



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

November 15, 2010

Virgil Gary Griner
582 Summerwood Drive
Minneola, FL 34715

RE: GT Marine and Auto - Presubmittal
Project No. 2010100020 Application No.1733
Description: Auto and Marine Sales

Dear Mr. Griner:

The Development Review Staff (DRS) has reviewed your pre-submittal application for an auto and marine sales center. 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 November 18, 2010, at 9 am. 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,

Rick Hartenstein, AICP, Senior Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5400
Email: rhartenstein@lakecountyfl.gov

Cc: File
Steve Greene, AICP, Chief Planner

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PLANNING & COMMUNITY DESIGN DIVISION

The following are provided as informational comments:

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

Remarks:

The Applicant wishes to add a 12' x 44' Commercial Office Trailer for the sales office and utilize an existing warehouse building for the sale of used autos and boats as a new use on the property.

Item: PROPERTY ACREAGE/SIZE

Remarks:

Property is approximately 2.67 acres.

Item: PROPERTY LOCATION

Remarks:

The property is located at 17949 W. SR 50, Winter Garden, FL 34787. The property is on the Orange Co. line across from Plaza Collina.

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

Remarks:

The property is located within the Urban Expansion/Employment Center Future Land Use Category and the current zoning is Heavy Industrial (HM) which allows vehicular sales as a permitted use.

It will be necessary to submit a site plan application depicting the existing structures, any proposed structures, customer parking area, auto & boat storage/display area, drive aisles and vehicle access, existing and proposed on-site signage, and buffers (this is not an all inclusive list but examples). The site plan shall meet all submittal requirements contained in Land Development Regulations (LDR) 14.09.00 and 15.02.00.

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

Remarks:

It will be necessary to obtain the appropriate permits during the site plan application/review process such as a St. Johns Water Management District stormwater permit, possibly a permit/utility service agreement from the City of Clermont for water and sewer service, possibly a driveway access permit from Lake County Public Works, ect.

Item: SETBACKS PROPOSED

Remarks:

Setbacks shall be in accordance with LDR Table 15.02.01 (B) and LDR Table 15.02.01 (D), as this project is located within the City of Clermont Joint Planning Area (JPA).

Item: PARKING PROPOSED

Remarks:

Parking shall be required at one (1) space per two-hundred (200) square feet of floor area (LDR 15.02.09).

Be sure to show the vehicle and boat storage area/s on the site plan.

A bicycle parking area (bike stand) shall be established at a rate of 0.10 spaces per required vehicle space (customer parking not storage/display spaces).

Item: WATER/SEWER PROVISIONS

Remarks:

The project property is located within the City of Clermont Utility Service boundary. It will be necessary to obtain a Utility Service Availability Letter from the City of Clermont stating they have water and sewer capacity to serve the proposed project. If water and sewer services are available, it will be necessary to connect to these services. Prior to the approval of the site plan for the project, it will be necessary to obtain a Utility Service Agreement with the City of Clermont and provide a copy of said agreement to the County.

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

Remarks:

The proposed project is located within the Clermont JPA and as such will be subject to the LDRs related to development within the Clermont JPA (LDR 15.02.00).

Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

Remarks:

The proposed conceptual plan was satisfactory for this review, but a detailed site plan meeting the submittal requirements of LDR 14.09.00 and 15.02.00 will need to be submitted for review and approval prior to the commencement of the proposed activity/development.

Item: LANDSCAPE PLAN

Remarks:

A landscape plan prepared by a landscape architect registered in the State of Florida meeting the requirements of LDR 9.01.00 and LDR 15.02.08 shall be

submitted with the site plan application.

Item: TREE REMOVAL PERMIT

Remarks:

If any protected trees are to be removed from the site, a tree removal permit application meeting the requirements contained in LDR 9.02.00 shall be submitted with the site plan application. Mitigation for any tree removal shall be demonstrated as part of the landscape plan.

Item: COMMENTS

Remarks:

Additional comments from the City of Clermont may be forthcoming under separate cover.

Please note that when the 2030 Comprehensive Plan has an established effective date, the Future Land Use will change to "Regional Commercial" which does not allow Heavy Industrial zoning. This will cause the property to become a permitted non-conforming district and as such you would be limited regarding any change of use or expansion of the project from the effective date of the Comprehensive Plan. It is suggested that you consider rezoning the property to Planned Commercial (CP) in the future to avoid this situation.

