



LAKE COUNTY
FLORIDA

January 29, 2018

Melving Isaac
LCBCC Parks and Trails
P.O. Box 7800
Tavares, Florida 32778

RE: **Approval** – South Lake Regional Park Mass Grading Plan
Project #2016060020 / AR #3285, Alt. Key #1103231

Dear Mr. Isaac,

On January 29, 2018 your development application for Mass Grading of acreage for the South Lake Regional Park, located on Max Hooks Road, in south Lake County, was **Approved** with comments specified below. **Approval for this site plan shall expire 18 months from the date of issuance, per Lake County Land Development Regulations 14.09.03.A.**

After obtaining all necessary permits, please commence construction in accordance with the approved site plan within this time period and continue in good faith towards the completion of the construction. A pre-construction meeting may be required before construction commencement. Please contact Public Works Construction Inspection Manager at (352) 253-6019 to schedule a pre-construction meeting.

If you have any questions about the permitting application or process, please contact the Building Services Division at (352) 343-9653.

Your approved site plan(s) will be available for pick-up in the Planning Division for 30 days from the date of approval. On behalf of the Office of Planning & Zoning, it has been a pleasure working with you.

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OFFICE OF PLANNING & ZONING

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Informational Comments

The Divisions or Departments of the County involved with the review process have provided informational comments to inform you of Code requirements and/or processes that will be required as you move forward with the development process. The informational comments are listed below.

Planning and Zoning

1. Please be advised that the Environmental Assessment states that gopher tortoises were observed on the property. Please provide a copy of the appropriate permits prior to commencement of grading activity.
2. Please be advised that a draft conservation easement must be provided prior to or in conjunction with the submission of the Final Construction Plan for the park infrastructure and improvements.

Building Division (Fire)

Earth moving equipment and piles/debris shall not obstruct roadway access for emergency apparatus.

Public Works

1. Per bid documents, the Procurement Office and the County Attorney's Office, Max Hooks Road should be covered for maintenance.
2. The right-of-way for Max Hooks Road will need to be 66-feet to 80-feet wide based on the Road and Utility Agreement between Lake County and Montevista Farms LLC. Further coordination will be required during site plan development review process and Max Hooks Road construction plans.
3. A pre-construction meeting will be required.

Sincerely,



Christine Rock, Planner

cc: File
Duane Booth, Booth, Ern, Straughan and Hiott, duanebooth@besandh.com
Tim McClendon, Planning Manager, Office of Planning and Zoning