LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

June 18, 2010

Carl Barraco
Concept Development, LLC
6011 NW First Place
Gainesville, Florida 32607

RE: Hitchcock Foods Astor (Dollar General - Astor)
Project # 2006080009 - Application Request #1652

Dear Mr. Barraco:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a commercial/retail use in Astor, along SR 40. We have attached our review comments for your reference. Please use this information in the preparation of your formal development application. Be advised that additional comments from Solid Waste may be forthcoming under separate cover.

As you requested, we have scheduled a meeting to discuss the comments with the DRS team. That meeting has been scheduled for June 24, 2010 at 9:00am. The meeting will be held in 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) 343-9739.

Sincerely,

Steve K. Greene, AICP
Chief Planner

Cc: Alan Tilly, PLS, PE, LEED AP ND., CHW Inc., 6011 NW First Place, Gainesville, FL 32607

Project No. 2006080009, Application Request No. 1652

PLANNING & COMMUNITY DESIGN DIVISION – STEVE GREENE, 352- 343-9739

Required Items

PARKING PROPOSED

1. The parking standard for the proposed use is 1 space per 200 square feet of gross leasable area. The concept plans shows 76 parking spaces. Based the proposed 18,100 SF of commercial-retail proposed, approximately 91 parking spaces will be required. Please update the concept plan to show sufficient land area to accommodate the required amount of parking.

Informational Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

1. The application proposes development of 18,100 SF of commercial-retail use. However, the transmittal letter dated 5/25/10 specifies 7,232 SF. Please provide information to clarify what is the square footage of the proposed commercial use.

2. Be advised that a site plan was approved for this property in October 2008. However, that approval has expired as no construction has commenced on the property in accordance with the 18-month time frame for approved site plans. A new site plan application must be approved for this current development proposal.

Be advised that the original site plan approval date falls within the timeframe specified in SB 1752 for development extension. The applicant may submit a letter to the Director of Lake County Growth Management requesting development extension of the expired site plan pursuant to this legislative provision.

Item: PROPERTY ACREAGE/SIZE

1. The proposed commercial-retail use will comprise approximately 9.30 acres of an 18-acre Planned Commercial (CP) zoning district (Ordinance #1999-26).

Item: PROPERTY LOCATION

1. The project is proposed to be located in the Astor area, along the southern SR 44 right-of-way, west of 9th Street.

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

1. The proposed use is consistent with the current comprehensive plan and the Urban Expansion future land use. As the property is zoned CP per Ordinance # 1999-26, future development of the property shall adhere to the ordinance provisions, the current Comprehensive Plan and the Lake County LDR standards.

2. Be advised that this property was recently designated as Urban Low future land use pursuant to the County's adoption of the 2030 Comprehensive Plan on May 25, 2010. However, the property is also situated within a Minor Commercial Corridor (Astor - SR 40). As such, the proposed commercial-retail use is allowable within the Urban Low future land use. It's expected that the 2030 Comprehensive Plan will be found to be effective by September 2010. At which point, all development shall be consistent with the new Comprehensive Plan.

3. The proposed use shall not exceed the following land development standards: maximum ISR per 70%; minimum Open Space per Comp Plan is 20%; maximum FAR is .50 per Comp Plan.

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)
1. Copies of all appropriate state, regional, and jurisdictional permits (SJRWMD, FDOT, DEP, FFWCC, etc.) shall be required in conjunction with development plan review and approval.

2. Regarding the FEMA approved LOMA; please provide a copy with the site plan application for our records.

Item: SETBACKS PROPOSED
1. The concept plan shows building setbacks consistent with the LDR. Ensure the site plan when submitted, adheres to the required building setbacks of 50-feet (front), 5-feet (side & rear). Be advised that setbacks will be required for perimeter landscape buffering, environmental resource protection (as necessary), and any public facility provisions as determined by Public Works or utility service provider. These must be shown on the site plan when submitted.

Item: WATER/SEWER PROVISIONS
1. Documentation regarding the provision of water/sewer will be required with the site plan application.

Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT
1. Survey data from the approved (now expired) site plan shows the existence of wetlands on the property. Please revise the concept plan to show the presence of any wetlands on the property. Be advised that the proposed development shall adhere to wetland protection standards as specified by LDR Section 6.01.00.

Review Status: APPROVED W/COMM

HEALTH DEPT - E. CHRIST/ P. BUTLER (352) 253-6130
Review Status: APPROVED

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832
Informational Comments

Item: LANDSCAPE PLAN

1) The future landscape plan will be required to be signed and sealed by a Florida licensed landscape architect.

2) The future landscape plan shall comply with the requirements within LDR Sections 9.01 Landscaping and 9.02 Tree Removal.