Review Status: Approved with Comments

PUBLIC WORKS – Ross Pluta/Seth Lynch 352-483-9041

The following is provided as an informational comment:

Item: TRANSPORTATION

Remarks:

Please be advised that Lake Blvd through traffic from SR 50 to CR 50 will be closed with the road improvements to be constructed by and with the Plaza Collina DRI Development.

Review Status: Approved with Comment

HEALTH DEPARTMENT - J. Brown/E. Christ (352) 253-6130

The following are provided as informational comments:

Item: WATER SUPPLY

Remarks:

Prior to construction plan approval you will need to provide the County a public water system (PWS) availability letter for new 12' x44' building. If existing onsite well is used for business operations, an up to date sampling, evaluation, and joint sanitary survey will be needed through both the Lake County Health Department and the Central Florida Department of Environmental Protection.

Item: WASTEWATER DISPOSAL

Remarks:

Prior to construction plan approval you will need to provide the County a central public sewer availability letter for the new 12' x 44' building. The existing onsite septic system will need evaluation and up to date annual commercial business use permitting through Lake County Health Department. If public sewer is not available the new 12' x 44' building will require septic system permitting, evaluation, and installation approved by Lake County Health Department.

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks:

The proposed new parking lot and/or future office expansion will need to be located away from and not over the existing onsite septic system/drain field. If expansion is proposed over or thorough the existing onsite septic system (OSTDS), the existing system will need an abandonment/replacement permit through the Lake County Health Department or connection made to an available public sewer system.

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

Remarks:

New well construction for potable, irrigation and/or monitoring wells will require SJRWMD review and approval.

Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)

Remarks:

Utilities on site plan - water and sewer (well and septic) will need to be identified on plans for the new 12' X 44' building. The existing onsite warehouse septic system will need to be shown on the construction plans to assure the proposed new parking lot will not be located over the existing septic system drain field.

Review Status: Approved with Comments

FIRE – Roberta Gutting (352) 343-9653 EXT. 5427

The following are provided as informational comments:

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS

Remarks:

Fire flow calculations for the proposed building will need to be provided during the site plan review stage.

Item: ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

Remarks:

These items will need to be provided during the site plan review stage.

Item: STORAGE ARRANGEMENT & COMMODITY CLASSIFICATION OF STORAGE

Remarks:

During the site plan review stage, provide the location, and maximum quantity of all hazardous materials on the Site (gas, oils, cleaning chemicals, etc.). Provide Material Safety Data Sheets, including NFPA 704 ratings for all products. Sites containing hazardous materials shall be marked in accordance with NFPA 704.

Item: PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

Remarks:

During the site plan review stage, FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment and be continuous to a public way (sidewalk).

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

Remarks:

During the site plan review stage, 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.

Item: ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

Remarks:

If the site is to be gated and locked, a statement will need to be provided on the site plan addressing this.

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks:

If your intent is to park/store vehicles and/or boats inside the warehouse, then the structure must meet NFPA 88A (fire sprinklers, fire alarm and ventilation requirements).

Review Status: Approved with Comments

ENVIRONMENTAL REVIEW- Jennifer Cotch (352) 343-9739 Ext. 5419

The following is provided as informational comments:

Item: ENVIRONMENTAL ASSESSMENT

Remarks:

An environmental assessment will not be required with the site plan application.

Item: WETLANDS

Remarks:

There are no wetlands onsite or adjacent to proposed project.

Item: PROTECTED SPECIES

Remarks:

No protected species were noted at the time of site inspection. The gopher tortoise is known to reside in close proximity to the proposed project. A minimum 25-ft buffer shall be observed from any gopher tortoise burrows.

Item: PROTECTED AREAS

Remarks:

The property is located within the Lake Apopka Basin and shall meet the requirements of the Land Development Regulations, Chapter 6.15.00

Review Status: Approved with Comments

TRANSPORTATION CONCURRENCY – Sharon Lewis (352) 483-9050

The following is provided as an informational comment:

Item: TRANSPORTATION CONCURRENCY

Remarks:

Please verify total square footage of project. A Traffic Exemption request will be required.

Review Status: Approved with Comment

CONCURRENCY MANAGEMENT/DEVOLPMENT PROCESSING (352) 343-9855

The following is provided as an informational comment:

Item: COMMENTS

Remarks:

As part of your site plan application, you must apply for a Capacity Encumbrance Letter (CEL). Receipt of a CEL encumbers capacity for public facilities and services for 120 days from the date of issuance. Prior to expiration of the CEL, you must either have a building permit issued or apply for and

receive a Capacity Reservation Certificate. In order to receive the Certificate, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are based on 100% of the estimated transportation impact fees for commercial.

Review Status: Approved with Comment