

Lake County Department of Growth Management
Planning and Community Design Division



LAKE COUNTY
FLORIDA

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator

From: ~~MH~~ Mary Harris, Associate Planner

Re: Presubmittal Comments / Minneola Race Trac

Date: February 28, 2008

DRS MEETING DATE: March 6, 2008

TYPE OF DEVELOPMENT:

Residential
Subdivision

Multi-Family
Site Plan

Commercial
Site Plan

Industrial
Site Plan

Other (specify):

JPA: Minneola

Proposed Use of Property: Construction of a Gas Station (Race Trac) and Convenience Store

ZONING: C-1 (Neighborhood Commercial)

LAND USE: Neighborhood Activity Center Overlay
Suburban (underlying FLU)

Please be advised that the information provided herein, is an informal cursory review. . .

WILL REQUIRE REZONING:

Yes

No

TO WHAT ZONING:

In review of the application, it appears that the proposed use is compatible with the existing and surrounding land uses. The property is a permitted use within the C-1 zoning district, per the Land Development Regulations, as may be amended, which defines the use as retail, convenience. The property is designated as Suburban Future Land Use Designation with a Neighborhood Activity Center overlay, according to the Future Land Use Map of the Lake County Comprehensive Plan, as may be amended.

Per the Lake County Comprehensive Plan, Neighborhood Activity Center allows a density of 10,000 to a maximum of 50,000 square feet of gross leasable area. Although, the underlying land use is Suburban, the proposed use would not exceed the maximum density of 50,000 square feet [per policy 1-1.15 Land Use Activities

Within the Land Use Categories]: which states that all land use are allowed within the Suburban land use category except for the ... "Commercial developments greater than 50,000 square feet".

The applicant shall denote on site plan the North arrow. All applicable provisions of the Lake County Comprehensive Plan and Land Development Regulations, as may be amended, shall be adhered to.

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?

The proposed use shall comply with all requirements of the Florida Administrative Code, and must obtain permits from the Florida Department of Health, Department of Environmental Protection and St. Johns River Water Management District. A copy of the permits shall be provided to Lake County.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

An Environmental Assessment Report shall be submitted addressing wildlife habitats, wetlands, etc., on the site. (See additional comments provided by Environmental Specialist).

Landscape and other buffers provided?

All applicable provisions of the Landscape and Buffer requirements as outlined in the Land Development Regulations, as may be amended, shall be met..

See attached information provide by Grant Wenrick, Landscape Architect.

Parking (including bicycles), loading and waste disposal?

Parking shall be provided at one (1) space per 200 square feet of gross leasable area.

Access Management and ROWs correct?

The Public Works Department will provide comments regarding access management and right-of-way.

Water/sewer plans?

This will need to be addressed prior to any site plan approval.

Setbacks shown/correct?

At a minimum, all buildings shall be setback no less than 50 feet from all roads, or ROW easements bounding the project area.

Open Space shown/correct? 30% of the site shall designated as open space. The minimum FAR is .50; Maximum ISR is .70; and the Building height shall not exceed 50 ft.

Additional comments?

Department of Health – Comments to be provided

Building Services Fire Comments – Attached (Brian Hawthorne, Fire Inspector)

Environmental Comments – Attached (Jennifer Cotch, Environmental Specialist)

Landscape Comments – Attached (Grant Wenrick, Landscape Architect)

Harris, Mary

From: Wenrick, Grant
Sent: Tuesday, February 26, 2008 9:47 AM
To: Harris, Mary; Greene, Steve
Cc: Cotch, Jennifer
Subject: Race Trac Presubmittal Comments - C.R. 561 and U.S. 27

Mary and Steve,

Yesterday, Jenifer and I visited the proposed Race Trac site and I have the following comments.

- 1) Per LDR 9.02.08 Historic Trees and 9.02.09 Specimen Trees the County may initiate designation procedures to preserve as many large trees on the site as feasible.
- 2) During the future formal commercial site plan submittal stage, the owner or engineer of record shall submit:
 - a. Tree Removal Permit and Plan depicting the locations of all proposed removed and preserved trees over four (4) inch caliper; their locations, species and the DBH Caliper size (54" above grade caliper size in inches)
- 3) Owner shall take every measure to preserve as many significant trees as possible including but not limited to: (during the future commercial site plan submittal stage)
 - a. Reconsider reshaping retention pond to preserve as many trees as possible
 - b. Use of tree wells, root aeration systems and creative retaining walls to preserve as many trees as possible
 - c. Consider limiting grading changes to an absolute minimum
 - d. Be flexible with site locations of building and pavement to preserve trees.

Thank you,

Grant Wenrick, RLA Landscape Architect
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Division of Planning and Community Design
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MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: February 25, 2008

Re: Minneola Racetrack, Presubmittal Application

Comments:

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
2. Site Plan should indicate the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. Base Flood Elevation
 - c. 25' Upland Buffer Setback Line from WJL
 - d. 50' Building Setback Line from WJL
 - e. 100' Setback Line for septic tank and drain field from WJL
 - f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot
3. The current site plan proposes work within a Natural Upland Communities. Please revise the site plan to be in compliance with Lake County's Land Development Regulation's (LDR's). Please revise the plans to meet the county's LDR 6.04.04 that states the applicant shall provide a minimum of 20% open space to preserve the Xeric Hammock Community (FNAI S3 ranked).

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 2/22/2008
Re: Fire Comments, Minneola Race Track

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 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.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

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.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
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