3) The landscape plan shall demonstrate compliance with the following;

a) Buffering - Provide Landscape Buffer A on the east, north and west side of the property. Notate on plan that sufficient wetland vegetation will be preserved along the south side to meet the required buffering. A full buffer type A is required as the immediately adjacent property is public right-of-way. The schematic plan submitted shows landscape trees out of the buffer area; it is possible to plant these trees within the buffer area and still be located within thirty (30) feet of the parking area to meet the parking area perimeter tree requirement. (Every fifty (50) feet on-center.)

b) Parking Perimeter Canopy Trees - Provide canopy trees an average of every fifty (50) feet around the vehicle use area. See comment A above.

c) Parking Lot Trees - Fifty percent of the interior parking lot trees shall be Live Oaks located within minimum three-hundred (300) square feet landscape islands. Each island shall have screening shrubs.

d) Building Landscape - around forty (40) percent of the building perimeter per code.

e) Limitation to Turf Type - Any turf with less than an 'excellent' drought tolerant rating is limited to sixty (60%) of the pervious landscape area. Currently bahia turf is the only turf that is not limited by this provision.

f) Irrigation - Temporary irrigation is encouraged. Turf areas shall be irrigated separately than other landscape types.

g) Commercial Signs - Commercial Ground signs require a minimum one-hundred (100) square foot landscape area of shrubs or groundcover.

h) General Landscape - Cypress Mulch is prohibited. Minimum of fifty percent (50%) of required trees and shrubs shall be native. No more than one-third (1/3) of the required trees shall be from the same species; Live Oaks required for the interior of parking lots shall be exempt from this requirement. Required trees and shrubs shall meet minimum size and quality standards as specified by code.

Item: TREE REMOVAL APPLICATION
1) A tree removal mitigation plan shall be submitted concurrent with the landscape plan for any trees classified as protected. The plan shall be compliant with the tree removal requirements. Generally, landscape trees installed to meet the requirements of the landscape code may also be utilized to meet the requirements of the tree removal code.

Review Status: APPROVED W/COMM

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

Item: ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12
1. This apparatus will be required if fire sprinklers installed/required.

Item: MISCELLANEOUS FIRE REQUIREMENTS
1. If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be place according to the requirements of 69A-3.012 (size, color, height and placement)

NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters:
Dumpsters and containers with an individual capacity of 1.5 yd3 [40.5 ft3 (1.15 m3)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.
19.2.1.4.1 Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.
19.2.1.4.2 Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

Fire Protection prior to combustibles:
Per FFPC 1 Chapter 16 Section 16.4.3.1.1* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.

Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

Review Status: APPROVED W/COMM

PUBLIC WORKS - ROSS PLUTA/SETH LYNCH 352-483-9041
Informational Comments

Item: TRANSPORTATION

1. A Traffic Study will be required for site plan approval. Please contact Lake County Public Works Engineering (352-483-9040) for further information on performing a traffic evaluation of the proposed development to the site when proceeding with a site plan.

2. The proposed driveways for the site will need to be located at the existing platted Right-of-Ways (9th Street and 10th Street) connecting to SR 40. Also the driveways will need to allow joint access to the neighboring lots with frontage road connection.

3. A cross access easement across the site frontage should be provided.

Item: RIGHT-OF-WAY - Preliminary Right-of-Way Information:

1. Site fronts on SR 40, non county maintained road.

2. Site also fronts on 9th Street with 80 feet of R/W and 10th Street with 30 feet of R/W as shown on site plan, both dedicated to the public by PB 3/45; both are non county maintained roads.

3. Additional roads along the property site not shown on the plan: Melville Street with 84 feet R/W and on Irving Street with 84 feet of R/W, also non county maintained roads.

Item: FLOODPLAIN

1. The proposed site for the Dollar General contains Flood Zone A - no base flood elevation determined. This flood zone may require further information with future development plans. This site development may be subject to a Letter of Map Revision/Amendment from FEMA. (LOMR/LOMA)

2. Any fill within a Flood Plain will require providing compensating storage for all flood water displaced by the development of the site.

Review Status: APPROVED W/COMM

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739
Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

1. An Environmental Assessment no older than 6 months must be provided with the site plan application.

Item: NATURAL UPLAND COMMUNITIES
1. The site contains at least one Natural Upland Community, as defined by Lake County Land Development Regulations (LDR's). The project will need to comply with LDR Chapter 6.04.04 that requires a minimum of 25% of the Natural Upland Community to be preserved. This area shall be clearly marked on the site plan and a recorded conservation easement must be received prior to site plan approval.

Item: PROTECTED SPECIES
1. The site contains at least one protected species, the gopher tortoise. All state and federal permits related to protected species will need to be received by Lake County prior to site plan approval. Additional protected species may be present. Additional information/surveys may be required once an Environmental Survey is completed and provided to the County.

Review Status: APPROVED W/COMM

TRANSPORTATION CONCURRENCY - SHARON LEWIS (352)483-9050
Informational Comments
1. The standard LOS for the impacted roadway of SR 40 is "C" with a capacity of 780. This segment of roadway is operating at an adequate capacity.

2. This project will be generating 69 pm peak hour trips with no adverse effect to the roadway segment capacity (439 available capacity).

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

4. Applicant will be required to complete a Tier 2 traffic study.

Review Status: APPROVED W/COMM

ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776

1. Comments pending

CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING
Informational Comments

1. Must submit a Capacity Encumbrance Application for capacity determination at the time of site plan submittal.

Review Status: APPROVED W/COMM