



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

1/28/2008

CPH ENGINEERS, INC  
500 W. FULTON STREET  
SANFORD, FL 32771-

**Re: Project No. 2007120008, Application No. 1062**

**Description:** MCDONALD'S FOUR CORNERS  
MCDONALD'S FAST FOOD RESTAURANT W/DRIVE-THRU & SITE SUPPORT ELEMENTS

Dear CPH ENGINEERS, 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) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • www.lakecountyfl.gov*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

Project No. 2007120008, Application Request No. 1062

**PLANNING & COMMUNITY DESIGN DIVISION-KAREN ROSICK 352-343-9739 EXT5567**

**Rejection Comments**

**Item:** SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

**Remarks:** Karen Rosick 1/7/08  
1st site plan review

Please provide number of parking spaces.

Please provide Future Land Use Category in Site Data on sheet C-7.  
FYI Future Land Use Category = Ridge.

Please demonstrate 40% open space per Policy 1A-1.2.  
ISR needs to be reduced from 66% to 45% per Policy 1A-1.2.

Policy 1A-1.2: Ridge Land Use Category.

4. 40% of the project site be retained as open space;
5. impervious surfaces ratio shall be limited to 45% of the site;

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

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

**Rejection Comments**

**Item:** TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

**Remarks:** A Traffic Impact Study will be required for this project. Please provide four copies signed and sealed to Lake County.

**Item:** ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

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

**Item:** CONCURRENCY (TRANSPORTATION & STORMWATER)

**Remarks:** A Traffic Impact Study will be required for this project.

**Informational Comments**

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST  
**Remarks:** Site fronts on U.S.Hwy 27, no right of way requested.

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:** STABILIZED DRIVABLE SURFACE 13'6" HIGH AND 20' WIDE TO WATER SOURCE AND BUILDING  
**Remarks:** Informational 1-3-08

The proposed access road and the two fire hydrants indicated shall be installed prior to construction and shall be useable at all times during construction.

**Review Status:** COMPLETE

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

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:** WATER SUPPLY  
**Remarks:** 01/23/2008 - Application proposes connection to central water supply via Southlake Utilities. -MJB-

**Item:** WASTEWATER DISPOSAL  
**Remarks:** 01/23/2008 - Application proposes connection to central sewer supply via Southlake Utilities. -MJB-

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

**Remarks:** 01/23/2008 - Site may be within an EDB area (final determination through SJRWMD). Permitting for any planned wells (to include irrigation) to be through the SJRWMD. -MJB-

**Review Status:** COMPLETE

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** CANCEL

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** STREET NAME

**Remarks:** 1/22/08 - Address assigned 16832 Corner Center Dr, Clermont 34714. LJN

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:** PUBLIC WORKS APPROVAL (TRANSPORTATION & STORM WATER

**Remarks:** 1/22/2008 - First Review - Approval denied, a traffic impact study will be required for this project. Please review Public Works comments. -- jsm.

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** REJECT

**ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739**

**Rejection Comments**

**Item:** ADDITIONAL INFORMATION NEEDED

**Remarks:** Please demonstrate 40% open space per Policy 1A-1.2.  
ISR needs to be reduced from 66% to 45% per Policy 1A-1.2.

Policy 1A-1.2: Ridge Land Use Category.

4. 40% of the project site be retained as open space;
5. impervious surfaces ratio shall be limited to 45% of the site

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** REJECT

**LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:** LANDSCAPE PLAN

**Remarks:** 01/22/08 2nd Review Grant Wenrick

\*\* INFORMATIONAL COMMENT \*\* Landscape plans are acceptable, however it is highly recommended that all minimum size trees are 30-Gallon and not 15-Gallon. Lake County Code book gallon size is not an industry standard for the minimum size required by Lake County. 8' height x 4' spread and 2" caliper is more indicative of 30-gallon and not 15-gallon material FYI.

**Review Status:** COMPLETE

