



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

July 27, 2009

George R. Mansour
2719 Shoemaker Lane
Mt Dora, Florida 32757

Re: Auto Pass LLC – Conditional Use Permit Application
Project # 2009070001, Application # 1472

Dear Mr. Mansour:

This letter is to notify you that your application for a Conditional Use Permit (CUP) has been reviewed by the Development Review Staff, please see the attached comments. Additional information is needed to address these comments. In order to remain on the September public hearing schedule, the requested information must be provided by August 3, 2009. We have identified Thursday July 30, 2009 as the date of your requested DRS meeting; please contact me if you still wish to have this meeting.

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,

Steve K. Greene, AICP
Chief Planner

CC: Khosrow Owii, 1766 Seneca Blvd., Winter Springs, FL 32708

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

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District 2

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District 3

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District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION, Steve K. Greene, AICP, 352-343-9739
Comments

Item: MEETING THE REQUIREMENTS OF LDR CH. 3.00 AND 14.05

1. A concept plan was not provided for the proposed activity in accordance with application and LDR requirements. Please provide a concept plan (11-in. by 14-in. or 11-in. by 17-in.) of the proposed activity that shows:
 - a north arrow and scale,
 - all the property lines, particularly in relation to the centerline distance of the US 441 public right of way,
 - points of ingress/egress,
 - vehicle parking areas (employee/display/loading), landscape areas (existing and proposed),
 - existing structures (buildings/signage, etc.) and existing setbacks measured to the property line,
 - existing infrastructure facilities (potable well, potable water, septic tank, drain-field, or sanitary sewer)
 -
2. Please specify whether vehicular repair will take place on the property. If so, please specify the type of vehicular repair that will be undertaken on the property (if necessary, show on the concept plan).
3. Please specify the existence of sewer service to the property or septic usage on the property.

Item: THIS PROJECT IS CONSISTENT WITH OTHER APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

1. A utility availability determination regarding the existence of sanitary sewer is not provided. Please have the utility service provider for this area complete and return the enclosed utility availability form to this office. If central sewer facilities exist within 1,000 feet of the property, the activity must hook-up to central services in order to receive development order approval pursuant to Comp Plan requirements.
2. On June 11, 2009, the activity was found to violate County code as the activity was on-going without the proper approvals. This CUP application was submitted by the applicant in response to the violation. Pending the approval of the CUP by the BCC, the applicant is requested to refrain from conducting vehicular sales and rentals from this property.

Informational Comments

Item: COMMENTS

1. The proposed vehicular sales and rental activity is allowable within the Urban/Employment Center future land use designation. However, the activity is a conditional use in C-2 zoning districts and must be approved by the BCC.
2. As there was no activity on the property since the Hess station ceased operations, any new use must submit a site plan of the activity for review and approval to ensure development consistency with LDR and comp plan requirements.

Review Status: NEED MORE INFO

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

Item: TRANSPORTATION

1. The site must comply with Access Management of Lake Counties Land Development Regulations and Florida Department of Transportation, FDOT
2. A traffic impact study will be required with site plan submittal. Please contact Lake County Public Works for more information on the methodology for the study when proceeding with site plan preparation after CUP rezoning.

Item: FLOODPLAIN

1. The proposed site for the CUP contains Flood Zone AE - no base flood elevation determined. This flood zone may require further information with future development plans.

Review Status: APPROVED W/COMM

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

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS – The following items are needed for site plan approval.

1. 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.

2. 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.

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

1. Fire hydrant locations must be provided if a site plan is submitted for approval.

Item: MISCELLANEOUS FIRE REQUIREMENTS

1. Clarify whether any repair or vehicle fueling will take place, as additional requirements may be necessary.

Review Status: NEED MORE INFO

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

Comments

Item: WASTEWATER DISPOSAL

1. Per City of Leesburg utility customer service rep, this site IS NOT CONNECTED to Leesburg sewer. She stated that there no notation of sewer service and that if it were on the site, there would be a separate line item on the bill charged as PA. Need to have the septic system located, pumped out, certified and evaluated prior to any approval of a new business there. Since the prior operation was out of service for more than a year, the system would need to be brought into full compliance with new code OR the can connect to Leesburg's sewer. Need non-availability letter.

