



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

September 1, 2009

Dino Aliberti
2652 Grand Island Shores Rd
Eustis FL 32726

RE: Project No. 2009070009, Application No.1477
Description:DINO'S DRIVE THRU

Dear Mr. Aliberti :

The Development Review Staff (DRS) has reviewed your pre-submittal application for Dino's Drive-Thru. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for **Thursday, September 3, 2009 at 9:30 a.m.** The meeting will be held in the Growth Management Conference Room, located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9855 x5840.

Sincerely,

Mary Harris, Program Specialist
Division of Planning and Community Design
(352) 343-9755 ext. 5840
Email: mharris@lakecountyfl.gov

PLANNING & COMMUNITY DESIGN DIVISION

Required Items

Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

Remarks: Must provide adequate parking and landscaping in accordance with the Land Development Regulations.

Informational Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

Remarks: STAFF COMMENTS:

The applicant proposes to construct a 3,500 square foot building for use as a convenience store/drive-thru with the sale of alcoholic beverages. The property is zoned CP (Planned Commercial) with C-1 (Neighborhood Commercial) uses, per Ordinance #70-89, and has a land use designation of Rural, per the Future Land Use Map of Lake County.

Although commercial is a permitted zoning in the Rural Land Use designation, the proposed use must meet the criteria established within the Comprehensive Plan Policy 1-1.6 as referenced below:

Policy 1-1.6 Function of Future Land Use Categories: (RURAL)

In order to provide necessary commercial services within the Rural Land Use category, commercial development shall be an allowable use within the Rural Land Use category. New commercial development shall be allowed within the Rural Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan, and 2) meets the criteria established within other policies of the Comprehensive Plan. All other new commercial development within the Rural Land Use category shall be required to undergo a Comprehensive Plan Amendment.

SR 19 is classified as a Rural Minor Arterial and Dorrwood Lane is a local street. This intersection does not meet any of the commercial location criteria for commercial activity including a Neighborhood Convenience Center per Policy 1-3A.1(4)(a) which states "located along collectors ..."

The proposed use for the site does not meet the commercial locational criteria established by the Comprehensive Plan; therefore staff cannot support approval of a site plan for the proposed commercial use at this time.

Item: PROPERTY ACREAGE/SIZE

Remarks: 1 acre

Item: PROPERTY LOCATION

Remarks: Property located along the intersection of SR 19 and Dorrwood Lane in Altoona.

Item: PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

Remarks:

Consistent with the Rural Future Land Use designation, but does not meet the commercial location criteria per Policy 1-1.6 and Policy 1-3A.1(4)

Item: PARKING PROPOSED

Remarks: Parking shall be provided at a minimum of 1 space per 200 square feet of gross leasable area, for a total of 18 parking spaces.

Item: CONCURRENCY

Remarks: Under the new concurrency chapter of the LDRs, this project would either have to reserve capacity within 120 days of receiving a Capacity Encumbrance Letter (during the site plan review process) or pay impact fees at the time of permitting (within 120 days of the Capacity Encumbrance Letter date). If the capacity encumbrance timeframe expires without capacity reservation or permit issuance, a new capacity letter would be required.

The capacity reservation fee is based on the estimated transportation impact fees, which for this project would be calculated at the rate of \$4,952 per 1,000 SF. It appears the building is approximately 3,500 SF, so if that's correct, the total would be approximately \$17,332. Actual fees would be calculated based on the square footage submitted on the site plan and/or building permit, whichever applies.

HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130

Informational Comments

Item: WATER SUPPLY

Remarks: Owner proposes drilling new well on site. This well will be subject to FAC 64E-8 well construction requirements and will require an annual operating permit with testing and fees. IF the facility will be serving fountain soft drinks with ice from an ice machine, then the well will fall under DEP requirements for construction, permits etc. ec 8/4/09

Item: WASTEWATER DISPOSAL

Remarks: The septic system will need to be brought into full compliance with new code standards, which may require complete abandonment of the existing system. The new system must meet all new code setbacks and sizing. Sizing will be based on the square footage of the store and the type of services provided. ec 8/4/09

Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC FLOWS

Remarks: cannot determine for sure the lot flow allowable until we know the exact square footage and type of store, number of employees, total square footage, etc.

