



CITY OF GROVELAND
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GROVELAND, FL 34736

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TO Brad Karns, Project Manager
ForeSite Group
10150 Highland Manor Drive, Suite 210
Tampa, FL 33610

FROM Abra Horne, Interim City Planner

DATE August 16, 2016

SUBJECT Dialysis Clinic, Groveland Shoppes
Application #2016-06-19
1st Review

Please find comments regarding the Dialysis Clinic Site Plan Review submittal:

Submittal: The Planning Staff have received and reviewed the following documents submitted by the applicant:

- Digital Submittal via CD
- Executed Concurrency Application (with property record card attached)
- Property record card
- Check (Site Plan Review fee)
- Check (Construction Plan Review fee)
- Check (Concurrency Review fee)
- Executed Planning & Zoning Application/Property Owner & Agent Affidavit
- Trip Generation and Distribution Statement (addressed to City of Groveland)
- Title Opinion
- Stormwater Management Narrative (Signed & Sealed)
- SJRWMD Permit
- Architectural Plans – 24"x36" and Plans – 11"x17"
- Site Development Plans (Includes Landscape Plan and Survey) – 24"x36" [11"x17"]

Planning Department Comments:

1. The applications appear to be complete ***except for the following items*** not found in hard copy or electronically, pending City Attorney review.
 - a. Location map showing adjacent properties and road network.
 - b. Legal description (entire description in word format on CD).
2. The plan shows that there is an existing driveway along the front of the property with a Perpetual Access Easement. The proposed improvements would remove that existing driveway and replace it with a new one in approximately the same location. Please confirm that the location of the new driveway still falls within the boundaries of the existing Perpetual Access Easement.
3. Sheet C-5.0 has a note indicating to “Refer to Arch. Details” for the design of the dumpster enclosure. We reviewed all of the architectural plans but did not find details for the dumpster enclosure. There were details for the generator enclosure, but not for the dumpster enclosure. Please provide details for the design of the dumpster enclosure.
4. Sheet C-5.0 has a note indicating that the generator enclosure will be “chain link fence with privacy slats”. Please demonstrate that the chain link fence with privacy slats, combined with the proposed landscaping that will also be provided, will provide a screen with a minimum of 75% opacity within one year (LDRs, Chapter 18, Article 5, Sections 5.7 and 5.8).
5. Please demonstrate that the roof mounted mechanical equipment will be screened so that they are not visible from public right of ways (LDRs, Chapter 18, Article 5, Section 5.7).
6. The Land Development Code indicates that the “design of visible roof structures shall be of hip, gambrel, mansard, shed and gable styles” (LDRs, Chapter 18, Article 5, Section 5.1(C)). The architectural drawings do not reflect these styles. Please modify the roof design to include one or more of these styles (not the entire roof, just the portion at the edges which are visible from the sides of the building). This modification may also provide the screening required to visually screen the roof mounted equipment mentioned in the previous comment (LDRs, Chapter 18, Article 5, Section 5.7).
7. The building elevation drawings (Sheet A3.0) do not currently indicate the colors that will be used on the exterior of the building. Please include the colors that will be used, to conform with code requirements for non-residential buildings (LDRs, Chapter 18, Article 5, Section 5.1(F)).
8. The site lighting plan (Sheet E1.0) indicates that the parking lot lights will be mounted on 30 foot poles. The Code indicates that the “maximum height for lighting in parking areas shall be 24 feet” (LDRs, Chapter 18, Article 5, Section 5.4). Please modify the appropriate note to indicate that the poles will be 24 feet tall.

City Utilities

- ✓ No comments

Fire Department

- ✓ No comments

Police Department

- ✓ No comments

City Engineer

In accordance with the Groveland Code of Ordinances and Manual, the following comments are offered by the City Engineer:

General:

9. Provide signed and sealed engineering drawings for final approval.
10. Provide one copy of a certified boundary survey.

Cover Sheet:

11. The alignment of CR 565A is incorrect.

Sheet C-2.0

12. Include the City of Groveland's General Notes in the plan set.

Sheet C-6.0

13. Clarify if the drainage from the site that flows onto adjacent property is a predevelopment condition.
14. Provide a cross section through the driveway connections which demonstrate a smooth transition. Include slopes.
15. Identify the slopes on the drainage pipes.

Landscape Plan

16. Include irrigation plans for the site.

City Attorney

The City Attorney's review and comments relate exclusively 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€ and (f). Please find the City Attorney's comments below:

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

18. Applicant shall comply with the recommendations of the Lake~Sumter MPO. Sec. 153-35(b)(9) and Sec. 153-35(c)(15); and 109-57.
19. Submittal does not contain details relating to the location of mechanical equipment and appurtenances to ensure proper screening. Sec. 153-35(c) (38). Sec. 137-112.
20. Information needed to determine compliance with Sec. 137-114 & 115 has not been provided.

Once these comments have been addressed, please forward the documents for review.

MPO/ Traffic

1. The City of Groveland staff (Ken Comia) and the MPO Staff (Pam Richmond) discussed the proposed site plan in April 2016. The MPO reviewed the memorandum provided by Forsite Engineering addressed the MPO's comments.
2. The MPO has determined that the memorandum is sufficient to determine there is no need for a full traffic study.
3. The site was improved prior to the operation of any businesses.
4. There is sufficient roadway capacity to accommodate traffic that would be generated by the site
5. The Groveland Shoppes developer previously added right and left turn lanes on both SR 50 and CR 33.

If necessary, please let me know if you would like to meet with City staff to discuss these comments. This Dropbox folder contains all of the materials and files submitted; it is located at: <https://www.dropbox.com/sh/mz75roirfck9ync/AABkNzvVNVuIVGXcx5zPQpa?dl=0>.

Please send all questions regarding review comments to Mr. Lucas by e-mail at: rodney.lucas@groveland-fl.gov, Please include the application number on all correspondence in the subject line.

Sincerely,



Abra Home
Interim City Planner
City of Groveland
352-429-2141, ext. 238

cc: Rodney Lucas, Acting CDD