



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Steve Greene, Chief Planner
From: Karen Rosick, Planner/Karen Ginsberg, Senior Planner
Re: Burger King at Plaza Collina, Presubmittal Comments 1
Date: **DRS MEETING DATE: January 10, 2008**

TYPE OF DEVELOPMENT:

Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan

Other (specify):

Proposed Use of Property: **Burger King a fast food restaurant.**

ZONING AND LAND USE: The property is approximately 1.01 (acres) in size, based on the site plan submitted with the application. The property is currently **zoned Planned Unit Development (PUD)**, the Land Use category is **Urban Expansion**.

WILL REQUIRE REZONING: Yes No

TO WHAT ZONING? N/A

WILL REQUIRE F.L.U.M. AMENDMENT: Yes No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? **No outside agency approvals have been received by this division.**

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? **There are no concerns at this time.** Is an Environmental Assessment required? **A preliminary environmental assessment is required with all site plan submittals and must meet the Land Use Regulations (LDRs) 6.04.00.**

Landscape and other buffers provided? **Per Ordinance #2006-17 (14.A) SR 50 and Lakes Avenue road frontages shall be a minimum of 20 feet in width. 10 feet will be located inside the property line and 10 feet shall be located within the SR 50 (ROW), as depicted in "Exhibit D".**

An appropriate Landscape plan Shall be submitted at the time a Site Plan or Development application is submitted. According to Section 9.01.06 LDRs, the Landscape plan must be prepared by a Landscape Architect, it Shall be signed, dated, and sealed by a Landscaped architect registered pursuant to the provisions of Chapter 481, Florida Statutes, Part II.

Parking (including for bicycles), loading and waste disposal? **Please illustrate location of required, .05 per motor vehicle parking, bicycle parking. The proposed 48 parking spaces meet requirements.**

Access Management and ROWs correct? **Comments will be provided by Public Works.**

Water/sewer plans? **The Health Department will address water and wastewater issues.**

Setbacks shown/correct? **Setbacks, as shown, meet the LDRs setback requirements.**

Open Space shown/correct? **The proposed 65.7% impervious surface does meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70%.**

MEMORANDUM

PUBLIC WORKS DEPARTMENT

Engineering Division
437 Ardice Avenue
Eustis, FL 32726



LAKE COUNTY FLORIDA

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To: John Wren
From: Seth Lynch, Development Review Engineering
Date: December 28, 2007
Subject: Public Works comments for Burger King at Plaza Collina

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary –plat are submitted by the applicant there maybe additional items required through the review of the plans.

May require meeting access management, sight distance standards, and erosion control

May require offsite improvements which will be determined at site plan review stage.

Additional right-of-way may be required. This will be determined at site plan review stage.

May require Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received by the County before site plan could be approved.

The project must meet stormwater Concurrency before the site plan could be approved.

The project may require the Department of Environmental Protection (DEP) approval before the site plan could be approved.

The site will need to comply with all Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD) requirements.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations.

The site plan will need to comply with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP)

The project may require Traffic Impact Study or Intersection(s) analysis and must meet Concurrency for transportation before site plan could be approved.

Please Note:

Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There maybe other requirements when a proposed site plan is submitted.

MEMORANDUM

To: Karen Ginsberg, Sr. Planner
Karen Rosick, Planner

From: Jennifer Cotch, Environmental Specialist

Date: December 27, 2007

Re: Burger King at Plaza Collina

Comments:

There are no questions or comments for this project.