LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

January 26, 2011

Greg A. Beliveau
LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mount Dora, Florida 32757

Re: Project Orianne
(Project No. 2010050002 Application No. 1760)

Dear Mr. Beliveau:

The Lake County Development Review Staff reviewed your Site Plan request submittal dated January 6, 2011. Based on that review, we have concluded that additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our latest review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and LDR. Be advised that additional comments may be forthcoming under separate cover.

In addition, you have requested a Development Review Staff (DRS) Meeting. This meeting has been scheduled for Thursday, February 10, 2011 at 9am at 315 W Main Street, Tavares in the Growth Management Conference Room located on the 5th floor.

Please address these comments at your earliest convenience, resubmit them for review and provide a written response to all comments. If necessary, provide four (4) signed and sealed sets of plans or revised pages for insertion into the current plans. Ensure that the revision dates are noted in the title block and indicate plan revisions as revision clouds on the revised plans.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan and LDR. Please note that Lake County strives to review your project in a timely manner. However, in order to ensure that level of customer service, it is essential that the requested information be submitted as soon as possible. Upon completing that review, you will be contacted of whether your application has been approved or requested to provide additional information.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Jennifer M. Cotch (Case Manager)
Division of Planning and Community Design
Phone: (352) 343-9738 ext. 5419
email: jcotch@lakecountyfl.gov

Planning & Community Design Division
Required Items

1. Meeting Requirements of LDR Ch. 14.09.00
The following are requirements for all Site Plan submittals:
Please provide a depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement showing:
   a. Land use and locations of principal structures and major landscape features
   b. Intensities of non-residential uses
   c. Existing and proposed driveway and roadways

2. Warranty Deed
The legal description on the warranty deed provided by the applicant is not correct. Please review Exhibit "A" of said Warranty Deed (Book 3978/Page 2263) and submit a revised copy.

Review Status: Need more Information

Public Works - Ross Pluta/Seth Lynch 352-483-9041
Required Items

1. Drainage Calculations; Soils Report
Please provide the storm water calculations and geotechnical report for this site plan.

2. Storm water Concurrency; St Johns River Water Management District Permit
Please provide a copy of the SJRWMD Permit before site plan approval.

Review Status: Need more Information

Fire – Robin Gutting (352) 343-9653 x 5427
Required Items

1. Provide Needed Fire Flow Calculations for the Building(s) per LDR Chapter 9.08 on the Plans
Only partial information was placed on site plan. Please show the actual calculations and documentation that the water source meets the fifty (50) year drought requirement per LDR's 9.08 Fire Protection Standards.

2. Add Note on Plan for Knox Box, Lock or Access System per NFPA 1 Section 10.12
Please acknowledge the proper system for fire department entrance gates will installed/permitted with Lake Co Fire Division and Lake Co. Building Dept.

3. Miscellaneous Fire Requirements

If the structures are light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be place according to the requirements of 69A-3.012 (size, color, height and placement)

Informational Comments

4. NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters
Dumpsters and containers with an individual capacity of 1.5 yd3 [40.5 ft3 (1.15 m3)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.
Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.
Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

5. Fire Protection prior to combustibles:
Per FFPC 1 Chapter 16 Section 16.4.3.1.1* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

6. Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.

Review Status: Need more Information

Health Department – Jerry Brown (352) 253-6130
Informational Comments

1. Water Supply
Pursuant to Ch 64E-8, FAC, ensure Department of Health (DOH) commercial limited use well and water system are cleared, sampled, permitted and approved through Lake County Health Department. If water system use exceeds 25 persons per day 60 days or more per year, then the water system operation will need approval through the Department of Environmental Protection.

2. Wastewater Disposal
In accordance with Ch 64E-6, FAC, each DOH onsite septic (OSTDS) will need application, review, evaluation, permitting and approval through Lake County Health Department.

Review Status: Approved with Comments

Environmental Review- Jennifer Cotch (352)343-9738 x 5419
Required Items

1. Protected Species
Please provide a copy of the permit for the relocation of gopher tortoises in the construction area issued by the Florida Fish and Wildlife Conservation Commission (FFWCC).

2. Wetlands
Please provide a copy of the recorded Conservation Easement (CE) that contains the wetlands and associated wetland buffers on the property. This will be required prior to site plan approval.

Please provide an unrecorded copy of the CE prior to recording so staff can review the document and legal description.

Review Status: Need more Information

Concurrency Mgmt/Dev Processing (352)343-9855
Informational Comments

1. Capacity and Encumbrance
Capacity Encumbrance Letter will be issued at the time of final site plan approval.

Review Status: Approved with Comment

Public Safety - Laura Nichols (352) 343-9487

Review Status: Approved

Transportation Concur - Sharon Lewis (352)483-9050

Review Status: Approved

Environmental Utilities - Gary Debo (352) 343-3776

Review Status: Approved