

Lake County Department of Growth Management
Planning and Community Design Division



LAKE COUNTY

FLORIDA

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator

From: *mk* Mary Harris, Associate Planner

Re: Presubmittal Comments / Sampey Road Septage Management Facility

Date: February 27, 2008

DRS MEETING DATE: March 6, 2008

TYPE OF DEVELOPMENT:

Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan

Other (specify): Utility Development

JPA: N/A

Proposed Use of Property: Construction and operation of a septage facility of at least 100,000 gallons

ZONING: A (Agriculture)

LAND USE: Urban Expansion

In review of the submitted application, the property must be rezoned to CFD (Community Facility District) to allow the proposed use of a septage treatment facility with a 200 sq ft office building. The site is approximately 3/4-acre and located west of Sampey Road and south of Fender Road and surrounded by the city limits of Groveland. The site is located in an area comprised mostly of single-family residences. As it appears, the proposed use is not compatible with the existing surrounding land uses.

A previous application was submitted to the City of Groveland proposing to annex this property, change its future land use and zoning, and requesting a special exception use for the proposed facility; however, the special exception was denied by Council. The other pending applications were subsequently withdrawn (see City of Groveland's comments).

Based on the review of the information provided, Staff may not be able to support the proposed request. Please be advised that the information provided herein, is an informal cursory review of the information

provided. An application for rezoning isn't final until a decision has been made via the public hearing process before the Lake County Zoning Board and the Board of County Commissioners.

WILL REQUIRE REZONING: Yes No **TO WHAT ZONING:** CFD

WILL REQUIRE F.L.U.M. AMENDMENT: Yes No

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

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?

The proposed use shall comply with all requirements of the Florida Administrative Code, and must obtain permits from the Florida Department of Health, Department of Environmental Protection and St. Johns River Water Management District. A copy of the permits shall be provided to Lake County.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

An Environmental Assessment Report shall be submitted addressing wildlife habitats, wetlands, etc., on the site. (See additional comments provided by Environmental Specialist).

Landscape and other buffers provided?

All applicable provisions of the Landscape and Buffer requirements as outlined in the Land Development Regulations, as may be amended, shall be met. A Type "A" buffer shall be provided along the north, south, and west property lines. Type A buffer is 20 ft wide and consists of 3 canopy trees, 2 ornamental trees and a single rows of shrubs per 100 lineal feet.

A Type "C" buffer shall be planted along Sampey Road. Type C is 20 feet in width, and consists of 6 canopy trees, 5 ornamental trees, and 2 rows of shrubs, per 100 lineal feet. Any future amendments to the Landscape Ordinance shall apply.

Parking (including bicycles), loading and waste disposal?

Parking shall be provided at a minimum of 1 space per 250 square ft of gross leasable area. In addition, parking areas, loading facilities and storage areas shall be screened on all sides abutting a residential zoning district.

Access Management and ROWs correct?

The Public Works Department will provide comments regarding access management and right-of-way.

Water/sewer plans?

The applicant states that water and sewer will be provided by the City of Groveland.

Setbacks shown/correct?

Building setbacks for the CFD zoning District area: Front – 50 feet from all rights-of-way and rights-of-way easements. Sides and rear – width of the required landscape buffer.

Open Space shown/correct? 20% of the site shall designated as open space.

Additional comments? Maximum I.S.R. is .80 %; Maximum FAR is 1.0; and the building height shall not exceed 50 feet. 20% of the site shall be designated as open space.

Department of Health – Comments Attached (Marcelo Blanco, Environmental Specialist II)

Building Services Fire Comments – Attached (Brian Hawthorne, Fire Inspector)

Environmental Comments – Attached (Jennifer Cotch, Environmental Specialist)

MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: February 28, 2008

Re: Sampey Road Septage Management Facility, Presubmittal Application

Comments:

1. Please submit an Environmental Survey (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 FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
2. Site Plan should indicate the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. Base Flood Elevation
 - c. 25' Upland Buffer Setback Line from WJL
 - d. 50' Building Setback Line from WJL
 - e. 100' Setback Line for septic tank and drain field from WJL
 - f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot

Harris, Mary

From: Michael Wheeler [michael.wheeler@groveland-fl.gov]
Sent: Friday, February 22, 2008 3:52 PM
To: Harris, Mary
Subject: Comments on Sampey Road Septic Management

Mary

A septic management facility was proposed in the City of Groveland at 7058 Sampey Road (Is this the same property that is being considered by the county?). The property is in Lake County, and it was proposed to annex the property, change its future land use and zoning, and grant a special exception use for the facility. The applicant asked that the special exception use be heard first because if the use was not allowed, they did not want to annex. Council denied the special exception use based on overwhelming opposition from other business owners on Sampey Road. There is already a septic treatment facility on Sampey Road, and it smells awful. The business owners are concerned that a second one would make working on Sampey Road intolerable, regardless of the assurances by the applicant that the facility would not produce the same smell. The other applications were withdrawn after the denial.

Please inform the county commissioners of the concerns of the other business owners on Sampey Road so their input can be considered in this decision.

Thank you

Michael Wheeler
Planner III
City of Groveland

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 2/25/2008
Re: Fire Comments, Sampey Road Septage Management Facility

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 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 Building.

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.

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

Provide needed fire flow calculations and fire hydrant locations for the buildings. Needed fire flow and number of hydrants 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.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm
Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

Phone: (352) 343-9653 extension 5788
Cell: (352) 636-5574
Fax: (352) 343-9661
Email: bhawthorne@co.lake.fl.us

M E M O R A N D U M

PUBLIC WORKS DEPARTMENT

Engineering Division
437 Ardice Avenue
Eustis, FL 32726



LAKE COUNTY

FLORIDA

P: 352.483.9052
F: 352.483.9015
www.lakecountyfl.gov

To: Julian Coto, Excel Engineering Consultants LLC
From: Seth Lynch, Development Review Engineering
Date: February 26, 2008
Subject: Public Works comments for Sampey Road Septage Management Facility

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan is submitted by the applicant there may be additional items required through the review of the plans.

The Florida Department of Environmental Protection (FDEP) Permits will be required at site plan submittal.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received and accepted by the County before site plan could be approved.

The site will need to comply with all Department of Environmental Protection (DEP) erosion control practices and/or Saint Johns River Water Management District (SJRWMD).

The project must meet Stormwater Concurrency before the site plan could be approved.

The project may require Traffic Impact Study (Analysis) and/or Intersection(s) Analysis, and must meet Concurrency for Transportation before site plan could be approved.

Additional right-of-way may be required for this proposed project. This will be determined at site plan review stage.

This project may require offsite road improvements which will be determined at site plan review stage.

County Permits such as driveway connection permits, right-of-way utilization permits, and others as they apply for this proposed project.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations.

The site plan will need to comply with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) and/or Department of Environment Protection (DEP) and others as they apply.

Please Note:

Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There may be other requirements when a proposed site plan is submitted.