



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

1/09/2009

WILLIAM J. DEAS, ESQ.  
2215 RIVER BLVD.  
JACKSONVILLE, FL 32204

**Re: Project No. 2008120010, Application No. 1338**

**Description:** CAGAN CROSSINGS  
THIRD AMENDMENT TO ORDINANCE# 2003-94

Dear Mr Deas,

Your rezoning application has been reviewed by the Lake County Development Review Staff. The application was reviewed for consistency with the Lake County Comprehensive Plan and the Lake County Land Development Regulations. Staff comments are attached to this document.

Please provide a written response to all comments and submit any requested information by January 30th in order to be considered for the March public hearing schedule. The case will be placed on the March public hearing schedule only if all requested information is submitted by the January deadline and found sufficient to proceed to hearing.

You will be contacted once Staff has completed review of the submitted revisions. Should you have any questions in the meantime, please do not hesitate to contact our office.

Sincerely,

Karen Block, Senior Planner/Case Manager  
Division of Planning and Community Design  
(352) 343-9739 ext. 5756  
e-mail: [kblock@lakecountyfl.gov](mailto:kblock@lakecountyfl.gov)

Development Processing Section  
(352) 343-9855

Project No. 2008120010, Application Request No. 1338

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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**

**Reviewer: Karen Block - (352) 343-9739 ext 5756\_**

**Comments**

**Item:** COMMENTS

**Remarks:** Please revise concept plan to show where the new uses would be located within the development. The plan should include any critical dimensions, such as the distance between signs along US27. The plan should also designate where parking will be located for the new uses.

Please provide a statement that clearly lists all proposed uses. The statement should also include information such as: 1) location of all new proposed uses, 2) signage size, 3) anticipated vendor capacity and/or size per vendor, and 4) hours/days of operation, as applicable.

**Review Status:** NEED MORE INFO

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

**Reviewer: Ross Pluta - (352) 483-9041\_**

**Comments**

**Item:** TRANSPORTATION

**Remarks:** The proposed monument signs cannot interfere with sight distance.

We need additional information regarding Farmers Market days/hours of operation and proposed vendors. The additional traffic generated by this project may be significant and a Traffic Study may be required.

Locating vendors in the middle of the existing round-about may cause pedestrian/vehicles conflict.

**Review Status:** NEED MORE INFO

**FIRE**

**Reviewer: Al Sikes (352) 343-9653 ext 5427**

**Informational Comments**

**Item:** PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW.

**Remarks:** Additional comments may be addressed during Site Plan Review, such as: Fire Flow Calc's, Fire Protection(including set backs between structures and fire hydrants) and Fire Department access and building permits.rg

**Review Status:** APPROVED W/COMM

**HEALTH DEPARTMENT**

**Reviewer: Marcelo Blanco - (352) 253-6130**

**Review Status:** APPROVED

**ENVIRONMENTAL REVIEW**

**Reviewer: Jennifer Cotch - (352)343-9739 ext 5419**

**Informational Comments**

**Item:** ADDITIONAL INFORMATION NEEDED

**Remarks:** The parcels described in ordinance .2003-94 consist of a mixed use of commercial and residential uses. I would classify the are as FLUCCS code 1000, Urban & Built up

**Review Status:** APPROVED W/COMM

**SOLID WASTE CONCURRENCY**

**Reviewer: Development Processing - (352) 343-9855**

**Review Status:** NOT REQD

**TRANSPORTATION CONCURRENCY**

**Reviewer: Sharon Lewis - (352) 483-9050**

**Comments**

**Item:** TRANSPORTATION CONCURRENCY

**Remarks:** Traffic Study is required as additional information is needed.

**Review Status:** NEED MORE INFO

**LANDSCAPE REVIEW**

**Reviewer: Grant Wenrick - (352) 343-9739 ext 5832**

**Informational Comments**

**Item:** LANDSCAPE PLAN

**Remarks:** 1/06/08 1st Review Grant Wenrick

The applicant will need to submit a site plan to the building department before constructing monument signs.

1/06/08 1st Review Grant Wenrick

Per LDR 11.02.03 (A) (9) Minimum 100 SF landscape planting area shall be provided at the base of each monument sign.

1/06/08 1st Review Grant Wenrick

Informational - Any required existing landscape or landscape buffer may not be removed to make room for the placement of a monument sign without the submittal of an amended landscape design that maintains the required landscape.

**Item:** TREE REMOVAL APPLICATION

**Remarks:** 01/06/09 1st Review Grant Wenrick

Informational - If any trees classified as protected are removed then a Tree Removal Permit shall be filed. Generally, trees larger than a four inch DBH caliper are considered protected.

**Item:** COMMENTS

**Remarks:** 01/06/09 1st Review Grant Wenrick

Informational Comments - Monument sign standards from the Lake County Land Development Regulations shall be followed for the actual sign design per LDR 11.02.03.

Informational - Monument sign placement shall not occur over or under any designated utility easement without an agreement from the utility utilizing the easement.

Informational - Monument signs shall not obstruct any lines of sight at vehicular intersections.

**Review Status:** APPROVED W/COMM