



Lake County Department of Growth Management
Planning and Development Services Division

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Review Supervisor
From: Mary Harris, Associate Planner
Re: Tactical Training Campus
Date: April 1, 2008 **DRS MEETING DATE:** April 17, 2008

TYPE OF DEVELOPMENT:

- Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan
 Other (specify):

PROPOSED USE OF THE PROPERTY: Markmanship Training Facility.

ZONING AND LAND USE:

Based on the information provided, the property is currently zoned Agriculture and is located within the Green Swamp Area of Critical State Concern / Core Conservation. The proposed site is located south of CR 474 and east of SR 33, near the Polk County / Lake County lines.

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

Upon Staff's review of the proposed use and the information provided, the parcels are not recognized on the Lake County Zoning Maps as legally created lots or parcels. The proposed use would be classified as a commercial use, which is prohibited in the Core/Conservation within the Green Swamp Area of Critical State Concern per the Lake County Comprehensive Plan Policy 1-1.15 (11)(b). Although the use would be considered a commercial use, pursuant to Policy 1-1.15 (11) of the Comprehensive Plan, recreational uses, as well as Schools (all public or private) are also prohibited.

Based upon the information provided and the criteria as outlined in the Lake County Comprehensive Plan and Land Development Regulations, the proposed use of the property as a Markmanship Training facility is not allowed.

WILL REQUIRE REZONING: Yes No TO WHAT ZONING? _____

The Lake County Comprehensive Plan and Land Development Regulations prohibits the proposed uses. A Comprehensive Plan Amendment would be required for the development to proceed.

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

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? If the proposed use was permitted, the site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. The site plan may also need to comply as applicable with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, St Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP) and others as they apply.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Although the use is prohibited, Environmental comments are provided – [see attached].

Is an Environmental Assessment required? Comments included in Environmental Comments

Landscape and other buffers provided? The proposed use is prohibited.

Parking, loading and waste disposal? The use is prohibited

Access Management and ROWs correct? The use is prohibited [Comments attached provided by Public Works Department].

Water/sewer plans? Not provided on application

Setbacks shown/correct? Not enough information provided

Open Space shown/correct? Not enough information provided

Additional Information:

Seth Lynch, Development Review Engineering, Public Works

Brian Hawthorne, Fire Inspector, Building Division

Jennifer Cotch, Environmental Specialist, Planning & Community Design

Grant Wenrick, Landscape Architect, Planning & Community Design

- Please be aware 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.

Harris, Mary

From: Wenrick, Grant
Sent: Wednesday, April 09, 2008 1:47 PM
To: Harris, Mary
Subject: RE: Tactical Training Campus - Pre-Submittal DRS 04/17/08

Mary,

My comments are as follows:

- 1) Site plan does not show detailed elements such as buildings, parking, driveway's, preserved vegetation and adjacent land uses. A more detailed site plan shall be submitted before further evaluation.
- 2) If this project's zoning remains the same and a CUP is required. We should meet in the future to discuss landscape buffering language in any CUP Ordinance.
- 3) **IF** a rezoning is required to CFD or other zoning, generally landscape buffer A shall be required between CFD zoning and all residential zoning including Agriculture. On-site existing preserved vegetation of sufficient size may be used to meet buffering requirements if required.
- 4) Any protected trees removed in the future or in the past shall comply with the tree protection standards listed in LDR 9.02 Protected Trees. A Tree Removal Permit or After-the-Fact Tree Removal Permit shall be required to remove any protected trees. The silvicultural exemption does not apply to this site as the proposed land use is incompatible with silvicultural activities.

Thank you,
Grant Wenrick
352-343-9739 Ext 5832

From: Wright, Krista
Sent: Monday, March 31, 2008 12:11 PM
To: Harris, Mary; 'mike.goss@lcso.org'; 'chris.huskey@lcso.org'; Wills, James; Cox, Charlie; Sheahan, Brian; Welstead, Gregg; Greene, Steve; Soto-Lopez, Ricardo; 'rebecca.jetton@dca.state.fl.us'; Blackwell, JB; Blanco, Marcelo; Butler, Paul; Carroll, Sue; Catusus, Scott; Christ, Elias; Cotch, Jennifer; Greene, Steve; Greiner, Anita; Hannah, Harryette; Harker, Patti; Harris, Mary; Hawthorne, Brian; Lynch, Seth; McDonaldD@lake.k12.fl.us; Messer, Kelly; Myers, Jennifer; Nichols, Laura; Parker, Debbie; Pluta, Ross; Sheahan, Brian; Short, Sheila; Simmons, Paul; Soto-Lopez, Ricardo; Thomas, Julianne; Wenrick, Grant
Subject: Tactical Training Campus - Pre-Submittal DRS 04/17/08

PLEASE SEE ATTACHED DOCUMENTS - No Application packages will be placed in your boxes.

