



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

5/28/2008

RICHEY & COONEY
ATTN: MARY LUDWIG
P.O. BOX 492460
LEESBURG, FL 34749-2460

Re: Project No. 2008040006, Application No. 1140

Description: JOHN R. ARNOLD
CUP for Residuals Management Facility & Class AA Irrigation Water Production

Dear Mrs. Ludwig:

Your conditional use permit application has been reviewed by the Lake County Development Review Staff. The review comments are attached for your reference to aid you in providing additional information needed by staff to continue processing your application. Please address these comments at your earliest convenience and submit the additional information for staff to review.

The Development Review Staff will review the additional information and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan Policies and you will be contacted regarding your application as to whether all comments were satisfactorily addressed.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Jennifer Myers, Development Processing Supervisor
Development Processing Section
(352) 343-9640

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 x5400

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

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District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Project No. 2008040006, Application Request No. 1140

PLANNING & COMMUNITY DESIGN DIVISION (Rick Hartenstein 352-343-9739 x5400)

The following is a request for additional information:

On the basis of your application, in order to provide a recommendation to the Board of County Commissioners for the Conditional Use Permit, Staff needs an assurance that the facility will be operating within the limits of all necessary federal and state permits and not become a nuisance to your neighbors nor degrade the natural environment. We are anticipating that this continuing assurance will be communicated to the County via the receipt of copies of your quarterly and/or annual operating reports required by those permit granting agencies. Staff will need the following requested information in order to complete the review and analysis for the proposed project.

- Please describe the processes that will be used to ensure that the proposed facility will not be receiving materials that could result in any violation of permitted activities and/or result in environmental degradation of the soil, water, air and other environmental resources of the site or its environs.
- Does the facility require an operating permit or permits from Florida Department of Environmental Protection (FDEP) ? If so, provide a copy of each permit specific to the operations intended for this parcel. If a permit has not been issued, please provide a copy of your pending FDEP permit applications. If no FDEP operating permit is required, please provide a letter from FDEP stating that an operating permit is not required and detailing the reasons why a DEP permit is not required.
- Please document that the parcel is not in the watershed or spring-shed of an impaired or protected surface water body or groundwater resource. Alternatively, if the facility is located within such an impaired or protected water body or spring-shed, provide a description of the Best Management Practices (BMPs) that ensure that this facility will meet its share of the targeted pollutant load reduction goals (PLRG) that may otherwise be assessed to Lake County.
- Does the facility require an operating permit from Florida Department of Agriculture ? If so, provide a copy of the permit specific to the parcel. If a permit has not been issued, please provide a copy of your permit application(s). If no FDAC operating permit is required, please provide a letter from FDAC stating that an operating permit is not required and detailing the reasons why a permit is not required.
- The final dry solids product is described as being an "approved and certified" commercial fertilizer. Please describe the third party approval or certification process and the assurance that this third party testing and certification will continue for as long as the facility remains in operation.
- Describe the process you intend to use for providing monthly, quarterly or annual operating

reports to the County as a condition for the continued use of this parcel as requested.

- Please name and provide a description (including buffer zones from adjacent development) of a least one similar process treatment facility in Central Florida or nearby for each treatment process intended to be utilized (clarification, filtration composting, liquid effluent spreading, biosolids spreading, under the conditional use application such that we can determine if those types of operations are suitable for the site you have selected.

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

The following is a request for additional information:

Item: TRANSPORTATION

- Access to the site is unclear. Please provide clear proof of the access for the proposed use.
- The site does not have paved access. Please provide paved access.
- How many trucks per day will the proposed site produce?

The following are informational comments:

- An Affidavit of Deferral for Concurrency Determination has been filed for this project. Transportation Concurrency review has been deferred to a future development order.

Item: RIGHT-OF-WAY

- Site does not front on a County maintained Road.

Item: STORMWATER

- An Affidavit of Deferral for Concurrency Determination has been filed for this project. Stormwater Concurrency review has been deferred to a future development order.

Item: FLOODPLAIN

- The proposed sketch for the project shows the parcel to partially be in Flood Zone A - an undetermined flood zone. Please be aware of this flood concern. Compensative storage may be required.

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

The following are informational comments:

- Site Plan will be reviewed for Compliance with Fire Codes during the Site Plan Approval Process. Additional Comments may be provided at that time.

- Fire protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

The following is a request for additional information:

Item: WATER SUPPLY

- Address how potable water for this facility will be acquired. Application states central water supply connection is available through Utilities, Inc. Ensure proper permitting and setbacks for any planned irrigation wells.

Item: WASTEWATER DISPOSAL

- Address how domestic waste generated at this facility will be disposed of. Application states connection to central sewer service via Utilities, Inc. is available. If the existing septic system serving the residence north of this site is to be abandoned, ensure proper permitting through the DOH.

Item: WATER LINES

- Application packet shows that connection to central utilities is available. Document how potable water and domestic wastewater will be addressed on the site plan and the application.

Item: SURROUNDING FEATURES (WELL, ETC.)

- Show the surrounding potable wells if within 100-ft of property lines notably, the well for the property north of this site and any proposed wells on this property (to include irrigation and monitoring wells).

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

- Document how potable water and domestic wastewater issued will be addressed, as well as any proposed wells and existing wells if within 100-ft of property lines.

The following is an informational comment:

Item: COMMERCIAL DEVELOPMENT REQUIREMENTS

- Ensure any DEP and DOH land application permits are amended as necessary. Proper agency permits to be in place as required. DOH permits are required for any irrigation, potable, or monitoring wells requiring installation, abandonment, or some changes of use.

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

The following is a request for additional information:

Item: WETLANDS

- Please provide a copy of the recorded conservation easement pertaining to the wetlands on site. Please extend the 25-ft buffer line to follow the entire wetland line.

CONCURRENCY - DEVELOPMENT REVIEW - KELLY MESSER (352) 343-9855

The following is an informational comment:

- An Affidavit of Deferral for Concurrency Determination has been filed for this project. Concurrency review has been deferred to a future development order.

Cc: File (proj#2008040006 AR#1140)
Steve Greene, AICP, Chief Planner
John R. Arnold, Trustee 5010 US Hwy 27 Clermont FL 34711

MEMORANDUM

GROWTH MANAGEMENT
Planning & Community Design Division
315 West Main Street, Room 511
Tavares, FL 32778



LAKE COUNTY
FLORIDA

To: Brian T. Sheahan, AICP, Director
From: Steve K. Greene, AICP, Chief Planner
Date: May 29, 2008
Subject: Project Time

Per your request of May 29, 2008, please find attached information that conveys the amount of time staff spent on their respective development projects. I would like to speak with you at your earliest convenience to discuss certain aspects of this information.

Attachment(s): as stated.

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