



October 4, 2010

John E. Doucette, P.E.
Spring Engineering, Inc.
3014 US Highway 19
Holiday, Florida 34691

RE: Toyota of Clermont - Pre-Submittal Application
(Project #2007100009/ Application Request #1711)

Dear Mr. Doucette:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the Toyota of Clermont. 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 October 5, 2010 at 1:00 p.m. 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

Email: sgreene@lakecountyfl.gov

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PLANNING & COMMUNITY DESIGN DIVISION

Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

1. The pre-submittal requests the relocation of the north/south 50-foot public access easement (as shown on the site plan) to traverse the property northward along the conservation area & jog west and connect to AutoPlex lane.

Item: PROPERTY ACREAGE/SIZE

1. The property is approximately 29-acres in size. The proposed realignment remains within the boundary limits of the development parcel.

Item: PROPERTY LOCATION

1. The property is located in the Clermont area along the north side of SR 50, about 1/4 mile east of Hartle Road and approximately 1-mile west of the Orange County line.

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

1. The proposed use is consistent with the LDR and Comprehensive Plan. However, the proposed re-alignment of the frontage road will create an inconsistency with Ordinance 2005-81. The ordinance calls for a landscape buffer to be placed between the frontage road and SR 50. Removing the road from its location as shown on the site plan creates this inconsistency.

Additionally, reorienting the frontage road in the proposed manner is contrary to the definition of a frontage road. While the proposed realignment provides access to the abutting eastern property, it merely connects to Autoplex Lane and does not provide access to the abutting western property.

Realignment of the frontage road from its current location, as shown, on the site plan will require an amendment to the ordinance for approval by the BCC. It will also be necessary to amend the approved site plan. The applicant may submit the rezoning application and site plan amendment application at the same time for concurrent review. However, approval of the site plan amendment will not be granted until after the ordinance amendment has been approved.

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)

1. Copies of all pertinent state, regional, and federal agencies will be required in conjunction with site plan approval.

2. Modification to these permits may be required. Please contact all jurisdictional agencies as soon as possible.

Item: WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)

1. As the property is situated within the Clermont JPA, the city will review and provide comment on any ordinance amendment or site plan amendment.

Item: LANDSCAPE PLAN

1. Street landscaping is recommended at the eastern and western extremes of the frontage road.

Item: TREE REMOVAL PERMIT

1. A tree removal permit will be required with the required landscape plan and any proposed tree removal.

Item: Informational Comments

1. It typically takes about 60-days to receive ordinance approval. Lake County strives to maintain 30-days or less of staff time towards site plan approval. Submitting the site plan amendment with the rezoning application may lessen the review time.

Review Status: APPROVED W/COMM

HEALTH DEPT - J. BROWN/E. CHRIST (352) 253-6130

Informational Comments

Item: DELINEATED AREAS (GREEN SWAMP, EBD, ETC.)

Remarks: Delineated area will need SJRWMD review and approval on all irrigation and monitoring well installations.

Review Status: APPROVED

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

Informational Comments

Item: TRANSPORTATION

Remarks: The Road Right-of-Way for the proposed frontage road will need to be 60 ft wide and have a sidewalk along the whole length. The Road Right-of-Way will need to be outside the Wetland Buffer. Additional easements for the retaining walls and grading will be required for the frontage road to be constructed. These easements should be dedicated with the road right-of-way during the site plan review process.

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 shall be submitted with any revised development plan.

Item: WETLANDS

1. The concept plan provided does show the required wetland buffer and setback. The project is located within the Lake Apopka Basin and does require a 50-ft natural wetland buffer.

Please be aware there is a recorded conservation easement on the property. There is to be no developmental impacts to the conservation area.

Item: PROTECTED AREAS

1. The property is located within the Lake Apopka Basin and needs to adhere to the standards set forth in Chapter IV of the Land Development Regulations, as amended.

Review Status: APPROVED W/COMM

ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776

Review Status: APPROVED