



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT

1/28/2009

L C GREEN PLANTATION, LLC
c/o Jeffery Schaeffer
Weaver Boos Consultants
365 Citrus Tower Blvd., Suite 110
Clermont, FL 34711

RE: LC GREEN PLANTATION
Project No. 2009010001, Application No.1362
Description: Recreation and Renewable Energy Conservation

Dear Mr. Schaffer :

The Development Review Staff has reviewed your pre-submittal application for a Recreation & Renewable Energy Conservation Complex. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for **Thursday, January 29, 2009**. The meeting will be held in Conference Room 235 located on the 2nd Floor of the Lake County Administration Building, 315 W. Main Street, Tavares, Florida.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan or Land Development Code, nor does it constitute an approval of your proposal or acknowledgement of application fees required for the formal application, when submitted.

Should you have any questions, please contact our office at (352) 343-9855.

Sincerely,

Mary Harris, Associate Planner
Division of Planning and Community Design
(352) 343-9739 ext.
Email: mharris@lakecountyfl.gov

Development Processing Section
(352) 343-9855

DEVELOPMENT PROCESSING SECTION

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Lake County Department of Growth Management
Planning and Development Services Division

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PRESUBMITTAL COMMENTS

To: Jeffrey Schaffer, Weaver Boos Consultants

Through: Brian T. Sheahan, AICP, Division Director
Planning & Community Design

From: Mary Harris, Associate Planner

Re: LC Green Plantation – Presubmittal Comments

Date: January 16, 2009 DRS MEETING DATE: January 29, 2009

TYPE OF DEVELOPMENT: Commercial and Industrial

JPA: N/A

Proposed Use of Property: Multi-Use Project consisting of Generation of Solar and Wind Energy Generation, outdoor recreational facilities and an auditorium a maximum of 70,000 square feet to include the use of a gymnasium, ballroom/meeting room with a 400 seat capacity.

ZONING AND LAND USE: PUD (Ord#2005-91) as amended by the State of Florida Land and Water Adjudicatory Commission Stipulated Settlement Agreement for Barrington Estates dated June 30, 2005. The property is located in Suburban Future Land Use designation and the Green Swamp Area of Critical State Concern Future Land Use designations of Transitional currently designated as Phase II and III of the Barrington Estates PUD.

WILL REQUIRE REZONING: Yes

To What Zoning? CFD (Community Facility District) and modification of existing PUD Ordinance

WILL REQUIRE F.L.U.M. AMENDMENT: Yes

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

The proposed use of the site for the use of Renewable Energy (Solar and Wind Energy) is intended for sale to SECO or Progress Energy, as well as to provide energy source to the proposed 16 acres of recreational facilities. These facilities consist of a 70,000SF auditorium, football field, tennis courts, basketball courts and soccer fields. The proposed uses are not permitted uses in the approved PUD (Planned Unit Development) for the Barrington Estates development.

Consistency with the Comprehensive Plan

Suburban Land Use. Insufficient information has been provided to determine whether the proposed uses would constitute a commercial or light industrial use. The proposed auditorium would likely be considered a Commercial Recreational Use. Policy 1-1.6 of the Comprehensive Plan specifies that within the Suburban Land Use Category:

In order to provide the necessary commercial and professional services within the Suburban Land Use category, residential professional development shall be an allowable use within the Suburban Land Use category. New commercial and professional services development shall be allowed within the Suburban Land Use category without a Comprehensive Plan Amendment provided such development: 1) meets the locational criteria for commercial activity centers within the Data, Inventory and Analysis support document for the Comprehensive Plan and 2) meets the criteria established within other policies of the Comprehensive Plan. All other new commercial and professional services development within the Suburban Land Use category shall be required to undergo a Comprehensive Plan Amendment.

This paragraph specifies that the property would have to meet Commercial Location Criteria for proposed commercial use (proposed auditorium). There are currently no commercial uses within the vicinity of the project; therefore, it is likely a Future Land Use change would be required to allow commercial use of the property as proposed.

