



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

October 12, 2007

Mr. John Kidd, AICP, Senior Planner
AVID Group
4901 Vineland Road
Suite 190
Orlando, Florida 32811

Re: Project #2007080009, Application #996

Description: Woodcrest Center, Phase 1 - Commercial Project, 15,496sf building area

Dear AVID Group:

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 staff approval.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans,**
 - 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 a \$100 plan revision fee,**
- 5. When all requested information has been received, it will be circulated to the Development Review Staff for review.**

The Development Review Staff will then review the revised plans and the engineer's response to comments for compliance with the appropriate Comprehensive Plan Policies and Land Development Regulations. This review will be completed within fifteen (15) days of receipt of all required 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

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P352.343.9739 • F 352.343.9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

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District 3

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District 4

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District 5

Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739
Project #2007080009, Application Request #996

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 10-11-07 / 1st Review / Stacy Allen

Please provide the following documentation:

Preliminary environmental assessment,

Letter of availability / nonavailability from South Lake Utilities.

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 10-11-07 / 1st Review / Stacy Allen

Corrections/additions to the site plan may be necessary depending on the results of the EA.

Include the corrected/revised Boundary and Topographic Survey with the Site Plan (contact Greg Baksis in your Holiday office).

Please make the following correction/additions on the COVER SHEET:

Set aside a space seven inches (7") by seven inches (7") for the County approval stamp.

Include a stated and bar/graphic scale with the "Location Map".

Include an aerial photograph with property boundaries overlain, stated and bar/graphic scale, Section-Township-Range and north arrow.

The "Legal Description" must be updated to correspond with the revised legal description on the Boundary and Topographic Survey (contact Greg Baksis in your Holiday office).

NOTE WITH THE "SITE DATA":

Note the Future Land Use Category (FLUC) of the site, Commercial Corridor designation within underlying Urban.

Note there are no wetlands present within the project area.

Maximum impervious surface ratio (ISR) - 70%,

Minimum open space required - 30%,

Maximum floor area ratio (FAR) - 200%,

Maximum height - 50'.

Include with "Lot Coverage Calculations", the square footage/acreage of open space.

According to Woodridge PUD Ordinance #2001-106, Section I. B. 1.:

Permitted is a total of twenty (20) acres of specialty commercial lot area to consist of a

maximum of two hundred thousand (200,000) square feet of specialty commercial that will include a one (1)-acre hotel/motel site.

Correct the "Building Setback Requirements":

All structures shall be set back no less than fifty feet (50') from all roads and/or right-of-way easements bounding the project area.

All other side and rear building setback lines are fifteen feet (15').

Include with "Parking", the required number of bicycle parking spaces - 0.05 bicycle parking space(s) per one (1) motor vehicle parking space.

Please make the following correction/additions on SHEET 2 ("Specifications and Notes"): Include with "Paving, Grading and Drainage Notes" the statement , according to LDR Section 6.06.01 F. 2. a. (1.), that "The total amount of material removed offsite shall not exceed two hundred percent (200%) of the minimum stormwater retention/detention volume required."

Please make the following correction/additions on SHEET 3 ("Horizontal Control Plan", reviewed as the Site Plan):

Tie the boundaries of the site to a Section, Quarter-Section or subdivision name and lot number(s).

Show and label open space areas, including square footage/acreage and types of activities proposed to be permitted on them.

Show and label the bicycle parking spaces (bike racks) and indicate the number of bicycles that each rack can hold.

Show and label proposed ground/monument sign(s).

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

Remarks: 10-11-07 / 1st Review / Stacy Allen

Please provide a preliminary environmental assessment (EA) according to Lake County Land Development Regulations (LDRs) Section 6.04.04.

Corrections/additions to the site plan may be necessary depending on the results of the EA.

The EA will remain effective for a period of six (6) months. If the site plan has not been approved within this six (6) month period, an updated EA is required prior to final approval of the site plan.

Informational Comments

Item:

Remarks:

Review Status: REJECT

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

Rejection Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: FDOT driveway permits are required before the final approval.

A County Driveway Permit maybe required for this project. To be determined atr DRS meeting.

If required the following will apply: Submit County Driveway Permit Application to Lake County Public Works Department. Permit is required before construction commencement.

Item: OFF-SITE ROAD IMPROVEMENTS

Remarks: Provide intersection analysis for the intersection of Woodcrest /US HWY 27 - to determine the need for additional left turn lane.

Item: TRAFFIC STUDY/TRANSPORTATION CONCURRENCY

Remarks: Pending Traffic Study

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before the final approval.

Item: CONCURRENCY (TRANSPORTATION & STORMWATER)

Remarks: Pending Traffic Study

Informational Comments

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

Remarks: 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.

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

Remarks: Site fronts on U.S.Hwy 27, no right of way requested.

Also fronts on Woodcrest Way (# 0163) w/50 feet from centerline (100 feet total). Classified as a local road. No R/W requested.

Review Status: HOLD

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

Rejection Comments

Item: REVIEW IS COMPLETE

Remarks: 10-12-07 / Stacy Allen

This section will be completed by Fire Inspector Brian Hawthorne. comments will be forthcoming.

Informational Comments

Item:

Remarks:

Review Status: HOLD

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: WATER SUPPLY

Remarks: 10/03/07 - Application states central water service is available. -MJB-

Item: WASTEWATER DISPOSAL

Remarks: 10/03/07 - Application states central sewer service is available. -MJB-

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks: 10/03/07 - Possible EDB area, future well permitting (to include irrigation wells) if any, to be through SJRWMD. -MJB-

Review Status: COMPLETE

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

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 10-11-07 / 1st Review / Stacy Allen

Please provide a preliminary environmental assessment (EA) according to Lake County Land Development Regulations (LDRs) Section 6.04.04.

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

Remarks: 10-11-07 / 1st Review / Stacy Allen

See comment above.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item: STREET NAME

Remarks: 10/4/07 - 1st review - Street names must be submitted for approval. LJN

Informational Comments

Item:

Remarks:

Review Status: REJECT

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: HOLD