



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

2/15/2008

Benjamin L. Champion, President
SOLID, LLC.
PO BOX 952259
LAKE MARY, FL 32795-2259

Re: Project No. 2007120012, Application No. 1067

Description: SOLID OFFICE
CONVERSION OF RESIDENTIAL BUILDING INTO A PROFESSIONAL OFFICE

Dear Mr. Champion.:

Your site plan application request for professional office activity has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

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

Sincerely,

Steve K. Greene, AICP, Chief Planner
Division of Planning and Community Design
(352) 343-9739

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District 2

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District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 2/15/08 - 2 Level Plan Review - S. Greene

Per LDR 14.07.04 (A)(6)(b), Wildlife. Preliminary survey, no older than six (6) months for designated species and habitat when potential native habitat is being altered or cleared. Preliminary survey shall meet the applicable requirements contained in LDR 6.04.00. Show the location of the gopher tortoise burrow on the plan and show proposed relocation area as directed by jurisdictional authority.

Per LDR 14.09.01 (B)(2)(j)(1), the approximate location and intensity or density of the proposed site. Incorporate a note in the site data regarding the proposed Floor Area Ratio.

Per LDR 14.10.02 (B)(8), provide copies of required permits and approvals from all jurisdictional approval agencies .

Per LDR 14.07.04 (A)(3)(d), show the location and specifications of any proposed garbage dumpsters.

Per LDR 14.07.04 (A)(3)(c), show the location of all exterior lighting. Project lighting must be contained within the project site such that it does not illuminate adjacent properties.

1-28-08 / 1st Review / S.Bryant

1. Per LDR 14.09.01 (B)(1)(a), all plans Shall be drawn to a scale of one (1) inch equals one hundred (100) feet, unless the County Manager or designee determines that a different scale is sufficient or necessary for proper review of the proposal, or another provision of these regulations requires a different scale.

2. Per LDR 14.09.01 (B)(2), the front cover sheet of each plan Shall include:

(a.) A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the Section(s), Township and Range, together with the principal roads, city limits, and/or other pertinent orientation information.

(b.) A complete legal description of the property.
Provide complete legal description as required.

(c.) The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity Shall be shown.
Provide the corporation information as required per LDR.

(e.) Each sheet Shall contain a title block with the name of the site, stated and graphic scale, a north arrow, and date.

Project name on the application and the plans are not consistent.

(g.) The area of the property shown in square feet and acres. Provide area in square feet as required by LDR.

Per LDR 14.09.01(B)(2)(i)

(5) Existing zoning district of the parcel and future land use map designation as appearing in the Comprehensive Plan.

(6) A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement showing:

(a) Land uses and locations of principal structures and major landscape features.

(b) Intensities of non-residential use.

(c) Traffic circulation systems including median cuts.

(d) Existing and proposed driveways and roadways.

7) Location of proposed site in relation to any established urban service areas and utilities.

Per LDR 14.09.01(B)(2)(j)

(1) The approximate location and intensity or density of the proposed site.

(2) Parking requirements:

The proposed development does not meet the required 12 parking spaces needed. (Calculations: 2300 sq. ft. /200 sq. ft. = 12 spaces)

Bicycle parking spaces:

The proposed development does not meet the required 2 bicycle parking spaces needed in Suburban FLU. (Calculations: 12 spaces x .10 = 2 spaces)

Per LDR 14.09.01 (B)(2)(j)

(5) Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

(8) A description of how the plan mitigates or avoids potential conflicts between land uses.

Per LDR 3.02.04 (A) An Impervious Surface ratio is a measurement of the amount of the Base Site Area that is covered by any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped Land. Impervious Surfaces include, but are not limited to roofs and Roads, sidewalks and parking Lots paved with asphalt, concrete, compacted sand, limerock or clay. The Impervious Surface ratios (ISR) in Table 3.02.06 are applicable to both residential and nonresidential Development.

Provide a breakdown of ISR & FAR based on the base site area to include the existing, proposed, total square feet and ratio.

Per LDR 3.02.05

(A) Required Setbacks. The Zoning District Regulations establish the required setbacks.

Per LDR 3.02.04 (B) Minimum Setbacks on Side and Rear Yards.

(1) If the distance from the exterior wall to the property line is less than five (5) feet, the Applicant must show evidence of a Maintenance Easement granted by adjacent property owners.

(2) The structure may be built on the property line provided the Owner Shall grant an Attachment Easement to the adjacent property owner(s).

Addition Information Requested:

Provide the proposed use for the 20 x 22 single story concrete building shown on the submitted plans.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: FDOT driveway permit are required before the final approval of the site plan.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before the final approval of the site plan.

Item: EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL

Remarks: The plans will need to show where the silt fence will be located.

Item: SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

Remarks: Plans will need to show and detail out the ADA ramp(s) and any notes for the ramp(s). Also provide sidewalk details to meet FDOT/ADA standards.

Informational Comments

Item: OFF-SITE ROAD IMPROVEMENTS

Remarks: To be determined by FDOT.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

Remarks: Site fronts on SR 46, no right of way requested.

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW

Remarks: 1st review BDH 2-6-08

Check the building height used in the tank size calculations. Building appears to be more than 8' high.

Informational Comments

Item:

Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item: WATER SUPPLY

Remarks: 01/02/2008- If existing well is to be used, it will need to be converted to a 64E-8 Limited Use well with a DOH annual operating permit. The well must meet testing criteria and be brought up to date with proper modifications for commercial use. -EC-

Item: WASTEWATER DISPOSAL

Remarks: 01/02/2008 - Septic system on site must be properly abandoned per 64E-6 and per the site plan. A new septic will be designed based on proposed use. DOH will need to know exactly what type of operation, hours of operation and number of staff using facility to properly design system. System must maintain all setbacks. -EC-

Item: LOT SIZE WILL ACCOMADATE PROJECTED SEPTIC FLOWS

Remarks: 02/07/08 - Provide information on proposed use of structure so the required lot size can be determined. -MJB-

Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)

Remarks: 02/07/08 - Ensure all surrounding wells and septic systems within 100-ft of property lines are shown on the scaled site plan. -MJB-

Informational Comments

Item: COMMERCIAL

Remarks: 02/07/2008 - Operating permits may be required for both the well and septic system depending on proposed use. -MJB-

Review Status: REJECT

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Rejection Comments

Item:

Remarks:

Informational Comments

Item: PROTECTED SPECIES

Remarks: gopher tortoise burrows and associated 25 ft. radius of each burrow on site will not be impacted.

Review Status: COMPLETE

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: HOLD