Further, the requirements of the Lake County Comprehensive Plan, Policy 1A-1.3 Transitional Land Use Category and Policy 1A-2.1 Timing of Development Within the Transitional Land Use Category must be met.

Consistency with Approved Ordinance

An amendment to the existing PUD and a rezoning to CFD zoning will be required. Ordinance 2005-91 would have to be amended to remove the proposed 85 acres from the PUD development for the proposed use.

There are several issues that would have to be addressed if any amendment to the ordinance were made. Of particular note is the need to provide all the requirements for open space (minimum 71 acres), provision of a park for Barrington Estates, wastewater, access, and stormwater. These requirements would have to be reevaluated to ensure that an appropriate proportion of the requirement remains with Phase I of the development. Any amendment to the development order amending Phase II or III must include a wildlife survey and management plan and also comply with the stipulations of the State of Florida Land and Water Adjudicatory Commission Stipulated Settlement Agreement and the amended PUD development order. Prior to any development of the site, a site plan must be submitted indicating the boundaries of the entire PUD and an outline of the development phasing for reference.

The proposed development is located within the Transitional Future Land Use, which is a part of Phase III of the approved PUD. As referenced in the amended Stipulated Development Order, a minimum of 60% of the total development acreage within Phase III or that portion of the development within the Transitional FLU, is required to be provided as open space. Although the amended development order allows Recreational which provides for open space accessory to the approved development for *passive recreation* it does not however, include: recreational facilities such as commercial swimming pools, gyms and playing fields.

Outside Agencies Approvals

Must comply with all requirements of the Florida Administrative Code, and obtain applicable permits from Florida Department of Health, Department of Environmental Protection, US Army Corp of Engineering and other governmental agencies, as may be required. This property is located within the Green Swamp Area of Critical State Concern and is subject to review by the Florida Department of Community Affairs.

Setbacks

Setbacks shall be in accordance with the Lake County Land Development Regulations Chapter 3.02.05 and as established in Chapter 6.00.00 governing setback from wetland areas. Please note greater restrictions may apply due to the location within the Green Swamp.

ENVIRONMENTAL SPECIALIST - Jennifer Cotch

Environmental Assessment: An Environmental Assessment (EA), no older than 6 months, will be required with application submittal.

Wetlands: There are wetlands on the property. Appropriate wetland buffers and setback will be required.

Natural Upland Communities: There are no natural upland communities on the parcel

Protected Species: A site inspection revealed that the majority of the property is suitable gopher tortoise habitat. A gopher tortoise survey should be submitted with application.

Protected Areas: The property is located within the Green Swamp Area of Critical Concern. All development shall meet the Regulations (LDR's) Chapter 8

FIRE COMMENTS (Examiner's Notes): Gutting / Sikes

Insufficient information for review. Provide water for fire protection in accordance with Ordinance No. 2003-32. Fire Department Accessibility is required in Accordance with the Florida Fire Prevention Code 2007 Edition.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2007 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 the exterior of the Building.

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

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.

The 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. An application for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Fire hydrants shall be provided in accordance with Lake County Land Development Regulations Chapter 9.08.00. Hydrants shall be installed, tested, and approved by Lake County prior to combustible material accumulating on the job site.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2005 Edition

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

Underground mains supplying the fire sprinkler system from the Point of Service shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation.

DEPARTMENT OF HEALTH - Marcelo Blanco

Presubmittal Only: 01/21/2009 - Application is for a presubmittal review only, future submittals will need to address the items listed herein. -MJB-

Water Supply:

01/21/2009 - The proposed water supply will need to be identified. If it is a well, show the appropriate setback radii for pertinent features (septic systems, wastewater treatment plants and sprayfields/settling ponds, etc.).

