



Lake County Department of Growth Management  
Planning and Development Services Division

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Email: [mharris@lakecountyfl.gov](mailto:mharris@lakecountyfl.gov)

**PRESUBMITTAL COMMENTS**

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To: Jennifer Myers, Development Coordinator  
Through: Brian Sheahan, AICP, Division Director  
Planning & Community Design  
From: Mary Harris, Associate Planner  
Re: Presubmittal Comments / Barbara Burdick Beauty Salon  
Date: January 24, 2008 DRS MEETING DATE: February 7, 2008

**TYPE OF DEVELOPMENT:**

Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan

Other (specify):

JPA: N/A

Proposed Use of Property: Beauty Salon within an existing building

ZONING AND LAND USE: C-2 Zoning / Urban Expansion Future Land Use designation

The proposed site is located in the Umatilla area lying NW of the intersection of SR 19 and Wallace Street. The proposed use of a beauty salon is a permitted use within the C-2 zoning district. Although the building and propose use is non-conforming in nature, due to the fact that it does not meet the Commercial Location Criteria of the Lake County Comprehensive Plan, the change of use may be permitted as long as there are no structural expansions to the exterior of the building. Minor repairs (i.e. painting, window replacement, etc.) and interior renovations are only allowed.

WILL REQUIRE REZONING:     Yes     No    TO WHAT ZONING?

WILL REQUIRE F.L.U.M. AMENDMENT: Yes     No

**DEVELOPMENT REVIEW : (Items/Issues to be referenced as applicable)**

**Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?**

No outside agency approvals were submitted. May require site St Johns River Water Management District Permit. If required, a copy will need to be provided to the County prior to final site plan approval.

**Environmental concerns (wetlands, wildlife habitat, etc.) addressed: N/A**

**Landscape and other buffers provided?**

The proposed use must meet the landscape requirements of the Land Development Regulations Section 9.01.00. The landscape buffers must be shown and labeled on the Preliminary Plat. Signed and sealed landscape plans, by a registered licensed architect, must be submitted with Construction Plans.

A Type "B" Buffer will be required to be planted at a minimum of 15 ft in width, with 4 canopy trees and 3 ornamental trees; and an additional 1 single row of shrubs; shrubs to be located between the planting areas of the required trees and must be at least 3 gallons or 2 – 2-1/2 feet in height at the time of planting.

**Parking (including bicycles), loading and waste disposal?**

Parking to be required per Section 9.03.06 of the Land Development Regulations at a minimum of 1 space per 200 ft of gross leasable area.

In addition, please see comments provided by Lake County Public Works Department concerning the proposed parking layout.

**Access Management and ROWs correct?**

See attached comments from Public Works.

Fire Department Accessibility is required in Accordance with the Florida Fire Prevention Code 2004 Edition. (See attached memo from Lake County Building Services Division)

**Water/sewer plans?**

Per the proposed application, the applicant indicates that the property will be serviced by an existing well and septic tank. [*Please see Department of Heath comments*]

**Setbacks shown/correct? n/a**

Provided that there will be no future expansion to the existing building, no additional setbacks from the right-of-way of SR 19 will be required.

**Open Space shown/correct? n/a**

**Additional comments?** See comments from Paul Simmons, Zoning Division  
See additional comments provided from Brian Hawthorne, Fire Inspector



Charlie Crist  
Governor

Ana M. Viamonte Ros, M.D., M.P.H.  
State Surgeon General

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**Date:** January 30, 2008  
**To:** Mary Harris  
**From:** Marcelo J. Blanco, Environmental Specialist II  
**Subject:** Presubmittal Memo for "Beauty Salon for Barbara Burdick"

**Section/Township/Range:** 26-18-26

**JPA:** N/A

**Comments:** The application proposes use of an existing well and septic system, a letter from the controlling utility district stating whether central water or sewer service are available will be required with future submittals. If central water and sewer service are not available, the following will need to be addressed:

- The lot size is 0.23 acres (mapped as Pomello and Wauchula soils):
  - Using a private well, the maximum allowable estimated sewage flow may not exceed 345 gallons per day; this translates to 4 service chairs. Provide the proposed maximum number of chairs to be installed at this location.
- Future submittals will require a scaled site plan showing all wells and septic systems on or within 100-ft of your property lines as well as any public wells within 200-ft of your property lines.
- The maximum allowable number of chairs is also tied to the available unobstructed area for drainfield installation/the existing drainfield size, therefore this number may be further reduced by the proximity of surrounding wells, surrounding septic systems, available unobstructed area, water table, and soil texture issues, which would be assessed via the DOH permitting process.
  - An existing septic system evaluation/permit will be required, as well as annual operating permits for the well (Limited Use Well Permit) and septic system (IM-Operating Permit for systems receiving commercial waste).

# M E M O R A N D U M

## PUBLIC WORKS DEPARTMENT

Engineering Division  
437 Ardice Avenue  
Eustis, FL 32726



## LAKE COUNTY FLORIDA

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[www.lakecountyfl.gov](http://www.lakecountyfl.gov)

**To:** Barbara Burdick  
**From:** Seth Lynch, Development Review Engineering  
**Date:** Jan 24, 2008  
**Subject:** Public Works comments for Beauty Salon on Wallace St.

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary plat are submitted by the applicant there maybe additional items required through the review of the plans.

The proposed parking layout for the site as shown on the sketch provide with the application will not be allowed. Vehicles cannot back-up into the County Road. Parking Stalls should be parallel to Wallace Street with the existing driveway serving as the parking alley.

May require meeting access management, sight distance standards, and erosion control

May require offsite improvements which will be determined at site plan review stage.

Additional right-of-way may be required. This will be determined at site plan review stage.

May require Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received by the County before site plan could be approved.

The project must meet Stormwater Concurrency before the site plan could be approved.

The project may require the Department of Environmental Protection (DEP) approval before the site plan could be approved.

The site will need to comply with all Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District requirements.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations.

The site plan will need to comply with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP)

The project may require Traffic Impact Study (Analysis) and/or Intersection(s) Analysis and must meet Concurrency for Transportation before site plan could be approved.

**Please Note:** Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There maybe other requirements when a proposed site plan is submitted.

**From:** Simmons, Paul  
**Sent:** Tuesday, January 22, 2008 9:38 AM  
**To:** Harris, Mary  
**Subject:** Burdick Beauty Salon

Mary-

The proposed ground sign will need to be shown on any future plans. The sign will need to meet the setbacks for single occupancy commercial businesses Chapter 11.02.03. The business will be allowed a 60 square foot sign since it is on an arterial road, with a maximum sign height of 12 feet. Also, 100 square feet of landscaping will need to be shown around the base of the sign, which can be counted towards the minimum landscape requirements for the site.

Donald P. Simmons  
Planner, Zoning Division  
Lake County BCC  
315 West Main St  
Tavares, FL 32778  
Phone: 352-343-9641  
Fax: 352-343-3767

Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

# Memo

**To:** Mary Harris, Associate Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 1/30/2008  
**Re:** Fire Comments, Beauty Salon for Barbara Burdick

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Information submitted is insufficient for review. Provide water for fire protection in accordance with Lake County Land Development Regulations Chapter 9.08.00. Fire Department Accessibility is required in Accordance with the Florida Fire Prevention Code 2004 Edition.

Brian Hawthorne, Fire Inspector  
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Division of Building Services  
Fifth Floor of Administration Building (Round building)  
315 W. Main Street  
Tavares, Florida 32778

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