



February 7, 2011

L. J. Norman
21902 State Road 46
Mt Dora, Florida 32757

Re: Theophilus Outdoor Adventure
Project No. 2011010007, Application No.1762

Dear Mr. Norman:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the Theophilus Outdoor Adventure. 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 February 17, 2011 at 9am. The meeting will be held in Conference Room 515 located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

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, Land Development Regulations, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Jennifer M. Cotch (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5419
Email: jcotch@lakecountyfl.gov

Enclosures

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWEL
District 5

Planning & Community Design Division-Jennifer Cotch (352) 343-9739 x5419
Informational Comments

1. Proposed Development Description (Re-development or New Development)

The proposed development is an outdoor recreational area (tracks and riding trails for motorcycles, special events, competitions), primitive campground (including Recreational Vehicles (RV's) with no hook ups) and clubhouse (bathrooms and snack area). The proposed use will require the approval of a conditional use permit and site plan.

2. Property Acreage/Size

Property is approximately 80 acres.

Proposed construction acreage: 20 acres.

3. Property Location

The property is located north of SR 44 and Walker Cemetery Road/Brantley Branch Road intersection.

4. Proposed Development Consistent With Current Future Land Use & Zoning

Future Land Use Category (FLU) = Wekiva River Protection Area Sending Area A-1-20

Zoning District = Agriculture (A)

Recreation is a permitted use under Recreational Uses for the Agriculture Zoning District as per Land Development Regulations (LDR) Table 3.01.03.

Comprehensive Plan Policy Policy 1-1.6 allows recreation facilities and agricultural operations (greenhouses, nurseries) within the Wekiva River Protection Area Sending Area A-1-20 FLU. Clubhouses are allowed with the issuance of a Conditional Use Permit (CUP).

Comprehensive Plan Policy 1-1.6, maximum ISR is .3.

Per LDR Table 3.02.06 A-1-20 Zoning District: Maximum ISR of .025, maximum FAR of .025 and maximum building height is 40 feet. Please be aware that this overrides the Comprehensive Plan requirement of maximum ISR of .3.

LDR Section 3.01.05 Similar Uses; indicates that similar uses not specifically listed and not more obnoxious or detrimental than the uses listed in Subsection 3.01.03, may be permitted in the agricultural zoning district after review and approval by the County Manager or designee. A similar use contained in the LDR that compare the requested use is "Riding Stable or Academy". Staff has compared this use to the requested use and has determined the Recreational facility is not more obnoxious or detrimental than the use mentioned above. Therefore, the request is consistent with LDR Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows Recreational uses (Similar Uses) in the Agriculture (A) Zoning District with the issuance of a CUP.

5. Outside Agency Approvals Required (SJRWMD, DEP, US Army COE, FFWCC)
Please refer to Public Works and Environmental review for requirements.

6. Minimum Required Setbacks

A minimum of 50 feet setback from all roads, or right-of-way easements is required by LDR Table 3.02.05.

A minimum of 50 feet setback is required from the right-of-way of SR 44 and a 25 feet setback from side and rear property line for any structure.

7. Parking Proposed

Required parking spaces may be pervious surface parking. However, handicapped spaces must be paved.

8. Water/Sewer Provisions

Existing well and septic system. Please refer to Health Department comments for requirements.

9. Conceptual Plan of Proposed Development

Proposed uses layout and survey have been included with the pre-submittal application.

10. Landscape Plan

A landscape plan will be required with the site plan application.

A minimum 10 feet landscape buffer Type A is required at the south of the property and along that part adjacent to State Road 44.

Landscape Requirements for a 10 feet landscape buffer Type A per 100 linear feet:

Three (3) canopy trees;

Two (2) ornamental trees (optional); and

One single row of shrubs.

*Existing trees and shrubs may be used to meet the above tree requirements in accordance with the LDR Section 9.01.04(A.13 and 14). Please show any existing and/or proposed trees in the landscape plan.

Note: South of the property adjacent to the CFD Zoning District by Ordinance #82-85, contains a landscape buffer strip of 5'.

11. Tree Removal Permit

If any trees will be removed and do not qualify for tree exemptions, then a tree removal permit shall be required.

12. Potential Review Fees

Please note that the Applicant will be required to submit a site plan application after approval of the CUP Ordinance. Zoning Clearance and Building Permits will also be required for those structures supporting the proposed activities. Please see attached CUP and Site Plan Fee Checklist.

Please also note that there are additional fees associated with the Impact Fees, refer to Concurrency Management review for details.

13. Noise Impacts

A noise study may be required with the submittal of the site plan to ensure appropriate noise mitigation in accordance with the LDR Section 9.09.00.

Review Status: Approved with Comments

Public Works - Ross Pluta/Seth Lynch 352-483-9041 **Informational Comments**

1. Transportation

A Florida Department of Transportation Permit will be required before Site Plan approval - turn lanes may be required.

2. Stormwater

St. Johns River Water Management District Permit will be required before Site Plan approval.

3. Floodplain

Property is subject to the Floodplain Zone A - the development must comply with FEMA and Lake County Flood Zone regulations.

4. Potential Review Fees

Site plan and stormwater review fees will apply

Review Status: Approved with Comments

Health Department – Jerry Brown (352) 253-6130 **Informational Comments**

1. Concept Plan Must Be Legible

At site plan review identify specifics on site plan: such as proposed occupancy (users) include with clubhouse sanitary facilities, restrooms, showers, laundry equipment, etc.

Also campground area spaces, shelters, identify site or specific type of campground areas on site plan, 5 or more RVs, mobile homes, shelters or cabins, tents only, and if RVs are proposed will need to identify RV site specific areas with access roads to designated spaces on site plan.

