



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

MARCH 27, 2008

PYXIS CONTRACTING COMPANY  
POST OFFICE BOX 255  
PARRISH, FLORIDA 34219

Re: Project #2008020007, Application Request #1106

Description: GTE GREATER GROVES  
3600 SF, 1-STORY CREDIT UNION BRANCH OFFICE

Dear PYXIS CONTRACTING COMPANY:

Your site plan application has been reviewed by the Development Review Staff (DRS). Their review comments are attached. All comments must be addressed and satisfied by the applicant prior to receiving staff approval.

**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 seven (7) inches by seven (7) 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 for review.**

The DRS will then review the revised plans and the engineers' responses 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 requested information and you will be notified of the results of the review.

Please contact me if you have any questions.

Sincerely,

Development Review  
Division of Planning and Community Design  
352.343.9739

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P 352.343.9739 • F 352.343.9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION - Stacy Allen, Senior Planner 352.343.9739 x5574**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

**Remarks:** 03-25-08 / 1st Review / Stacy Allen

There appears to be discrepancies between the Comprehensive Plan and Resolution #1994-195 with regard to amount of open space and amount of commercial square footage. Planning staff is waiting for review and comment from the County Attorney's Office on this issue. Planning staff will provide further comment prior to or at the DRS meeting on April 3, 2008.

**NOTES:**

The site is located within the GSACSC Ridge FLUC and zoned PUD, Resolution #1994-195.

Originally rezoned in 1990 (Ordinance #5-90), prior to adoption of Comprehensive Plan (1991) and LDRs (1993).

Resolution #1994-195 supersedes all previous ordinances and was adopted in 1994, after adoption of Comprehensive Plan (1991) and LDRs (1993).

Resolution #1994-195 is not consistent with the Comprehensive Plan particularly with regard to amount of allowed commercial square footage and amount of required open space in Ridge FLUC.

"Commercial Special Districts" are allowed within the GSACSC Ridge FLUC as stated in CP Policy 1A-1.2 and as shown in LDR Table 3.00.03.

The PUD District is allowed within the GSACSC Ridge FLUC as shown in LDR Table 3.00.03.

A PUD in the Ridge FLUC is required to provide a minimum of 40% open space of the total development (CP Policy 1-1.2 and Table V-1).

Resolution #1994-195 requires 20% open space.

All land uses are allowed within the Ridge FLUC except...residential developments over 4du/a...commercial developments greater than 5,000sf... (CP Policy 1-1.15: 8. a. and b.)

Policy 1A-1.A: Densities and Intensities Applicable to the GSACSC. The densities and intensities established in these policies are the only densities and intensities that apply in the Green Swamp Area of Critical State Concern. Proposed development shall be required to follow the policies set out below which are additional requirements to the other requirements of the Comprehensive Plan.

Policy 1A-1.2: Ridge Land Use Category. The Ridge land use category shall allow residential densities up to 4 units per acre provided central sewer service is provided consistent with Policy 1-1.13: 1. g. (1). Commercial uses will be limited to Neighborhood Commercial Activity Centers and will require a plan amendment unless incorporated into a mixed use Planned Unit Development. The following restrictions apply:

1. all developments shall use water conservation devices;

2. all developments must provide assurances that all of the services needed to support that development are in place concurrent with the impacts of the development (this includes fire, police, schools). Development orders shall be issued with a condition that specifies the regional wastewater service provider and that requires the development to connect to the regional provider when sewer services are available;
3. clustering of development on the least environmentally sensitive areas;
4. residential planned unit developments require 40% of the project site be retained as open space;
5. impervious surface ratios shall be limited to 45% of the site;
6. all developments shall contain facilities for the retention of all stormwater on site or at regional facilities located in the same area of recharge;
7. a residential density of one (1) unit per twenty (20) acres of wetlands is transferable to the uplands; and
8. mixed use PUDs in the Ridge area shall be limited to a maximum of 20% of the development site utilized as commercial.

**Review Status:** HOLD

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

**Rejection Comments**

**Item:** OFF-SITE ROAD IMPROVEMENTS

**Remarks:** March 19, 2008 SL

Provide a radius (R35) for the access apron on the west side of the site. (off of the existing access road)

**Item:** TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

**Remarks:** March 13, 2008 SL

The traffic study will need to be revised due to concurrency issues on US 27.

**Item:** INTERNAL TRAFFIC CIRCULATION, PARKING DESIGN

**Remarks:** March 19, 2008 SL

Provide yield signs for the proposed traffic circle shown on the plans for traffic safety. The island for the traffic circle may require mountable curb to permit the turning path for large vehicles (truck apron). Please provide the design speed for the traffic circle with truck turning analysis.

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

**Remarks:** March 19, 2008 SL

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

**Item:** DRAINAGE CALCULATIONS; STORM EVENTS

**Remarks:** March 19, 2008

Please provide the drainage calculations for this site for county review and file.

**Item:** SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

**Remarks:** March 19, 2008 SL

The sidewalk connection in the FDOT right-of-way may require permitting. Please make note of this in the plans.

The sidewalk crossing at the traffic circle, where does it go to? Provide Ped. Crossing signs for the pedestrian crossing.

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

**Remarks:** March 20, 2008 SL

The traffic study will need to be revised due to concurrency issues on US 27.

Drainage Calculations will be required for this project. St. Johns Permit is required before site plan approval.

**Informational Comments**

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

**Remarks:** Site fronts Greater Groves Blvd (# 0159) w/42 feet of recorded R/W from centerline (84' total). Classified as a local road requiring 33 feet from centerline (66' total), no R/W requested. Also fronts U.S.Hwy 27, no R/W requested.

**Review Status:** REJECT

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

**Rejection Comments**

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

**Remarks:** 1st review BDH Rejected 3-10-08

Provide a fire hydrant at the Greater Groves Boulevard entrance to the project.

Fire Flow Calculations indicate that the building is sprinkled.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

Provide a truck movement plan indicating that all turns and roadways are adequate for a 50' long by 9' fire apparatus to maneuver throughout the project. Revise Emergency Truck Turning Plan.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:** WATER SUPPLY

**Remarks:** 03/18/2008 - The application proposes connection to a central water supply via Utilities, Inc. The application does not propose use of wells (irrigation or otherwise). -MJB-

**Item:** WASTEWATER DISPOSAL

**Remarks:** 03/18/2008 - The application proposes connection to a central sewer line via Utilities, Inc. -MJB-

**Review Status: COMPLETE**

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status: COMPLETE**

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

**Rejection Comments**

**Item: LANDSCAPE PLAN**

**Remarks: 3/19/08 1st Review Grant Wenrick**

Please add two (2) canopy trees along the southern vehicular use area to bring the southern buffer into compliance for buffer B. Buffer B requires a minimum of four (4) canopy trees per one-hundred (100) linear feet.

3/19/08 1st Review Grant Wenrick

Please add eight (8) ornamental trees and a continuous double-row of screening hedges between the developed part of the site and U.S. 27 to bring the landscaping into compliance with Landscape Buffer C per LDR 9.01.04.B.2.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status: REJECT**

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item: STREET NAME**

**Remarks: 3/7/08 - 1st review - Address assigned 16126 Greater Groves BV, Clermont, 34714. LJJ**

**Review Status: COMPLETE**

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

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

**Remarks: 3/19/08 - 1st Review**

Please refer to Public Works review for Concurrency comments. km

**Informational Comments**

**Item:**  
**Remarks:**  
**Review Status:** REJECT