



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

March 6, 2009

WADE DAVIS
AUTOZONE, INC.,
123 SOUTH FRONT ST 3RD FLOOR
MEMPHIS, TN 38103

Re: Project No. 2007030002, Application No. 1390

**Description: CLERMONT COMMERCIAL OUTLETS
AUTO ZONE - AMENDMENT**

Dear Mr. DAVIS:

Your Site Plan application has been reviewed by the Development Review Staff. The Review comments are included below for your reference. The comments are listed by specific review area and include a staff contact should you require any clarification of the comment or additional information. Please submit the revised plan to the Zoning Department which will route it to the Development Processing Section.

Please respond to our comments with a written response to all comments, along with four (4) legible, signed and sealed sets of plans or documentation that addresses the comments. Your project is located within the Clermont Joint Planning Area (JPA), one (1) additional set is required. The plan revisions, if required, must be either circled or their location indicated in the written response letter.

The Development Review Staff will review the revised plan(s) and responses to comments for compliance, and will notify you of the results at the completion of our review.

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

Sincerely,

Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5587
e-mail: misaac@lakecountyfl.gov

Debbie Parker
Development Processing
(352) 343-9855

cc: George S. Horton P.E. – Griffey Engineering (gsh@griffeyengineering.com)

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

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Comments

February 26, 2009

1.- Project Data sheet C1.0:

- a) Please correct the Future Land Use to read "Urban" in accordance with the Future Land Use Map.
- b) Revise the Impervious Area to match the area note on sheet C1.3 for Building Area and Pavement/Sidewalk Area. Also revise the Impervious Surface Ratio (ISR) as it has been affected by the Impervious Area calculation.
- c) Zoning District, revise to read "PUD (Ordinance #2009-4)"
- d) Please add open space (minimum 25%) as required by Ordinance #2009-4 Section 1.B.1.

2.- Cover sheet, please add the county approval stamp, see attached latest revision.

3.- Please provide the required bicycle parking meeting the requirements of LDR Section 9.03.07.

4.- Please show a wheel stop or curbs on all parking stalls abutting a sidewalk as required by LDR Section 9.03.05(L).

5.- Ground Sign, sheet C1.A, Site Key Notes #11:

Please revise ground sign dimensions not to exceed 60 square feet per face as required by LDR Section 11.02.03(1.A.3.a).

Informational Comments:

- 1.- A Development Review Staff (DRS) meeting has been scheduled for Thursday, March 12, 2009 at 9:30 am.
- 2.- Please authorize us to red-line the application to clarify the existing & proposed project data to be consistent with the data shown/contained on the plan.

***** END OF PCD FIRST REVIEW *****

Review Status: NEED MORE INFO

PUBLIC WORKS DEPARTMENT - ROSS PLUTA (352) 483-9041

Informational Comments

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Letter of Permit Modification is required before the construction commencement.

Review Status: APPROVED CONDITIONAL

FIRE - GUTTING/SIKES (352)343-9653 EXT. 5427

Review Status: APPROVED

HEALTH DEPT. - PAUL BUTLER (352)253-6130

Review Status: APPROVED

ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419

Review Status: APPROVED

LANDSCAPE - GRANT WENRICK (352)343-9739 EXT. 5832

Comments

Item: LANDSCAPE PLAN

Remarks: 03/05/09 1st Review Grant Wenrick

Landscape Buffer B required on the west, south and east property line. Please update language shown on the plan to reflect Landscape Buffer B. Landscape Buffer B requires four canopy trees for every one-hundred linear feet. Please add two canopy trees to the southern buffer. The amount of canopy trees on the east and west are sufficient to meet Type B requirements. Vehicular use areas do not have to be used in calculating the amount of planting area required for the buffer. Also, the east and west buffers may be shared as part of a master-planned commercial project. Therefore any shortfall in the required buffer width (fifteen feet) will be made up by the adjacent parcels.

03/05/09 1st Review Grant Wenrick

The ground sign requires one-hundred (100) square feet of shrubs or groundcover per chapter 11. Also the applicant is advised that both the landscape and the ground sign is shown in the thirty foot utility easement along SR 50. The applicant shall make every effort to avoid utilities in this area and shall consult with the proposed utility plans and also call 411 at least 72 hours before any excavation work.

03/05/09 1st Review Grant Wenrick

Informational - All landscape shown on the landscape plan shall be installed before the Certificate of Occupancy. The western boundary landscape is screened back and Staff wanted to make sure this landscape installation is not delayed.

Review Status: NEED MORE INFO

PUBLIC SAFETY - LAURA NICHOLS (352)343-9487

Review Status: APPROVED

TRANSPORTATION CONCURRENCY

Informational Comments

Item: TRANSPORTATION CONCURRENCY

Remarks: 02/23/09 SL:

For the Auto Zone Site Plan submittal a traffic study will not be required. The applicant will however need to submit a letter of exemption showing the Peak Hour trip generation and distribution schedule prior at site plan approval.

