



LAKE COUNTY FLORIDA

March 26, 2013

Eileen Graf
Interplan LLC - C/O Chick-fil-A, Inc.
604 Courtland Street, Suite 100
Orlando, FL 32804

Re: Pre-submittal Application – Chick-fil-A / Cagan Towne Center (Alternate Key #3864027)
Project No. 2013030002, Application Request No. 2212

Dear Ms. Graf:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed Chick-fil-A restaurant within the Cagan Towne Center. Our review comments are listed below for your reference. Please use these comments in the preparation of your formal development application.

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

REVIEW COMMENTS

PLANNING AND COMMUNITY DESIGN DIVISION

1. The Applicant is proposing a 4,876 square foot / 142 seat fast food restaurant (Chick-fil-A) on a 1.38 acres/59,936 SF out parcel located at the intersection of Cagan View Road, U S Hwy 27, and the entrance road to the Lowes Building Supply Center within the Cagan Towne Center.
2. The proposed project is consistent with the Cagan's Crossing Future Land Use Category (FLUC), Planned Unit Development (PUD) Zoning District, and the Fifth Amendment to the Development Order (DO) (copy enclosed). The proposed project is located within the designated Commercial District in accordance with the Fifth Amendment to the DO for the Cagan Crossing Florida Quality Development (FQD). Section IV, *Development Order Conditions*, subsection C.5, requires all development within the Commercial District to comply with the Commercial District Development Standards attached to the DO (pages 65-73) as Exhibit E. Please submit architectural renderings with the building permit/building plans application in accordance with Exhibit E of the DO.
3. Setbacks are a minimum of 50 feet from the right-of-way of US Hwy 27 for structures and outside of the 15' landscape buffer on the north, east, and south side of the project area.

GROWTH MANAGEMENT DEPARTMENT | PLANNING & COMMUNITY DESIGN DIVISION
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 – ROOM 510 • P 352-343-9641 • F 352-343-9595
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICB, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5

4. The proposed 66 paved vehicle parking spaces are consistent with the required parking contained in the LDR for sit down fast-food restaurants. No additional vehicle spaces will be required, but bicycle parking shall be provided at a ratio of .05 bicycle spaces per each vehicle space ($66 \times .05 = 3.30$ rounded to 4). Please show a minimum four (4) space bicycle rack on the site plan.
5. Central water and sewer services are required. Please complete the attached Utility Notification Form. South Lake Utilities is the utility provider for this area. Please submit this form with the site plan application.
6. A landscape plan, prepared by a registered Landscape Architect, will be required with the site plan application.
 - A minimum fifteen (15) foot wide Type "B" landscape buffer is required along the north, east, and south property boundary consisting of three (3) canopy trees, two (2) ornamental trees, and an single row of shrubs per one-hundred (100) linear feet.
 - A minimum twenty-five (25) foot wide Type "C" landscape buffer is required along the U S Hwy 27 frontage consisting of three (3) canopy trees, two (2) ornamental trees, and two (2) rows of shrubs per one-hundred (100) linear feet.
 - A single row parking bay cannot contain more than ten (10) contiguous parking spaces or extend more than one hundred twenty (120) feet, whichever is more restrictive. A minimum three hundred (300) square foot pervious landscape island, with a minimum width of twelve (12) feet is required at the end of each parking row and between ten (10) contiguous parking spaces.
7. Once the site plan is approved and prior to the commencement of construction, any applicable outside agency permitting such as but not limited to a St. John's River Water Management District (SJRWMD) Stormwater permit or a Florida Fish and Wildlife Conservation Commission (FFWCC) gopher tortoise relocation permit may be required. Please provide the County a copy of any outside agency permit prior to construction.
8. **Environmental:**

There may be gopher tortoises that reside on the property. If so, permitting through the Florida Fish and Wildlife Conservation Commission will be required. Please contact:

Samantha Dupree
Species Conservation Planning Section
FL Fish and Wildlife Conservation Commission
1239 W. 10th Street
Ocala, FL 34471
(352)732-1225/Fax (352)732-1391

BUILDING DIVISION (FIRE)

1. The following items need to be addressed prior to final site plan approval. The design documents must indicate the following information:
 - The type of fire protection water supply to be provided at the site
 - Fire protection water supply will be available prior to and during construction

- The needed fire flow for the building(s) and or structure(s)
 - The locations of any fire hydrants for the site
2. A building permit is required for any structure or change of occupancy use.
 3. The Florida Fire Prevention Code mandates specific information to be provided for structures being used as restaurant occupancy; the Florida Fire Prevention Code further mandates specific fire protection features for these facilities. These items will be addressed during the building permitting phase.
 4. The Florida Fire Prevention Code allows the authority having jurisdiction to require a Key Lock Box; this item will be addressed during the building permitting phase.
 5. The Florida Administrative Code mandates the placement of an identifying symbol (MALTESE CROSS) on buildings where light-frame truss type construction is used; this item will be addressed during the building permitting phase.

PUBLIC WORKS DEPARTMENT

Transportation

The standard Level of Service (LOS) for the impacted roadway of US Hwy 27 is "C" with a capacity of 3,630. This segment of roadway between CR 474 to US 192 is currently operating at seventy nine percent (79%) of its capacity in the peak direction during the peak period. This project will be generating one hundred and fifty nine (159) peak hour trips, with eight three (83) directional pm peak hour trips increasing the volume to capacity (v/c) ratio to eighty-two percent (82%). Currently there are no State funded improvements scheduled for this roadway segment. The Lake County Public Works Department recommends the Developer submit a Tier 2 traffic analysis with the site plan application.

CONCURRENCY

1. Based on the information submitted, Transportation Impact Fees in the amount of \$86,334.46 are required. Currently all transportation impact fees are suspended until December 31, 2013. Should a building permit be issued after this date, the fee above shall be paid at the issuance of a building permit.
2. Fire Impact fees in the amount of \$6,343.68 shall be paid at the issuance of a building permit.

POTENTIAL DEVELOPMENT REVIEW FEES

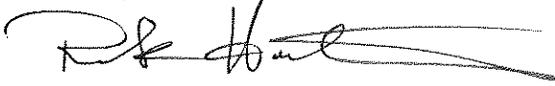
The next step is to submit a major site plan application for the proposed project. From the information provided, the estimated site plan application review fees will be \$3,981. A breakdown of the estimated major site plan application review fees are as follows:

- Planning and Community Design - \$1,600
- Development Processing/Capacity Encumbrance Review - \$590
- Public Works - \$1,385
- Fire Review - \$181
- Health Department - \$125
- Zoning Clearance - \$100

Please contact Planning and Community Design prior to submitting the site plan application to confirm all necessary fees.

Once you have reviewed the staff comments, please contact me at your earliest convenience to schedule a meeting. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Rick Hartenstein, AICP, CPM, Senior Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5400
e-mail: rhartenstein@lakecountyfl.gov

cc: File
Brian T. Sheahan, AICP, Planning Manager
Eileen Graf, Interplan LLC – egraf@interplanllc.com

Attachments: Development Application
 Site Plan Fee Checklist
 Site Plan Submittal Guide
 Application for Capacity Encumbrance Letter
 Utility Notification Availability
 Fifth Amendment to the Development Order for the Cagan Crossing FQD