Informational Comments

Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC

1. Will not know for sure until we determine the septic/sewer situation. Also need to know how many people will be working in this building and hours of operation.

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

1. Cannot yet determine until sewer/septic issue is resolved.

Item: SURROUNDING FEATURES (WELL, ETC.)

1. Need to show any wells, retention ponds, septics, surface water, etc within 100' of property lines.

Review Status: NEED MORE INFO

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational Comments

Item: ADDITIONAL INFORMATION NEEDED

1. Previously impacted site. Site is an old gas station. CUP use being requested by applicant, auto sales, is already in progress.

Review Status: APPROVED W/COMM

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Informational Comments

Item: LANDSCAPE PLAN

Remarks: 07/21/09

- 1) A landscape buffer type B would typically be required where commercial is adjacent to commercial uses. Existing qualifying vegetation may be used to meet the buffering requirements. Any deficiency in the required buffer shall be provided. Landscape material shall not be planted to obstruct the sight visibility at roadway intersections.

Item: TREE REMOVAL APPLICATION

Remarks: 07/21/09

- 1) Informational - If any trees classified as protected are removed then a Tree Removal Permit shall be required.

Item: COMMENTS

Remarks: 07/21/09

- 1) Informational - There is a pending update to the landscape ordinance that could affect this property should a significant site plan alteration be proposed in the future.

Review Status: APPROVED W/COMM

DEFERRAL OF CONCURRENCY DETERMINATION - DEVELOPMENT PROCESSING

Review Status: APPROVED

PUBLIC WORKS TRANSPORTATION - SHARON LEWIS - (352) 483-9050

Informational Comments

Item: TRANSPORTATION CONCURRENCY

Remarks: 07/17/09 SL:

1. The standard LOS for the impacted roadway of Sleepy Hallow Rd is "D" with a capacity of 760. This segment of roadway is currently operating at thirteen percent (13%) of its capacity. This project will be generating 151 pm peak hour trips which will also have an impact on the US 441 segment Main St to CR 44 (Standard LOS "D" with capacity of 2790, currently operating at 77% capacity).

2. Currently there is no CIP improvements scheduled for this roadway segment.

Comment:

Due to the number of trips generated by the Auto Pass LLC project a traffic study will be required per the Lake~Sumter MPO Traffic Impact Study Guidelines, prior to Site Plan approval.

Review Status: APPROVED W/COMM

CITY OF LEESBURG – BILL WILEY – (352) 728-9760

Informational Comments

1. The application for the referenced CUP indicates that water and sewer service is provided by the City of Leesburg. This is incorrect because **only** water is provided **not** sewer. Per state statute and County policy if city sewer is available to the property, they are required to connect. The City has sewer available to this property and request that the applicant be advised that they need to connect. Please, also advise the applicant that the City will require them to annex into the City to obtain the sewer service. We recommend that the application for the CUP not be processed or approved by the County. Should you have any questions, please do not hesitate to contact me.



Utility Notification

Address (CDPlus) #: _____

Return To: Zoning Division,
Growth Management Department
Subject: Utility Service Area

Date Returned: _____
Time Returned: _____
FAX: (352) 343-9767
Phone: (352) 343-9641

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has a **Public Hearing** pending, a **Commercial Project** under review, or is in the process of obtaining a **permit**. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems and return this form via **FAX** to (352) 343-9767, or email to Growthmgmtcustservice@lakecountyfl.gov

Proposed Development:

Single- Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____
Administrative Lot Splits _____ Commercial Project _____ Rezoning _____

Legal Description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(IS OR IS NOT)

Hook up to Central Water _____ within 300 feet of the above described property.
(IS OR IS NOT)

The City of/private provider _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____
Central Water: Yes _____ No _____

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____
Print Name _____

City Official or Private Provider Title _____ Date _____