LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

December 19, 2008

ULAY J. THOMPSON, SENIOR LAND SPECIALIST
FLORIDA POWER CORP (PROGRESS ENERGY)
3300 EXCHANGE PLACE NP 3D
LAKE MARY, FL 32746

Re: Project No. 2008120005, **Application No.** 1334

Description: HANCOCK ROAD SUBSTATION REZONING

Dear Mr. Thompson:

In order to complete our review of your application and to prepare a staff report, the attached review comments will need to be addressed to verify consistency with the Comprehensive Plan and Land Development Regulations (LDR). Please be advised that additional comments may be forth coming.

When the above referenced documents are received and found sufficient, your application will be placed on the agenda for the next available Public Hearing before the Zoning Board and Board of County Commissioners.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

For Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739ext. 5587
e-mail: misaac@lakecountyfl.gov

Debbie Parker
Development Processing
(352) 343-9855

PLANNING & COMMUNITY DESIGN DIVISION – MELVING ISAAC (352)343-9739 EXT. 5587

Comments: December 18, 2008

1. The electricity substation activity requires rezoning to CFD rather than MP. Please revise the application request to CFD rezoning or authorize staff to redline the application to specify CFD rezoning is being requested.
2. Survey map, sheet #1, OFFICIAL RECORDS BOOK legal description has an error. It shows 3500 ft instead of 35 ft for easterly line of the parcel owned by the City of Clermont. Legal description written by surveyor is acceptable. Please delete the OFFICIAL RECORDS BOOK legal description from sheet #1, since it will create conflict.
3. Please include property owner John Kingman Keating in the application as he share the ownership of the property to be rezoned, as shown on provided warranty deeds.

Review Status: NEED MORE INFO

********** END OF PCD FIRST REVIEW **********

PUBLIC WORKS DEPARTMENT - SETH LYNCH (352)483-9052

Informational Comments

Item: RIGHT-OF-WAY
Remarks: Additional right-of-way maybe required.

Review Status: APPROVED W/COMM

FIRE - GUTTING/SIKES (352)343-9653 EXT. 5427/5407

Informational Comments

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW.
Remarks: Provide Fire Department Access per FFPC 2004 Edition, if after Dec 31, 2008 the FFPC 2007 Edition.

Review Status: APPROVED W/COMM

HEALTH DEPT. - MARCELO BLANCO (352)253-6130

Informational Comments

Item: REZONING ONLY
Remarks: 12/18/2008 - No objection to rezoning only. Future submittals will require a scaled site plan - if any wells are proposed for irrigation, these will require DOH permitting and inspection and may require a final EDB determination through the SJRWMD. -MJB-

Review Status: APPROVED W/COMM

ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419

Informational Comments

Item: PROTECTED SPECIES
Remarks: There are gopher tortoises that utilize this property. A no-impact buffer radius of 25-ft around gopher tortoise burrows is required in order to avoid obtaining a FFWCC permit. A 100% gopher tortoise survey shall be submitted with a site plan application. If gopher tortoises and/or their burrows are to be impacted, a permit from FFWCC must be received prior to county approval.

Review Status: APPROVED W/COMM

CONCURRENCY - DEVELOPMENT REVIEW (352)343-9640

Review Status: NOT REQD

TRANSPORTATION CONCURRENCY - SHARON E. LEWIS (352)483-9050

Review Status: NOT REQD

LANDSCAPE - GRANT WENRICK (352)343-9739 EXT. 5832

Informational Comments

Item: LANDSCAPE PLAN
Remarks: 12/18/08 1st Review Grant Wenrick
Informational - During the future anticipated site plan submittal the applicant shall meet the landscape requirements for Lake County as follows:
Equipment Enclosures LDR 3.13.11, Chapter 9 Lake County LDR, and the City of Clermont Joint Planning Area LDR 15.02.08. The Florida Statues regarding electric transmission stations shall also be utilized for tree height limitations and required wall or fencing heights. Specifically, Florida Statue 163.3208(4) (b) (2) F.S. states that an eight foot height wall or fence shall be provided for buffer setbacks of less than fifty feet. For setbacks greater than fifty feet, a security fence shall be required. Per F.S. 163.3208 (3) and F.S. 163.3209 vegetated buffers beneath aerial access points shall not be required to have a mature height of greater than fourteen feet. Additionally, landscape shall not intrude horizontally closer than the distance specified in Table 2 of ANSI Z133.1-2000 for lines affected by the North American Electric Reliability Council Standard, FAC 003.1 requirement R1.2.

12/18/08 1st Review Grant Wenrick
Informational - Applicant shall note that pending changes to the landscape code are in progress and hope to be adopted by Spring 2009. There is a provision in the Ordinance that allows certain pending projects to use the existing landscape code by meeting certain cut off dates yet to be approved by the BCC.

Item: TREE REMOVAL APPLICATION
Remarks: 12/18/08 1st Review Grant Wenrick
Informational - During the future anticipated site plan submittal if any trees classified as protected are

removed then a tree removal permit and supporting documents shall be submitted. Citrus trees are exempt from the tree removal permit.

Review Status: APPROVED W/COMM

CITY OF CLERMONT - LISA HOWARD 352-394-4083 EXT. 321

*Note: No comments have been received from the City of Clermont.