



February 16, 2016

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

Ken Comia, Planner
City of Groveland
156 S. Lake Avenue
Groveland, Florida 34736

Re: Site Plan Review – Rockers Lockers Lots 3 - 5
Application # 2015-86
2nd Review

Dear Mr. Comia:

I am in receipt of the following documents:

- Transmittal dated January 27, 2016 from Denham Engineering, LLC;
- Letter dated December 11, 2015 from Ken Comia to Brian Denham, Denham Engineering;
- Correspondence dated January 19, 2016 from Denham Engineering, LLC to Mr. Comia;
- ALTA COMMITMENT 6-17-06 (with Florida modifications) Effective date: November 30, 2015;
- Concurrency Application;
- TMC Traffic & Mobility Consultants, Memorandum dated November 25, 2015;
- Exterior Elevations, prepared by Eleven 18 Architecture, consisting of A301-A312, and colored elevations; and
- Landscape Plan dated October 12, 2015, revised January 26, 2015, Sheet L1-L5; and
- Rockers Lockers Site Plans for Rocker Family Trust for Lots 3 – 5, dated January 26, 2016 consisting of 10 Sheets inclusive of Boundary and Topographic Survey.

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:

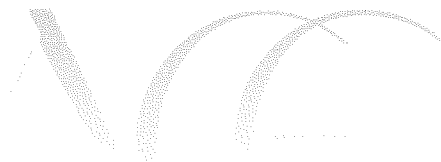
1. Please advise whether or not Building 7 encroaches on 10' Distribution Easement recorded in O.R. Book 3722, Page 1900, Public Records of Lake County, Florida.
2. If not already on file, please have Owner/Agent affidavits submitted and signed on behalf of Vacation Finance, LLC and B&J Finance, LLC, as the title opinion reflects them as owners.
3. THIS COMMENT WAS NOT ADDRESSED.

The setbacks set forth in the approved PUD are:

Front: 35 feet
Rear: 10 feet
Side 25 feet

The site plan does not meet these setback requirements. Any adjustment requires an amendment to the PUD ordinance, and/or the applicant can aggregate lots into one parcel which removes the setback requirements between applicant's lots, but not between adjacent lots. In either circumstance, utility easements cannot be disregarded. It appears Bldg. 7 encroaches within a drainage/ingress egress easement.

4. The following are visible from SR 50, other public right of way, and may be visible from adjoining properties' public space: Building 2 – West Elevation, Building 8 – East Elevation, Building 11 – North Elevation, Building 13 – South Elevation. Therefore, each must meet the architectural details provided in Sec. 153-106 and Sec. 153-35(c)(20). Not all architectural details and requirements provided for in Sec. 135-35(c)(19) are met.
5. Trash receptacles should be required. Sec. 153-35(c)(40). Sec. 137-114.
6. Compliance with landscaping buffers and landscaping requirements are not met. Any adjustments to buffers and requirements require a waiver approved by City Council. See. Sec. 133-99 and 133-67. Although Council approved adjusted setbacks in the preliminary site plan (which should be amended in the PUD as well), the City Landscape Code requires Council to specifically grant variances. No mention was made of landscaping variances. This requires formal action by Council in the form of a resolution.



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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

cc: Ryan Berger, CDD
Brian Denham, P.E.

