



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

February 22, 2010

George Pawliczak  
24136 Greentree Lane  
Eustis, Florida 32736

RE: MM Tool & Die LP Pre-submittal Application  
Project No. 2010020008, Application No.1582

Dear Mr. Pawliczak:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a building addition. 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, March 4, 2010 at 9:30am. The meeting will be held in the Growth Management Conference Room located on the 5<sup>th</sup> 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](mailto:jcotch@lakecountyfl.gov)

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District 1

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District 2

JIMMY CONNER  
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LINDA STEWART  
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District 5

**PLANNING & COMMUNITY DESIGN DIVISION**

**Required Items**

**Item:** PARKING PROPOSED

**Remarks:** The site plan must show the parking area(s). The required parking for the activity is one space per 10,000 sq feet plus one employee per shift of greatest employment.

**Informational Comments**

**Item:** PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

**Remarks:** The existing and proposed use to light manufacturing. Light Industrial uses are permitted within HM zoning. The property lies within the Urban Expansion Future Land Use Category that permits HM zoning.

**Item:** SETBACKS PROPOSED

**Remarks:** The location of the proposed addition will meet the minimum 5-ft rear and side setback. The proposed addition is in line with the existing buildings front setback of approximately 57-ft.

**Item:** WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)

**Remarks:** The property is located within the Joint Planning Area (JPA) of Tavares. Staff received an email from the City of Tavares, stating they had no concerns regarding the proposed project.

**Item:** CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

**Remarks:** The conceptual plan proposes an addition of 50% of the existing structure, therefore requiring a major site plan review.

The proposed addition appears to meet all Comprehensive Plan and Land Development Regulations. The information requested in this letter will need to be provided by the applicant at the time of site plan submittal.

**Review Status:** NEED MORE INFORMATION

**HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130**

**Review Status:** APPROVED

**LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832**

**Required Items**

**Item:** LANDSCAPE PLAN

**Remarks:**

1) Since the building improvement is fifty (50%) or greater, a landscape plan shall be submitted signed & sealed by a landscape architect. The code requires that ten (10) canopy trees be provided per pervious landscape area. Therefore,

staff calculated an approximate 30,000 SF pervious area on the site after the proposed improvement which would require seven (7) canopy trees to be placed on site. A minimum of fifty (50%) percent of the required trees shall be native trees. Required trees shall meet the standards listed in the code such as Florida No. One, 8' Height x 4' Spread, 2-1/2" Caliper. Cypress mulch is not allowed, alternatives are available.

2) If additional onsite parking is required then the ultimate quantity of trees could be affected above. If required, new parking spaces shall comply with internal landscape provisions as listed in section 9.01.06, as amended.

3) Irrigation is not required but an appropriate amount of water is required for tree establishment.

**Review Status:** NEED MORE INFORMATION

**FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427**

**Informational Comments**

**Item:** COMMENTS

**Remarks:** A building permit will be required. Fire review will occur at that time.

**Review Status:** APPROVED WITH COMMENTS

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

**Informational Comments**

**Item:** STORMWATER

**Remarks:** St. Johns River Water Management District Letter of Permit Modification will be required before the site plan approval.

**Item:** RIGHT-OF-WAY

**Remarks:** To be determined during site plan review

**Review Status:** APPROVED WITH COMMENTS

**ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739**

**Review Status:** APPROVED

**ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776**

**Required Items**

**Item:** CAPACITY ANALYSIS

**Remarks:** Please provide the total estimated amount of solid waste that will be generated from the development/project at the time of completion. Please provide solid waste generation is tons per year.

**Review Status:** NEED MORE INFORMATION

## **CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING**

### **Informational Comments**

**Item:** CAPACITY AND ENCUMBRANCE

**Remarks:** The project may be subject to Concurrency Review, upon site plan submittal and approval.

**Review Status:** APPROVED WITH COMMENTS