



July 13, 2011

Keith E. Riddle, P.E.
Riddle-Newman Engineering, Inc.
115 North Canal Street
Leesburg, FL 34748

Re: Wayne's Paint & Body (Presubmittal)
(Project No. 2007090008, Application Request No. 1863)

Dear Mr. Riddle:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed Paint & Body shop and the review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

The Development Review Staff (DRS) Meeting to discuss our comments letter has been scheduled for Tuesday, July 19, 2011 at 9:00 a.m. in the Growth Management Conference Room, fifth floor, Administrative Building located at 315 West Main Street, Tavares.

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

Planning & Community Design Division

1. The proposal is for a 4,033 square foot auto paint & body shop on property zoned Light Industrial (LM) within the Urban Expansion Future Land Use Category. Automotive Repair is an allowed use in LM Zoning District.
2. The following requirements apply to this property:
 - a. Impervious Surface Ratio (ISR): 0.70
 - b. Floor Area Ratio (FAR): 1.0
 - c. Open Space: 20%
 - d. Maximum building height: 50 feet

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
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3. Setbacks:

Front setback - (eastern property line along Executive Boulevard): A minimum setback of 50 feet from the west right-of-way easement is required (LDR Table 3.02.05). The proposed site plan meets this setback requirement.

Rear setback – (western property line): The rear setback requires a minimum of 40 feet (Landscape Buffer Type D). The proposed site plan needs to be revised accordingly, it shows a 10 feet building setback and a 15 feet landscape buffer. If the setback requirement cannot be met, a variance may be pursued if the requirement creates a substantial hardship or the purpose of the Land Development Regulations can be achieved through other means. If you seek a variance to address this setback, the site plan approval will be delayed until the variance is approved.

4. Parking Space Requirements:

- a. Automobile repair requires two (2) spaces plus four (4) spaces per service bay or repair stall and one (1) space per 200 square feet of gross leasable area. Please revise the site plan (Site Data) to add parking spaces according to the gross leasable area.
- b. Parking spaces cannot be located within the landscape area, proposed site plan shows parking spaces within the required west landscape buffer.
- c. Since the proposed facilities will be an expansion of the existing operations across Executive Boulevard, a shared parking may be proposed in order to achieve the minimum parking requirements. If shared parking is used, a parking agreement must be provided with the site plan, in addition to showing the parking space calculations for the existing building and existing parking layout in relation to the proposed parking.
- d. Please note that parking spaces provided in excess of the minimum required must be constructed of pervious materials (LDR Section 9.01.06.C).
- e. Please show calculations and location of required bicycle parking, at a ratio of 10 per motor vehicle parking spaces (Section 9.03.07 LDR) on the site plan.

5. Landscape Plan:

- a. A landscape plan prepared by a landscape architect is required with the site plan application.
- b. A minimum 15-foot wide Landscape Buffer Type A is required along Executive Boulevard.
- c. A minimum 40-foot wide landscape buffer Type D is required along the west property line. The proposed site plan needs to be revised to accommodate this buffer.
 - Landscape requirements for a 15-foot wide landscape buffer Type A (per 100 linear feet): 4 canopy trees, 3 ornamental trees, 2 foot high hedge, 20% of landscape groundcover other than turf.
 - Landscape requirements for a 40-foot wide landscape buffer Type D (per 100 linear feet): 8 canopy trees, 7 ornamental trees, 2 rows of hedges, 3 feet high; and 20% of landscape groundcover other than turf.

Please note that existing mature trees and shrubs may be used to meet the above requirements. Please show any existing and/or proposed trees on the landscape plan.

6. Tree Removal Permit:

If more than 30 inches of Florida friendly trees will be removed, a tree removal permit is required (LDR Section 9.02.04).

7. Environmental:

- a. An updated environmental assessment, no older than 6 months old, will need to be submitted with the site plan application.
- b. The 2007 Environmental Assessment identified 2 gopher tortoise burrows. If any construction is to take place within 25-ft of a gopher tortoise burrow, a permit from the Florida Fish & Wildlife Conservation Commission (FFWCC) will be required.

Public Works Department

Site for Wayne's Paint and Body Shop has a Flood Zone AE with an established elevation from Federal Emergency Management Agency (FEMA) of 77.1 ft.

Florida Department of Health

The property is served with existing utilities (water and sewer) by City of Leesburg. Installation of well 4 to 6" for monitoring, irrigation, geothermal, or other usage will need permitting through Lake County Health Department.

