



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

DECEMBER 19, 2007

RIDDLE-NEWMAN ENGINEERING, INCORPORATED
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748

Re: Project #2007100013, Application #1016

Description: HILLCREST MEMORIAL GARDENS MAUSOLEUM "C"
ADDITION OF MAUSOLEUM TO EXISTING CEMETERY

Dear RIDDLE-NEWMAN ENGINEERING, INCORPORATED:

Your SITE PLAN application has been reviewed by the Development Review Staff. The 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 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 require payment of the \$100 plan revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS for review.**

The Development Review Staff will then review the revised plans and the engineer's 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.

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

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P352.343.9739 • F352.343.9816
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

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 12-17-07 / 1st Review / Stacy Allen

Please submit the following item(s)/document(s):

Letter of nonavailability from City of Leesburg.

INFORMATION:

All other required items have been submitted and verified for accuracy:

Rezoning in process, see rezoning file Project #2007100013 / AR #1061 / PH #06-08-1;

General development application;

Name of project - Hillcrest Memorial Gardens Mausoleum "C";

Statement of intended use - addition of mausoleum to existing cemetery;

Owner's affidavit signed by William Mark Hamiltom;

Applicant's affidavit signed by Keith E. Riddle, PE;

Property record cards for alternate key numbers 1111331, 1328233, 1328241, 1328250, 1741611 and 2881259;

Warranty deed 2722/1982;

12-17-07 / Sufficiency Review / Stacy Allen

Accurate boundary survey with legal description dated July 6, 2007, signed/sealed by Andrew W. Powshok, PLS /

License #5383, State of Florida;

Copy of CUP #450-2;

Concurrency application;

aerial photograph with property boundaries overlain; and an

environmental assessment dated October 9, 2007.

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 12-18-07 / 1st Review / Stacy Allen

Please make the following corrections/additions to the COVER SHEET (Sheet C1.1):

Continue to reserve a space 7"x7" for the County approval stamp;

UNDER "SITE DATA",

in addition to the "Proposed Impervious Area", include the EXISTING impervious surface,

TOTAL impervious surface and

impervious surface RATIO;

Also note "Total Site Area" in square feet;

Note building setbacks of

50 feet from all rights-of-way and right-of-way easements bounding the project area, and

Sides - 15 feet (abutting Flat Island Preserve - "CFD");

Note that there are no wetlands on the site;

In addition to the flood zone, note FIRM panel information;

Correct "Zoning" to CFD with CUP #450-2;

Add "Future Land Use Category - Urban".

Add to "LOCATION MAP",

a stated scale and

a bar/graphic scale;
Add a bar/graphic scale to the "SITE PLAN";

Provide statement that "earthwork, cut and fill will balance on site";

Please make the following corrections/additions to the SITE PLAN (Sheet C2.1):
In addition to the stated scale, add a bar/graphic scale;
Note, show and label building setback distance to side property lines.

Informational Comments

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 12/12/07 / 1st Review / Grant Wenrick

Proposed improvements are less than 25%; therefore, a landscape plan is not required.

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

Remarks: 12-18-07 / 1st Review / Stacy Allen

A staff-initiated rezoning request for the Community Facility District (CFD) will run concurrently with site plan review. The rezoning is scheduled for the January 3rd and January 22nd public hearings. The existing CUP #450-2 will remain in effect.

The rezoning must be approved by the BCC prior to Site Plan approval.

INFORMATION:

The use of land for a cemetery is allowed in the Urban FLUC (CP Policy 1-1.15: 1).

The CFD is permitted in the Urban Future Land Use Category (FLUC) (LDR Table 3.00.03).

CUP #450-2 permits "grave sites" and "structures incidental to operation of the cemetery". A mausoleum is considered "grave sites" and is an incidental structure to the operation of the cemetery.

Item: ENVIRONMENTAL ASSESSMENTS SUBMITTED NOT OLDER THEN SIX (6) MONTHS

12-18-07 / 1st Review / Stacy Allen

An environmental assesment (EA) dated October 9, 2007 has been submitted for review. The EA will remain effective for a period of six (6) months and then expire. If the site plan has not received final approval on/before April 9, 2008, a letter updating the EA will be required prior to final site plan approval.

Review Status: REJECT

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

Rejection Comments

Item:

Remarks:

Informational Comments

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

Remarks: Site does not front on a County maintained road. No R/W requested.

Review Status: COMPLETE

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: WATER SUPPLY

Remarks: 12/12/07 - Application proposes no changes to plumbing. -MJB-

Item: WASTEWATER DISPOSAL

Remarks: 12/12/07 - Application proposes no changes to plumbing or increase in domestic sewage flow. -MJB-

Review Status: COMPLETE

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)

Remarks: 11/07/2007 SC

Preliminary Environmental Assessment dated 10/09/2007 conducted by Larry Medlin of Land Water Consulting, Inc. indicated that no wildlife species listed by the United States Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission were observed.

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: PENDING