



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

9/15/2008

RIDDLE-NEWMAN ENGINEERING, INC.
115 N. CANAL STREET
LEESBURG, FL 34748

Re: Project No. 2008090002, Application No. 1261

Description: LAKE COUNTY CENTRAL PARK LOT 27
Office/Warehouse building with on-site parking

Dear Mr. Riddle:

Your site plan application has been reviewed by the Lake County Development Review Staff. The review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and Land Development Regulations. Please address these comments at your earliest convenience and resubmit them for review.

The Development Review Staff will review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan and you will be contacted when your application has been approved if all comments were satisfactorily addressed.

Please provide a written response to all comments and provide four (4) signed and sealed sets of plans or revised pages for you to insert in the current plans. If your project is located within the Clermont Joint Planning Area (JPA) one (1) additional set is required. Please include revision dates in the title block and indicate plan revisions as revision clouds on the revised plans.

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

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 x5400
e-mail: rhartenstein@lakecountyfl.gov

Development Processing Section
(352) 343-9855

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

PLANNING & COMMUNITY DESIGN DIVISION – Rick Hartenstein (352) 343-9739
x5400

The following is a request for additional information:

Item: MEETING REQUIREMENTS OF LDR CH. 14.09.00

Please provide the name, address, and telephone number of the owner/s of the property. Where a company or corporation is the owner of the property, provide the name, address, and telephone number of the president and secretary of the entity.

Please provide an overlay map showing the USDA Soil Conservation Service soil types and the Florida Land Use Classification System (FLUCS) on the concept plan.

In the Site Data section, please provide the Future Land Use Classification of "Employment Center".

Please provide the location of any proposed ground signs on the site plan.

Item: THIS PROJECT IS CONSISTENT WITH OTHER APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

Please be advised the parking requirements contained in LDR 9.03.06 for Wholesale and Warehousing were changed on August 19, 2008 by Ordinance #2008-54. The new parking requirements for Wholesale and Warehousing are "1 space per 10,000 square feet of gross leasable area plus 1 space per employee". Based on this change, the minimum number of parking spaces required for the project will be 86 vehicle spaces. Any additional parking spaces will need to be shown as pervious parking, thus reducing the impervious area and providing additional open space. Please correct this on the site plan.

Review Status: NEED MORE INFO

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

The following is a request for additional information:

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

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

Item: DRAINAGE EASEMENTS

The plans show the drainage easements having landscape buffer being placed in the easements. The drainage easements should not have landscape placed in them for this will affect the stormwater swales as shown on the overall plans for Phase 2 of Christopher C. Ford Industrial Park. The back of the lot 27 contains a 20 ft drainage and

access easement within the thirty foot drainage and utility easement. This drainage and access easement is for the access to the County pond, please keep this area clear to allow access for the pond.

Item: RETAINING WALL

Please include cross sections for the retaining wall and provide swales as needed to maintain stormwater.

The following are informational comments:

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the site plan approval and before construction commencement.

Item: OFF-SITE UTILITIES CONNECTIONS; RIGHT-OF-WAY UTILIZATION PERMIT

A Right-of-Way Utilization Permit will be required before construction begins. Any work within the County right-of-way requires an approved Right-of-Way Utilization Permit. Please submit the permit to Lake County Public Works after site plan approval.

Additional comments may be forthcoming concerning any easements or right-of-way requirements.

Review Status: HOLD

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

The following is a request for additional information:

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW

Provide needed fire flow calculations and fire hydrant locations for the buildings. Needed fire flow and number of hydrants shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Provide Additional Hydrants around the rear of the building. Space hydrants as required in Annex I.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons. The Fire lane indicated around the building indicates a 5' distance from the building to the pavement. Please revise.

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.

If the building is equipped with a fire pump, please indicate the location of the fire pump room. Hydrostatic Test Pressure for fire lines may be greater than 200 PSI if the building requires a fire pump.

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

The Fire Department Connections shall be located within 100' of a fire hydrant.

Review Status: NEED MORE INFO

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

Rejection Comments

No further comments at this time.

Review Status: APPROVED

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

The following is a request for additional information:

Item: PROTECTED SPECIES

Please provide a copy of the FFWCC permit authorizing the relocation of the gopher tortoises on the project site. This is required prior to site plan approval.

Review Status: NEED MORE INFO

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

The following is a request for additional information:

Item: LANDSCAPE PLAN

A signed and sealed landscape plan shall be submitted by a registered Landscape Architect.

The applicant shall provide a landscape buffer B around the entire perimeter of the property. Landscape Buffer B consists of 4 required canopy trees and a single row of

screening shrub per 100 linear feet. An optional 3 ornamental trees may also be provided per 100 linear feet. The minimum size of a canopy tree shall be 2 to 2-1/2" Caliper X 8' Ht. X 4' Spread. The minimum size of a screening shrub shall be 2-1/2' Ht. or 3-Gallon shrub size. A minimum of two different species of canopy trees and shrubs shall be utilized. Canopy trees shall be set back a minimum of ten feet from utility lines or as the utility provider requires, whichever is greater.

The landscape buffer may be shared if an adjacent buffer meets the requirements. Any adjacent buffer used as credit must be indicated and plant material identified on the landscape plan.

The applicant shall make sure with Lake County Public Works that co-locating the landscape buffers along drainage easements are acceptable. An earlier concept indicated the landscape buffer near or on a drainage easement.

*** Seth Lynch with Public Works has informed us that landscape IS NOT allowed on the drainage ACCESS easement located on the north side of the site. The easement on the north has a thirty foot easement along with a twenty foot wide access easement that no landscape shall be planted. ***

Please submit typical cross sections that depict the landscape buffer in relation to the drainage, topography and all other easements within thirty foot proximity to the buffer.

A landscape island shall be provided for no more than every 15 parking spaces in a row. The landscape island shall be a minimum of 200 square feet pervious area and contain 1 canopy tree. For "head to head" parking a landscape island shall be a minimum of 400 SF and contain 2 canopy trees.

25 foot sight visibility triangles shall be maintained at road intersections.

The applicant shall provide a statement and plan that indicates that a minimum of six (6) canopy trees are provided per acre.

The applicant shall provide a total number of the protected trees to be removed. Lake County can not sign off on a non-quantified tree removal permit.

Item: TREE REMOVAL APPLICATION

The applicant shall provide a total number of the protected trees to be removed. Lake County can not sign off on a non-quantified tree removal permit.

Review Status: NEED MORE INFO

CONCURRENCY - DEVELOPMENT REVIEW

No further comments at this time.

Review Status: APPROVED

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

The following is an informational comment:

Item: STREET NAME

The address for the Warehouse Bldg is 19944 Independence BV, Groveland, Fl 34736.

Review Status: APPROVED

Cc: File (Proj#2008090002 AR#1261)
Steve Greene, AICP, Chief Planner
CB Group, LLC Attn: Brennan Smith, Manager 301 W. Platt Street #144 Tampa FL 33606
bsmith@wagner-florida.com