Item: WATER LINES

Remarks: need to be shown on the site plan. ec 8/4/09

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: cannot determine until further information is gathered, hours of operation, square footage, number of staff, type of store (package only or convenience) ec 8/4/09

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks: The site plan MUST SHOW ALL neighboring wells and septic, to scale, within 100' of the subject property line. ec 8/4/09

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Informational Comments

Item: LANDSCAPE PLAN

Remarks: The applicant shall provide landscaping consistent with the code during the future site plan submittal phase. Specifically, perimeter buffering along all four of the sides of the lot shall have buffer type C. In addition to buffer type C, the applicant shall provide a fence or wall screening consistent with Section 3.05 (B) and (C) along the north, east and south property lines.

Internal parking landscaping shall be provided consistent with section 9.01.04 (C) (1) through (6) as amended. Currently, when the impervious portion of a parking lot is smaller than 5,000 square feet internal landscape is not required.

Please refer to the comments section of the review for important information regarding the pending update to the landscape code.

Item: TREE REMOVAL APPLICATION

Remarks: The Tree Removal Permit and associated tree mitigation plan shall be submitted if any trees classified as protected are removed. Generally one-third of the protected removed trees shall be replaced on site. The provisions of the Tree Removal Permit are subject to update pending the outcome of the landscape ordinance on August 18th.

Item: COMMENTS

Remarks: There is a pending update to the landscape code in August that may impact this project. Typically projects obtaining approval within six (6) months from the date of adoption could possibly use the existing landscape code.

FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427

Required Items

Item: PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

Remarks: FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way.

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

Remarks: must be shown on the site plan.

Informational Comments

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS

Remarks: Fire Protection Water Supply Requirements

Provide needed fire flow calculations for the buildings. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the

Site Plan. All required fire hydrants shall be indicated on the plans.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Fire protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

Item: PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

Remarks: Fire Department Access Requirements

Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Item: PROVIDE QUANTITY OF ALL HAZARDOUS MATERIALS AND MSDS, INCLUDING NFPA 704 INFORMATION

Remarks: Provide the location, and maximum quantity of all hazardous materials on the Site. Provide Material Safety Data Sheets, including NFPA 704 ratings for all products. Sites containing hazardous materials shall be marked in accordance with NFPA 704

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks: Once additional information has been received other comments/requirements may need to be addressed.

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Informational Comments

Item: TRANSPORTATION

Remarks: 1. Access for the site is preferred off of Dorrwood Lane. As this road appears to be currently used by other commercial uses and would allow for better access management.

2. The coordination between the developer and FDOT is highly recommended.

Item: RIGHT-OF-WAY

Remarks: The following is preliminary right-of-way comments for the submitted presubmittal for Dino's Drive Thru.

1. Site fronts State Road 19 - no right of way requested

2. Site also fronts Dorrwood Lane - non county maintained public road, no right of way requested

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks: An environmental survey/assessment in accordance with Section 6.04.00, Land Development Regulations will be required with the site plan application

Item: PROTECTED SPECIES

Remarks: The property contains sandy soils. A preliminary gopher tortoise survey is required. This should be included with the Environmental Assessment report.

PUBLIC WORKS TRANSPORTATION

Informational Comments

Item: TRANSPORTATION

Remarks:08/04/09 SL:

The standard LOS for the impacted roadway of SR 19 is "C" and this segment of roadway is operating at an adequate capacity.

This project will be generating 16 pm peak hour trips with no adverse effect to the roadway segment capacity.

Currently there are no state funded improvements scheduled for this roadway segment.

Applicant will be required to sign an exemption of full traffic study.