Show locations for all proposed irrigation, monitoring, or potable wells, these will require DOH permits and inspections.. Any existing wells that will not be used for irrigation will need to be properly abandoned (DOH permit and inspection required). -MJB-

Wastewater Disposal:

01/21/2009 - A package plant is proposed, locate all related components (to include collection and transfer systems), show all potable wells within 500-ft of system components. Locate any existing septic systems on this property - these will need to be abandoned (DOH permit and inspection required). -MJB

Water Lines:

01/21/2009 - Show the location of all proposed potable water lines. -MJB-

Unobstructed Area For Septic & Well:

01/21/2009 - Show the appropriate setback radii for all pertinent features on a scaled site plan. -MJB-

Surrounding Features (WELLS, ETC):

01/21/2009 - Locate pertinent features on this property and within the required setback radii for the types of wells and package plant. -MJB-

Delineated Areas (GREEN SWAMP, EBD, ETC)

01/21/2009 - Possible EDB area, final determination to be made through the SJRWMD. -MJB-

LANDSCAPE REVIEW: Grant Wenrick - 01/22/09 1st Review

Landscape Plan:

Informational - The applicant is advised there is a pending update to the landscape code in Lake County. The applicant should stay up to date if any requirements are updated.

Informational - Lake County requires a minimum 200 SF landscape island every 15 parking spaces or 160 linear feet. The conceptual parking lot will need to be revised to reflect this requirement. Head to head parking would typically have a 400 SF landscape island every 15 parking spaces with two canopy trees. (LDR 9.01.04 C)

Informational - The landscape requirements are subject to change due to any zoning or Ordinance updates.

Informational - The project is in the Clermont JPA - Joint Planning Area and those requirements apply unless exempted by the City of Clermont or Ordinance update that allows for specific landscape standards. The applicant should be aware that the Clermont JPA landscape requirements are in LDR 15.02.08.

Informational - Any utility easements shall be clearly shown on the future site/landscape plans and all utilities shall be avoided per LDR 14.07.05 (D) (5).

Informational - The applicant shall make sure adequate screening and buffering exists per LDR 3.05 between residential and commercial. It would appear the large buffers shown on the concept plan will meet these requirements.

Informational - Most likely the applicant shall make sure that adequate buffering exists around the anticipated wind towers per LDR 3.13.11. It appears on the concept plan that adequate buffering is provided.

Informational - Please indicate a conceptual sign location if one is proposed at the entrance.

Informational - If the property is rezoned to be all PUD or CFD a Type A or Type B landscape buffer would typically be required. The future construction site plan shall indicate all buffers are provided per LDR 9.01 Landscaping Requirements. Existing native and Florida-Friendly vegetation is encouraged to be utilized as buffering; please indicate in the future landscape plan where existing vegetation will meet the buffering requirements.

Informational - Please consider utilizing grass or turf-block parking spaces in areas that are not heavy use or in over-flow parking situations.

Informational - The future landscape plans will need to be signed and sealed by a licensed landscape architect per LDR 9.01.06.

Informational - Please provide documentation that at least six (6) canopy trees will be provided per acre; either proposed or existing. (LDR 9.01.04.3.e)

Tree Removal Application

Informational - A tree removal permit shall be filed for the removal of protected trees and 1/3 of the trees to be removed shall be replaced. Typically Orange trees are exempt and planted pines are exempt with the proper documentation when harvested for silvicultural purposes.

DEPARTMENT OF PUBLIC WORKS REVIEW: Ross Pluta

Transportation:

A traffic impact study will be required for this proposed project. The study will need to include any vested trips the PUD of Barrington Estates may have left and include the trips to be produced from the proposed project. Please contact Lake County Public Works for the methodology for the traffic impact study. Also additional information will be required to determine the exact requirements for the traffic impact study.

Stormwater:

Please have the project designed to meet St. Johns River Water Management District requirements and Lake County Stormwater Management Design Standards and obtain any permits for stormwater as needed.

Access:

The proposed project will be required to have paved access. Please include this in the future site plan for this proposed project.

Additional Information:

Additional information is needed to understand the impact the project will have on the existing County Roads/Transportation Concurrency and amount of impervious surface/stormwater management is needed.