Review Status: APPROVED CONDITIONAL

SOLID WASTE CONCURRENCY - DEVELOPMENT PROCESSING

Informational Comments

Item: CONCURRENCY

Remarks: If you elect to reserve capacity, all capacity reservation fees must be paid prior to final approval. Please contact Development Processing for an estimate.

If you do not elect to reserve capacity, capacity and encumbrance will expire 3 months from final approval date.

Review Status: APPROVED W/COMM

CJ
**City of Clermont
Fire Department**

*emailed
D Griffey
2/27/09*

Memo

To: Lisa Howard, Development Review Coordinator
From: Allen LaClair
Date: 2-26-09
Re: Autozone-JPA

The following changes should be made to the site plans seal dated 2-13-09:

No changes are required to be made. All fire protection features will already be in place under the master development plan.

Allen LaClair
Fire Plans Reviewer
352-241-7312
alacclair@clermontfl.org

City of Clermont

Memo

To: Lisa Howard, Development Review Coordinator

From: Alan Freeman, Water Conservation Coordinator

CC: File

Date: February 23, 2009

Re: Auto Zone-JPA-Review #1

Prj No:

I have reviewed the plans for the subject project dated 2/13/09 and have the following comments:

- Purple pipe is to be used for all irrigation
- Irrigation must comply with the City of Clermont Code of Ordinances #336-C. This shall include, but not be limited to the following:
 1. Turf shall be on separate zone(s) from shrubs and trees
 2. It is recommended that trees be irrigated on a zone or zones separately in order to assure adequate irrigation distribution and survival.
 3. Tree bubblers must be of the type that can be shut off when trees are established and separate irrigation is no longer necessary.
 4. Sprays and rotors may not be combined in a single zone. Emitters shall have matching application rates in each single zone.
 5. The irrigation system shall be designed to avoid overspray, runoff, low head drainage, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, parking lots, roadways, structures or water features.
 6. Narrow areas (four feet wide or less) shall be irrigated with emitters designed for such narrow areas.
 7. Wind breaks shall be utilized to reduce wind velocity and water loss during irrigation. Windbreaks can be formed by walls, fences, shrub beds or hedges. If this cannot be accomplished or where design is cost prohibitive to do so, a wind sensor may be installed to shut off the system when wind speeds exceed a velocity where water loss occurs.
 8. All sensors, including the required rain sensor, must be calibrated and operational at all times.

City of Clermont

Memo

To: Lisa Howard
From: Curt Henschel
CC: File
Date: 2-25-09
Re: AutoZone Formal JPA #1

I have reviewed the plans for the subject project dated 2-13-09 and have the following comments:

1. Parking stalls shall be a minimum of 10 x 20.
2. Provide wheel stops in parking stalls that are adjacent to landscape buffers.
3. Provide architectural building elevations for review.
4. All landscape islands shall be a minimum of 300 square feet.

City of Clermont

Memo

To: Lisa Howard, Development Review Coordinator
From: Cheryl Parker, Assistant City Engineer
James Kinzler, Utilities Director
CC: File
Date: February 27, 2009
Re: Autozone at Clermont Commercial Outlet
Review #1 – Formal
Prj No:

I have reviewed the plans for the subject project dated February 13, 2009 and have the following comments:

1. Provide at least one unbound copy of a certified Boundary Survey.
2. Provide a geotechnical report for the subject project.
3. Provide a certified as-built of the existing 16" sanitary force main.
4. Demonstrate all existing utilities including structures, utility mains, storm pipe, laterals and appurtenances. Include detailed cross sections at minimum 50-foot intervals along the existing 16" sanitary force main.
5. Include in the plan set, a minimum of two east-west and two north-south cross sections through the entire site. Label all slopes in cross sections. Identify the buffer areas, easements, property boundaries and rights of way.
6. Grading within the buffer area along the north and east property boundary does not meet code. Cross slopes within buffers shall be essentially flat for the first 10 feet (maximum 10:1 slope) in the direction perpendicular to the property line and located on the high side. Remaining cross slope may be sloped a maximum of 4:1. Provide additional grading including spot grades as required.
7. On sheet P1.0, delete text "forward throw" from detail 13, light pole. Cross through or remove the light pole detail shown on sheet C1.8.
8. Label street names on all site plan sheets.
9. Specify the pavement structure in the typical pavement detail.

10. Maximum driveway width shall be 40-feet. Revise driveway south of the building.
11. Sidewalks shall not run parallel within buffer areas.
12. Replace dumpster enclosure detail with City standard.
13. Ensure proper cover on existing 16"FM.
14. Re-label dedicated fire line as such.
15. Identify meter and reduced pressure zone backflow preventor. Clarify size of both.
16. Sanitary Sewer lateral shall be constructed using SDR-26.
17. The following items will be required prior to approval:
 - Copy of the SJRWMD permit modification.

