



Lake County Department of Growth Management
Planning and Development Services Division

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, Acting Division Director
Planning & Community Design
From: Mary Harris, Associate Planner
Re: Presubmittal Comments / Micks Motors Car Lot

Date: November 11, 2007 **DRS MEETING DATE:** November 15, 2007

TYPE OF DEVELOPMENT:

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

Other (specify): **Commercial Presubmittal Review**

JPA: N/A

Proposed Use of Property: Used car lot and sales office from the existing building

ZONING AND LAND USE:

The property is approximately 1+/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned **R-6 (Urban Residential) and located in the Urban Land Use Designation** in the Leesburg area, north of the intersection of US Hwy 441 and CR 473, north along CR 473 to Wiley Road to property lying S of Wiley Road on the east side of CR 473.

WILL REQUIRE REZONING: Yes No TO WHAT ZONING? CP (Planned Commercial) for vehicular sales and associated uses and sales office.

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 have been received by this division. A FDEP Industrial Wastewater Treatment and Disposal System permit, or an exemption letter will be required. The site plan indicates a potential industrial waste area.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

Landscape and other buffers provided? No landscape plan was provided for review and comments. A Type "B" landscape buffer meeting the requirements of LDR 9.01.04 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida. Buffering will be required along property lines adjacent to residential zoning / development.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? See attached Comments (Fla Dept of Health)

Setbacks shown/correct?

Open Space shown/correct? The maximum Impervious Service Ratio (ISR) is .70 per LDR 3.02.06, with a maximum building height of 50 ft. Parking will need to be provided in accordance with Section 9.03.05 of the LDR at a minimum of 1 space per 250 square feet of gross leaseable area.



Charlie Crist
Governor

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

Date: October 31, 2007

To: Mary Harris

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Micks Motors Car Lot"

Section/Township/Range: 13-19-25

JPA: N/A

Comments:

- A letter stating whether central water and sewer service is available will be required at the time of preliminary and site plan submittals.
- If any repairs/maintenance of motor vehicles is to be performed on this site, an industrial wastewater permit or waiver for one will be required through the DEP.
 - If obtained, well and septic system permits will be through the DOH. If these are already on-site, the well will require a limited-use operating permit and the septic system will require both an existing system evaluation before the building can be occupied by a business and an annual IM operating permit.
 - If the existing well and septic system are to be replaced, permits for the new well and septic will be obtained through the DOH, as well as permits to abandon the existing items.
- Unable to determine if sufficient unobstructed area is available for wells and septic systems without the following information:
 - What specific services, number of employees, and hours of operation are associated with the proposed use.
 - A scaled site plan showing all existing and proposed wells and septic systems on or within 100-ft of the property. The site plan will need to show that a 100-ft setback can be maintained between the limited-use well and any septic systems, as well as a 75-ft setback between neighboring wells and proposed septic systems.



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In addition to the above, final determination as to allowable setbacks and sizing will be dependant on the information provided through the DOH septic system and well permitting process as well as conditions found on-site during the DOH site evaluation. If a DEP wastewater permit is required, it may be practical for all wastewater disposal to be permitted through a DEP system.

Memo

To: Jennifer Myers, Development Coordinator

From: Brian Hawthorne, Fire Inspector

Date: 10/22/2007

Re: Fire Comments, Micks Motor Cars

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.

Provide needed fire flow calculations for the building. 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.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

A fire department access road shall extend to within 50' of a single exterior door providing access to the interior of the building.

Dead end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

Brian Hawthorne, Fire Inspector
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