM-permit) through the DOH.
An existing system evaluation/permit will be required for the septic system and may require an upgrade before the structure can be occupied by the business. (Alternately, the system can be replaced).
Future site plan submittals must show (to scale) any existing or proposed septic systems and wells on or within 100-ft of the property lines (200-ft if public wells) and demonstrate that all applicable setbacks will be met.
-MJB-
Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776
Rejection Comments
Item:
Remarks:

Informational Comments
Item:
Remarks:
Review Status: PENDING

City of Clermont
Engineering Department

PO Box 120219 Clermont, FL 34712
Phone: (352)241-7335 FAX: (352)394-2379

Memo

To: Stacy Allen, Senior Planner
Lake County Department of Growth Management

From: Gail Hosch, Administrative Assistant
Engineering Department

Date: December 21, 2007

Re: Utility Availability - Gobin, Lakeram, 16734 Skillet Road, Clermont, FL 34711

This letter is in response to request received December 21, 2007, regarding utilities availability for the property located Sections 11, Township 23, Ranges 26, and Alternate Key# 3464371.

The abovementioned property is located outside the City limits of the City of Clermont, but within the City's water and sewer service area. The City has available capacity to supply the proposed demand.

There is an existing 16 inch water main that runs east on Hartwood Marsh Road starting at the intersection of Hancock Road and Hartwood Marsh Road and ending just before Hartwood Marsh Road turns north in front of Hartwood Reserve Phase 1. ~3,300'

There is an existing 12 inch sewer line on the eastside of Hancock Road on Hartwood Marsh Road that continues east to Regency Hills Majestic Isle and changes to an existing 8 inch sewer line to Hartwood Reserve Harts Cove Road, then running south on Harts Cove Road. ~1500'

This letter is for informational purposes only. This is not an intent to serve. City Council approval will be required. Contact Jim Hitt, Planning Director, to proceed with requesting utilities for this project.

Should you require any additional information, please contact me at (352) 241-7335 Ext. 311 or ghosch@clermontfl.org.
Thank you.