



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

August 3, 2010

Mitch Collins, P.E.
801 E South Street
Orlando, Florida 32801

RE: Twistie Treat at Cagan Crossings
(Project No. 2010070003 Application No. 1675)

Dear Mr. Collins:

The Development Review Staff (DRS) has reviewed your pre-submittal application to place a Twistie Treat on a property with an existing convenience store. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for Thursday, August 12, 2010 at 2:30am. The meeting will be held in the 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,

Jennifer M. Cotch (Case Manager)
Division of Planning and Community Design
Phone: (352) 343-9739 ext. 5419
email: jcotch@lakecountyfl.gov

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Planning & Community Design Division
Informational Comments

1. Proposed Development Consistent With Current Future Land Use & Zoning
The current (and adopted 2030) Future Land Use allow the proposed use. In addition, the current C-1 zoning will allow the proposed use. However, if the Twistie Treat is to have a drive-thru, it will be considered "fast food" and the zoning will need to be changed. Fast food restaurants are not allowed in C-1 zoning. Fast food restaurants and convenience stores are allowed in the C-2, C-3, and CP zoning districts.
2. Setbacks Proposed
All buildings shall be a minimum of 50-ft from all roads or ROW easements.
3. Parking Proposed
The applicant is proposing twelve (12) parking spaces. The minimum that is required is eleven (11) spaces. Seven (7) spaces are required for the convenience store at 1 space per 200 square feet. Four (4) spaces are required for the Twistie Treat at 1 space per 100 square feet.
4. Water/Sewer Provisions
A letter from the appropriate water and sewer service providers will be required with site plan.
5. Within Existing JPA (Clermont, Mt. Dora, Lady Lake)
The project is located within the Clermont Joint Planning Area (JPA). To date, no comments have been received from Clermont. The applicant may want to contact Clermont directly. The contact is Lisa Howard at 352-394-4083 x321
6. Green Swamp
This project is located in the Green Swamp Area of Critical State Concern. Please be advised that this property is located in the GREEN SWAMP which is designated as an Area of Critical State Concern, pursuant to Chapter 380, Florida Statutes, Section 380.05. Because of the GREEN SWAMP Area of Critical State Concern designation there is a forty-five (45) day review period during which a Development Order-unless exempted- is reviewed by the Department of Community Affairs for compliance with the Lake County Comprehensive Plan, the Lake County Land Development Regulations, and State Statutes and Regulations relating to the GREEN SWAMP.

Upon approval of the Development Order, Lake County shall render it to the DCA. Notice will be promptly forwarded to you from the Department of Community Affairs (DCA) regarding compliance of the application with the GREEN SWAMP regulations from The Department of Community Affairs located in Tallahassee, Florida.

Lake County hereby advises you that any work commencing on your project prior to receiving notice from the DCA of compliance of your building permit with the GREEN

SWAMP laws, ordinances, and regulations is at your own risk and your contractor's risk.

Representatives from the DCA may wish to conduct a site visit at the location of the construction. In the event the Development Order is found to be inconsistent with the Lake County Comprehensive Plan, the Lake County Land Development Regulations, or State Statutes or Regulations, the DCA may choose to appeal the issuance of the Development Order and seek an administrative hearing, in which case you shall be notified.

Should you have any questions regarding this process, please do not hesitate to telephone the DCA office by telephone at (850) 922-1766 Attention Rebecca Jetton. The office is located at 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100.

Review Status: Approved with Comments

Health Department – Jerry Brown (352) 253-6130

No Comments

Review Status: Approved

Landscape Review - Grant Wenrick 352-343-9739

Informational Comments

1. Landscape Plan

Per the nonconforming development subsection 1.08.04 (C) (2) the new Twistie Treat building shall be buffered in the following manner: Landscape Buffer Type C along the US 27 property line and Landscape Buffer Type B along the south and north property lines only on the western sections of those property lines to screen the new Twistie Treat Building use. The existing asphalt or concrete immediately along the US 27 right-of-way may be removed and utilized for landscape buffer C if not required for parking. All landscape shall be located on the Applicant's property and the landscape plan shall be signed and sealed by a licensed landscape architect during the future site plan submittal phase. The Applicant shall coordinate landscape with below-ground and above-ground utilities.

Review Status: Approved with Comments

Fire – Robin Gutting (352) 343-9653 EXT. 5427

Informational Comments

1. Location of Fire Hydrants and/or Fire Protection Water Storage Tanks (Chapter 9 of LDR and NFPA 1142)

Please provide location of all fire hydrants and/or fire protection water storage tanks on site plan.

2. Miscellaneous Fire Requirements

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.

Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

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.

Review Status: Approved with Comments

Public Works - Ross Pluta/Seth Lynch 352-483-9041
Informational Comments

1. Transportation

A Traffic Study will be required for the project. Please contact Lake County Public Works Engineering at (352) 483-9040 for the requirements for a traffic exemption or traffic impact study.

2. Stormwater

A Letter of Modification or Determination will be required from St Johns River Water Management District for the stormwater management of the proposed site alterations.

Review Status: Approved with Comments

Environmental Review- Jennifer Cotch (352)343-9739
Informational Comments

1. Environmental Assessment

The proposed project will be constructed over existing concrete and previously disturbed land. An Environmental Assessment will not be required for the project as proposed.

2. Wetlands

There are no wetlands on or adjacent to the property site.

3. Natural Upland Communities

There are no listed natural upland communities on the project site.

4. Protected Species

A site inspection conducted by staff revealed no signs of threatened or endangered species on the project site. The forested area east of the proposed development may contain gopher tortoises. If this area is to be developed, a gopher tortoise survey may be required.

5. Protected Areas

The project area is located in the Green Swamp Area of Critical State Concern

Review Status: Approved with Comments

Environmental Utilities - Gary Debo (352) 343-3776

Informational Comments

1. Capacity Analysis

At the time of site plan submittal, provide the total estimated amount of solid waste that will be generated from the project at the time the project is completely built out.

Solid waste generation= ___ tons per yr.

Review Status: Approved with Comments

Concurrency Management/Development Processing

Informational Comments

1. Capacity And Encumbrance

An application for Capacity Encumbrance Letter must be submitted and approved prior to site plan approval, which shall be valid for 120 days unless a permit has been issued before the expiration of the letter.

Review Status: Approved with Comments