I have attached a file that contains the documents for a pre-submittal application for Tactical Training Campus. This project has been scheduled for the April 17, 2008 Development Review Staff meeting. If you have any comments please forward them to the Case Manager, Mary Harris on or before **April 11, 2008**.

All original documents submitted can be found in the corresponding file located in Development Review.

Mary Harris
MHarris@lakecountyfl.gov
(352) 343-9739 x5565

Thank You,

4/10/2008

Krista Wright

Office Associate IV
Growth Management Department
Division of Planning and Community Design
315 W. Main Street, Room 511
P.O. Box 7800
Tavares, FL 32778
Phone: (352) 343-9739 Ext. 5402
Email: kwright@lakecountyfl.gov

Note: Please remember to reference the project and application request number on all documents when submitting to Development Review.

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.

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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To: Michael Milliken, Boyett Land Inc.
From: Seth Lynch, Development Review Engineering
Date: April 7, 2008
Subject: Public Works comments for Tactical Training Campus

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.

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

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

May require Lake 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 or Southwest Florida Water Management District 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 and Transportation Concurrency before the site plan could be approved.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. The site plan may also need to comply as applicable 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) and others as they apply.

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.

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 4/10/2008
Re: Fire Comments, Tactical Training Campus

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.

Fire protection features for the Site shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition, and The Lake County Land Development Regulations.

Information submitted is insufficient for review.

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

Phone: (352) 343-9653 extension 5788
Cell: (352) 636-5574
Fax: (352) 343-9661
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MEMORANDUM

To: Mary Harris, Associate Planner
From: Jennifer Cotch, Environmental Specialist
Date: April 10, 2008
Re: Tactical Training Campus (Presubmittal Application)

Comments:

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
2. The proposed project is located within the Green Swamp Area of Critical State Concern. All proposed development within this area, unless otherwise exempt, must provide a Master Land Use Plan. The Master Land Use Plan shall include, but not be limited to, the following:
 - a. A description of the scope of the proposed Development which shall include:
 - (1) The planning and engineering considerations to be used in achieving the objectives of this Code.
 - (2) The number of Dwelling Units, commercial acreage and square footage, the total Lot coverage, and the percentage of Open Space to be preserved.
 - (3) An implementation and phasing schedule.
 - (4) A concept Site Plan.
 - (5) A Site restoration plan.
 - b. Certified maps of the Site from a registered Professional Engineer or geologist, or soil Conservation survey which shall include:
 - (1) A soil analysis prepared by a Professional Engineer or geologist registered in the State of Florida or the U.S. Soil Conservation Service which is sufficient in detail to meet the requirements of this Chapter.
 - (2) The topography in not more than one (1) foot contours in the Wetlands and flatwoods and two (2) foot contours in the Uplands.
 - (3) The Flood prone areas of the particular Site.
 - c. A statement by a registered Professional Engineer or geologists indicating expected changes in the quality and quantity of ground water Discharge and artisan Aquifer Recharge of the Site before, during, and after Development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters.
 - d. A statement or Assessment by a registered Professional Engineer that Drainage Facilities Shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent Structure or system, either on-

site or to a natural Retention or natural filtration and flow area.

3. A site visit to the proposed project was attempted; however the site could not be located. Please provide detailed directions to the site and/or schedule a time and date to meet staff for a site inspection.
4. Please provide a detailed site plan indicating the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. Base Flood Elevation
 - c. 25' Upland Buffer Setback Line from WJL
 - d. 50' Building Setback Line from WJL
 - e. 100' Setback Line for septic tank and drain field from WJL
 - f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot
5. The proposed project occurs within the Green Swamp Area of Critical State Concern. All activities shall comply with Chapter VIII of the Lake County Land Development Regulations.

Please Note:

Additional information may be required once the Environmental Survey is completed and submitted and a site inspection can be conducted.