



July 6, 2016

**VIA E-MAIL (Abra.Horne@groveland-fl.gov)
& REGULAR U.S. MAIL**

Abra Horne, Interim Planner
City of Groveland
156 S. Lake Avenue
Groveland, Florida 34736

Re: Site Plan Review – Groveland Shoppes Dialysis Center
Application # 2016-xx
1st Review

Dear Ms. Horne:

I am in receipt of the following documents:

- Correspondence dated June 16, 2016 from Foresite group;
- Planning and Zoning Application;
- Concurrency Application;
- Property Owner & Agent Affidavit;
- Commitment for Title Insurance Effective Date, June 6, 2016;
- Property Record Card, Alt. Key 3878618;
- SJRWMD modified permit No. 112078-5;
- ITE Trip Generation and Distribution Statement dated June 1, 2016;
- Stormwater Management Narrative dated June 2, 2016; and
- A Tenant Improvement for FKC Clermont West, Groveland, FL (T.I. Package #7698-1) dated June 3, 2016.

My review and comments relate solely to site plan review as provided in Sec. 153-35(b) and (c), City of Groveland Code of Ordinances, and does not include construction plan review as contemplated in Sec. 153-35(e) and (f). Please find my comments below:

1. A boundary and topographical survey was not provided. Sec. 153-35(b)(6).

Abra Horne, Interim Planner
City of Groveland
July 6, 2016
Page | 2

2. A site plan with exterior elevations as well as setting forth the details required by Sec. 153-35(c) were not provided. It appears that I have received only construction documents. If the City has received the required site plan with exterior elevations, please provide a copy for my review.

3. Applicant shall comply with the recommendations of the Lake-Sumter MPO. Sec. 153-35(b)(9) and Sec. 153-35(c)(15); and Sec. 109-57.

4. Submittal does not contain details relating to location of mechanical equipment and appurtenances to ensure proper screening. Sec. 153-35(c) (38). Sec. 137-112.

5. Information needed to determine compliance with Sec. 137-114 & 115 has not been provided.

Once these comments have been addressed, please forward the documents to me for review. If you need anything further, please let me know.

Sincerely,



Anita Geraci-Carver

AGC/dd

cc: Rodney Lucas, Interim CDD