Building Division (Fire)

The following information will be required with the site plan application:

- Please provide the needed fire flow calculations for the building(s) on the plan, (Section 9.08.00 LDR).
- Please provide fire department access, per Florida Fire Prevention Code (FFPC) 2007.
- Add fire protection systems notes for point of service, tamper switches and signage.
- Please provide storage arrangement and commodity classification of storage.
- Please provide the quantity of all hazardous materials and Material Safety Data Sheet, including National Fire Protection Association (NFPA) 704 Information.
- Please provide accessible route/path of travel to a public way from all required exits (sidewalks). Provide a sidewalk leading back to a public way for all required exits.
- Please provide the location of fire hydrants and/or fire protection water storage tanks (Chapter 9.08.00 of LDR and NFPA 1142).
- Please provide the location and size of fuel storage tanks.

1. Miscellaneous Fire Requirements:

Dumpsters: Dumpsters and containers with an individual capacity of 1.5 yd³ or more shall not be stored in buildings or placed within 10 feet of combustible walls, openings, or combustible roof eave lines (National Fire Protection Association Chapter 19 Section 19.2.1.4). Please locate the dumpster if applicable.

If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement).

Concurrency Management - Development Processing

A Capacity Encumbrance Letter (CEL) will be required with the site plan application. 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.

The proposed use is subject to Transportation and Fire Impact Fees; however, Transportation Impact Fees are suspended until March 1, 2012. If a building permit has not been issued prior to this date, the applicable Transportation Impact Fees shall be paid, based on the building square feet.

Potential Impact Fees

Fire: \$1,575.00 per 1000 sq ft = \$6,351.98

Transportation: \$4,010.00 per 1000 sq ft = \$16,172.33 [Note: Suspended until March 1, 2012]

Transportation Concurrency

The Level of Service (LOS) for the impacted roadway of SR 44 is "D" with a capacity of 1,960 trips. This segment of roadway from the Sumter County Line to CR 468 is currently operating at one hundred and forty one percent (141%) of its capacity in the peak direction during the peak period. This project will be generating four (4) peak hour trips; with three (3) directional pm peak hour trips with no increase to the volume to capacity (v/c) ratio.

Currently there are no State funded improvements scheduled for this roadway segment.

Please note that traffic study and appropriate Transportation Mitigation will be required with the site plan application.

Potential Review Fees

Please note a site plan application is required. After the site plan is approved, a zoning clearance and building permits are required. Applications for these approvals may be submitted together. A Site Plan Fee Checklist is attached for your convenience.

City of Leesburg

The City of Leesburg will be part of the site application review process, if submitted. Please reference the City's comments on the attached email, dated July 13, 2011.

Project No. 2007090008, Application Request No. 1863

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

Sincerely,



Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5587
e-mail: misaac@lakecountyfl.gov

cc: Walt Millard (waynespaintandbody@centurylink.net)
File

Attachments: Site Plan Fee Checklist
City of Leesburg comments (e-mail dated July 13, 2011)

From: [Dan Miller](#)
To: [Isaac, Melving](#)
Cc: [Bill Wiley](#)
Subject: RE: Wayne's Paint & Body - Presubmittal (Project #2007090008, AR #1863)
Date: Wednesday, July 13, 2011 11:42:14 AM

Melving:

Thanks for the links to the site. We had trouble with downloading the file, but it works now. I have reviewed the information provided on the ftp site and have no comments. The use is consistent with surrounding uses and intent of the Executive Boulevard area, and does not appear to create a negative impact on surrounding properties. The proposed plan provides adequate buffering and landscape area. Please let us know if any further information is needed, and thanks for the reminder and the opportunity to comment.

Dan Miller, AICP
Senior Planner
City of Leesburg
352.728-9760

From: Isaac, Melving
Sent: Tuesday, June 28, 2011 3:04 PM
To: 'Dan Miller'
Cc: 'bill.wiley@leesburgFlorida.gov'
Subject: Wayne's Paint & Body - Presubmittal (Project #2007090008, AR #1863)

Good Afternoon Dan:

Please refer to the email below. Please forward me any comments you may have about this Presubmittal application. Thanks...

Note: Please use the link

<http://www.lakecountyfl.gov/pdfs/DevelopmentProcessing/WAYNE'S%20PAINT%20&%20BODY%20PROJ>
to access the application and proposed site plan.

Melving Isaac, P.E.
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Lake County Board of County Commissioners
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