



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

October 26, 2011

Kent & Brenda Weber  
17500 Tuscanooga Road  
Groveland, FL 34736

RE: Some Day Came Ranch Conditional Use Permit (CUP) Application  
(Project #2011100003/ Application Request # 1933)

Dear Mr. & Mrs. Weber:

The Lake County Development Review Staff reviewed your CUP application for a Bed and Breakfast Inn (B & B) and Riding Stable in the Agriculture Zoning District. Based on this review additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our latest review comments are attached for your reference to aid you in modifying your application to comply with these requirements. Please address these comments at your earliest convenience.

The Application will be tentatively scheduled for public hearing before the Zoning Board and Board of County Commissioners on Wednesday, January 4, 2012 at 9:00am and on January 24, 2012 at 9:00am, respectively. Both public hearings will be held in the Commission Chambers located on the 2<sup>nd</sup> floor at 315 W. Main Street, Tavares. Should you have any questions, please do not hesitate to contact our office.

We strongly encourage you to contact this office to schedule a meeting to discuss these comments. A formal response to these comments must be received no later than December 5, 2011 in order to remain on schedule for the January 2012 public hearing cycle.

## PLANNING & COMMUNITY DESIGN DIVISION

Please modify the Sketch of Description to show the complete legal description for the boundary of the 201 +/- acres.

## PUBLIC WORKS DEPARTMENT

### Transportation

Please provide the number of rooms proposed for the B & B. This information is necessary to make a concurrency determination and provide accurate review fee estimates for the site plan review.

## INFORMATIONAL COMMENTS

## PLANNING & COMMUNITY DESIGN DIVISION

1. The fifteen (15) foot wide access easement will need to be increased to twenty (20) feet wide and improved so it is capable of supporting a thirty-two (32) ton fire fighting apparatus. This requirement will be placed in the CUP Ordinance as a condition for site

PLANNING AND COMMUNITY DESIGN DIVISION | *A division of the Department of Growth Management*  
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*District 4*

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*District 5*

plan approval.

2. The B & B building can not have a kitchen and will not be recognized as or converted into a single-family residence without creating two (2) parcels with the existing home on one parcel and the B & B building on the other. This CUP will have conditions that will ensure both parcels shall be created meeting all requirements of the lot split process. Be aware, the Agriculture Lot Split process requires a minimum of a forty (40) foot wide easement for access to both created parcels. If this condition can not be met, it will be necessary to obtain a variance to this requirement. The approval of the CUP does not guarantee that a variance would be granted for a lot split should your circumstances change.
3. If this CUP is approved, at site plan a tree removal permit will be required for tree removal. Be advised that trees removed are required to be replaced.

#### PUBLIC WORKS DEPARTMENT

##### Engineering

1. Right-of-way dedication may be required and will be determined during the Site Plan Review process.
2. After site plan approval, a new driveway apron constructed to commercial standards will be required for the proposed B&B.
3. The site access is via a fifteen (15) foot wide easement which does not meet the required minimum commercial driveway width of twenty (20) feet. It will be necessary to increase the width of the easement prior to receiving site plan approval.
4. The property is partially located within Flood Zone A – the site plan for the proposed development shall demonstrate compliance with applicable Federal Emergency Management Agency (FEMA) and Lake County flood regulations.
5. The access. The existing access to the proposed facility crosses the floodplain and is required to be flood free. It may be necessary to increase the existing driveway elevation or the applicant may choose to perform a basin study to provide accurate 100-year flood elevation data. Demonstration of this requirement will be required with the site plan submittal.

#### BUILDING DIVISION – FIRE SECTION

1. If this CUP is approved, at site plan submittal fire protection water supply is required and shall be shown on the site plan. 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 to be shown on the plan). If a tank is provided, please include a note on the plans that a building permit is required prior to the installation of the tank.
2. Provide a Fire Department Access road in accordance with Florida Fire Prevention Code 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". A Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.
3. The bed and breakfast inn building will be reviewed as lodging & rooming housing in accordance with Florida Fire Prevention Code Chapter 26. Fire Sprinklers will be required in accordance with Chapter 26, Florida Fire Prevention Code and the Florida Building Code under Group "R" occupancies.
4. Any designated exits for the bed & breakfast inn building shall provide sidewalk accessibility to the designated parking area.
5. A Knox Box is required on buildings with fire sprinklers and required on gated developments. The Authority Having Jurisdiction (AHJ) shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. The order form for a Knox Fire Department Access System device can be obtained from Lake County Fire Rescue at 352-343-9458.
6. If the proposed bed & breakfast inn building is light-frame truss-type construction (repetitive wood or light gauge steel framing

members) the placement of an identifying symbol (Maltese cross) per Florida Administrative Code (FAC) 69A-3.012 shall be placed on the plan (size, color, height and placement).

7. Dumpsters and containers with an individual capacity of 1.5 yd<sup>3</sup> or more shall not be stored in buildings or placed within 10 ft of combustible walls, openings, or combustible roof eave lines.

STATE OF FLORIDA DEPARTMENT OF HEALTH (DOH)

1. A well permit for the bed & breakfast inn will be needed through Lake County Department of Health (LCDOH)
2. The onsite Septic System (OSTDS) for the bed & breakfast inn will need permitting through LCDOH.
3. If this CUP is approved the future site plan shall identify all proposed and existing wells and or septic systems within one hundred (100) feet of the bed and breakfast inn and the existing single-family residence.

CONCURRENCY DIVISION:

1. The proposed use of the site will be subject to Transportation Impact Fees in the amount of \$3096.00. Currently Transportation Impact Fees are suspended until March 1, 2012. Should a building permit be issued after this date, the total amount shall be assessed at the time of permit issuance. Transportation Impact Fees are calculated at \$774.00 per room (4 x \$774 = \$3096.00)
2. Fire Impact Fees in the amount of \$1967.11 shall be assessed at the time of permit issuance. Fire Impact fees are calculated at \$1,301 per 1000 sq ft. Based on the information provided the total building area is 1,512 sq ft.
3. The impact fee information may change based on the review of a site plan for final approval.

POTENTIAL REVIEW FEES:

The estimated site plan fees at submittal will be \$3,581, which includes the tree removal permit fee. A breakdown of the site plan fee estimates are specified below. Please note the Development Processing/Capacity Encumbrance Review Fee is subject to change based on the additional information requested by the Transportation Division review comments.

Planning and Community Design - \$1,250 + \$200 (tree removal permit, if applicable)  
Development Processing/Capacity Encumbrance Review - \$590  
Public Works - \$1,235  
Fire - \$181  
Florida Department of Health - \$125

Please contact Planning and Community Design prior to submitting the site plan application to confirm all necessary fees. Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Rick Hartenstein, AICP, CPM, Senior Planner  
Planning and Community Design  
352-343-9641 X5400  
[rhartenstein@lakecountyfl.gov](mailto:rhartenstein@lakecountyfl.gov)

Cc: File