Recommend on site plan for recreational camping and RV use (100 or less users) identify at least one sanitary dump station and water supply station for self contained RVs.

2. Water Supply

At site plan review existing wells identified on the site plan; specify location, size of well casing, existing service piping to facilities, camp sites, or building that the existing well(s) provides water services to.

Commercial operations and zoning will at the minimum require modifying existing well or installing new well permitted to public standards in accordance with Department of Health water system operational requirements through Lake CHD. If proposed water system will supply more than 25 persons per day then it will need to comply with Department of Environmental Protection (DEP) operational requirements.

3. Wastewater Disposal

At site plan existing onsite septic systems (tank size, location, drainfield area) will need to be on site plan. Proposed or existing septic systems will need to be evaluated and modification permits with floor plans will need to be submitted and approved by Lake CHD. Per Ch 64E-6, FAC, existing Septic system modification and any proposed new septic system installation permitting will need 10 year Mean Annual Flood Line identified on site plan.

4. Potential Review Fees

Applicable site plan review \$125 fee per schedule.

5. Additional Comments

In the event campground expands operations for overnight routine camping, pursuant to Chapter 64E-15, FAC , when 5 or more Recreation Vehicles are onsite for recreational park, mobile home, recreational camp and/or lodging, then Department of Health application, plans with submittals identifying specific RV spaces-camp sites with utility connections, and annual permitting will be needed through Lake CHD.

Review Status: Approved with Comments

Fire – Robin Gutting (352) 343-9653 x 5427

Informational Comments

1. Provide Needed Fire Flow Calculations for the Building(s) per LDR Chapter 9.08 on the Plans

The information below will be required prior to site plan approval.

Provide needed fire flow calculations for the buildings. 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. All required fire hydrants shall be indicated on the plans.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the

plans.

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.

2. Provide Fire Department Access per Florida Fire Prevention Code 2007
The information below will be required prior to site plan approval.

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 authority have jurisdiction.

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.

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

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.

3. Add Fire Protections Systems Notes For Point Of Service, Tamper Switches, and Signage

The information below will be required prior to site plan approval.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the

plans.

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

4. Provide Quantity of all Hazardous Materials And MSDS, Including NFPA 704 Information

The information below will be required prior to site plan approval.

Provide the location, and maximum quantity of all hazardous materials on the Site. Provide Material Safety Data Sheets, including NFPA 704 ratings for all products. Sites containing hazardous materials shall be marked in accordance with NFPA 704

5. Provide Accessible Route/Path of Travel to a Public Way from all Required Exits (Sidewalks)

The information below will be required prior to site plan approval.

FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way.

6. Location of Fire Hydrants and/or Fire Protection Water Storage Tanks (Chapter 9 of LDR and NFPA 1142)

The information below will be required prior to site plan approval.

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.

7. Add Note on Plan for Knox Box, Lock or Access System per NFPA 1 Section 10.12

The information below will be required prior to site plan approval.

The authority having jurisdiction shall have the right 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 order form 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 minimum 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.

8. Miscellaneous Fire Requirements

The information below will be required prior to site plan approval.

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)

.NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters:

Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

19.2.1.4.1 Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

19.2.1.4.2 Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

Fire Protection prior to combustibles:

Per FFPC 1 Chapter 16 Section 16.4.3.1.1* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.

Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

Must comply with NFPA 1194 Standard for Recreational Vehicle Parks and Campgrounds 2005 Edition

9. Potential Review Fees

Site plan fee \$181.00

Review Status: Approved with Comments

Environmental Review- Jennifer Cotch (352)343-9739x5419
Informational Comments

1. Environmental Assessment

Please submit an Environmental Survey with the development application (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FFWCC, and an inventory of any wildlife corridors identified by the FFWCC, FDEP, FNAI, and /or ECFRPC.

2. Wetlands

The property contains wetlands. Appropriate wetland buffers and setbacks shall be met.

3. Protected Areas

The property is located within the Wekiva River Protection Area. The development plan must meet the specific requirements of Chapter 7 of the Land Development Regulations.

4. Additional Information

Additional information may be required based on the information submitted with the required Environmental Assessment.

Review Status: Approved with Comments

Transportation Concur - Sharon Lewis (352)483-9050
Informational Comments

1. Transportation Concurrency

The standard level of service for the impacted roadway of SR 44 is "C" with a capacity of 780. This segment of roadway is currently operating at forty percent (40%) of its capacity. This project will be generating 14 directional pm peak hour trips with no adverse effect to the roadway segment capacity (SR 44 from CR 44A to Overlook Dr).

2. Potential Review Fees

Site Plan review fee is \$450.00

Review Status: Approved with Comments

Environmental Utilities - Gary Debo (352) 343-3776
Review Status: Approved

Concurrency Mgmt/Dev Processing (352)343-9855
Informational Comments

1. Capacity And Encumbrance

The applicant may be required to submit a Capacity Encumbrance Application for issuance of a Capacity Encumbrance Letter (CEL) at the time of 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.

2. Potential Impact Fee

Based on the information provided, it appears that the uses would be classified as Amusement & Recreation Services under Land Use Code 473, according to the Lake County Impact Fee Schedule. The fees that would be applicable to the proposed use are Fire Impact Fee: \$1,301 per 1,000 sq ft; and Transportation Impact Fee - \$25,880 per 1,000 sq ft; However the Transportation Impact Fees are suspended until March 1, 2012.

The information provided, is based on the proposed sketch and application as submitted. More information will need to be provided.

Review Status: Approved with Comments