



December 28, 2012

Roy and Elaine Barton  
P.O. Box 121463  
Clermont, Florida 34712

RE: Site Plan Application – Horses with a Mission  
(Project #2012070001/ Application Request #2169)

Dear Mr. and Mrs. Barton:

The Lake County Development Review Staff (DRS) reviewed your development application to establish a therapeutic horse riding stable use on your property, in unincorporated Lake County on Gadson Street. Based on this review, additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). The review comments are attached for your reference to aid in modifying your application to comply with these requirements.

Please address the comments at your earliest convenience, resubmit the necessary items for review and provide a written response to all comments. It is necessary to update your plans to address the comments, therefore please provide four (4) signed and sealed sets of plans or revised pages for insertion into the current plans. Ensure the revision dates are noted in the title block and indicate the revisions in revision clouds on the revised plans.

The Development Review Staff will review the additional information within seven (7) working days of receipt, for compliance with the Comprehensive Plan, Land Development Regulations and other County and State Codes. You will be contacted after the review is completed.

If you desire a meeting to discuss the comments with the DRS reviewers, please contact me at your earliest convenience at (352) 343-9641 ext. 5400.

### REVIEW COMMENTS

#### PLANNING & COMMUNITY DESIGN

1. Please provide a completed owner's affidavit for Judy E. Barton.
2. Please provide the stormwater review fee in the amount of \$165.00. Checks should be payable to the Board of County Commissioner.
3. Please provide a completed utility notification form from the City of Groveland. Form is attached for use.
4. Please revise the plan to specify the square footage of the customer parking area. Each parking space must be 9-feet by 18-feet, minimum, with a tire stop for each space. One parking space per 5 boarded horses, (on-site) must be provided.
5. Please provide an environmental assessment of the property.
6. As the eastern portion of the property fronts Lake Stewart, the site plan must be revised to show the required 50-foot wetland buffer along the lakeshore.

## **PUBLIC WORKS**

1. Pursuant to Ordinance #2012-63, please revise the site plan to show an easement wide enough for two cars to pass (a minimum 25' wide), consistent with the existing Groveland Farm Right-of-Way north of this property. This access easement shall be stabilized per the ordinance.
2. Please provide documentation that the additional easement/right-of-way has been acquired (from the property to the west) and revise the site plan to notate the ROW acquisition.

## **BUILDING DIVISION - FIRE SECTION**

1. Please notate on plan the building construction type and total building area (square footage) on the plan.
2. Please specify the fire separation distances [setbacks] from the closet lot line; street; alley; public way; and buildings on the same property.
3. Please specify the type of fire protection water supply or alternative method to be provided.
4. Please provide information regarding building access by the public. Additionally, specify whether the House or Barn will be used as an office.
5. Please provide information regarding the clientele that will use the property. Please specify whether property will be used for training only or spectator shows.
6. Please provide the needed fire flow for the building[s] and or structure[s].
7. Please revise the plan to show the locations of any fire hydrants available to the site.
8. Please specify whether the site will be using an aboveground fire protection water supply tank to provide the fire protection water supply. If so, please specify the size of the aboveground fire protection water supply tank.
9. Please ensure the driveway connection is compliant with the Florida Fire Prevention Code regarding fire department access.
10. Please revise the plan to show an accessible path of travel [sidewalk(s)] to a public way from all required exits.

## **FLORIDA DEPARTMENT OF HEALTH (FDOH) (Lake County Division - LCHD)**

1. Please provide more information for onsite proposed CUP water supply changes: identify (redline) on plans the onsite well water system that will change from private water use to business usage.
2. Additional change of use from residential or private well use to commercial small business water system use will also need State of FL Department of Health (DOH) application, permitting, submittals, safe operational drinking water system clearance sampling, existing well onsite water system modification and DOH approved plans for business change of use, site inspection, and operational approval through Lake County Health Department pursuant to DOH Rule FAC 64E-8 to assure public health, welfare and safety.
3. Please provide more information for proposed changes to existing onsite septic system (OSTDS) change of use: identify (redline) on plans OSTDS that will change from private use to business usage.
4. In accordance with DOH Rule FAC 64E-6, additional change of use from residential or private use to small business commercial use will need State of FL Department of Health (DOH) application for existing OSTDS evaluation permit to determine if OSTDS is adequate to handle increased flow use, OSTDS inspection, and approval by Lake County Health Department

5. Need more information on swimming pool. The existing pool may continue to be used for private residential use. However please note if pool is to be used for small business in accordance with Chapter 64E-9, Florida Administrative Code, and FL Statutes, pool used for commercial use will need facilities updated, pool modification, submittals, plans, and approved public pool inspection to assure public health, welfare and safety.
6. Residences and businesses with septic systems (OSTDS) located in the Green Swamp Ground Water Critical Area of Concern, will need each septic tank pumped out every 5 years by a licensed State of FL OSTDS Maintenance Contractor.

### INFORMATIONAL COMMENTS

The Divisions or Departments of the County involved with the review process have provided informational comments, listed below, to inform you of Code requirements and/or processes that will be required as you move forward with the development process.

#### PLANNING & COMMUNITY DESIGN DIVISION

1. A recorded conservation easement for the wetland buffer will be required prior to initiating the business operation.

#### BUILDING DIVISION – FIRE SECTION

1. A building department permit is required for any structure or change of occupancy use.
2. The Florida Fire Prevention Code mandates specific information to be provided for structures being used as Outside Assembly occupancy; the Florida Fire Prevention Code further mandates fire protection features for these facilities; these items will be addressed during the building permitting phase.
3. The Florida Fire Prevention Code allows the authority having jurisdiction to require a Key Lock Box; this item will be addressed during the building permitting phase.
4. The Florida Fire Prevention Code allows the authority of jurisdiction has specific mandates regarding the location of dumpsters stored within buildings or dumpsters placed within 10 feet of combustible walls; openings; or combustible roof eave lines; the dumpster location will need to be indicated on the site plan.
5. The Florida Administrative Code mandates the placement of an identifying symbol [MALTESE CROSS] on buildings where light-frame truss type construction is used; this item will be addressed during the building permitting phase.

If you have questions regarding the fire review, please contact Gene Brewer (Fire Plan Examiner) at [gbrewer@lakecountyfl.gov](mailto:gbrewer@lakecountyfl.gov) or 352-343-9653 ext. 5407; or Robin Gutting (Fire Plan Examiner) at [rgutting@lakecountyfl.gov](mailto:rgutting@lakecountyfl.gov) or 352-343-9653 ext. 5427.

#### FLORIDA DEPARTMENT OF HEALTH (FDOH) (Lake County Division - LCHD)

1. In addition to Lake County approval for change of use (CUP) from residential to small business, please be advised that the: State of FL Department of Health (DOH) onsite septic and well change of use permits will also be needed with DOH applications, submittals, onsite inspections, and approval through the State of FL DOH County Health Department (LCHD) Environmental Health Office located at 315 West Main Street, Suite 535, P.O. Box 1305, Tavares, FL 32778, phone number 352-253-6130 or FAX 352-253-6133.

Sincerely,



Steve K. Greene, AICP  
Chief Planner

cc: File  
Brian T. Sheahan, AICP, Manager, Planning & Community Design Division



# Department of Growth Management

## Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

### The applicant is proposing the following:

Single-Family Dwelling \_\_\_\_\_ Multi-Family Units \_\_\_\_\_ Duplex \_\_\_\_\_ Commercial \_\_\_\_\_

Administrative Lot Split \_\_\_\_\_ Commercial Project \_\_\_\_\_ Rezoning \_\_\_\_\_

**Legal description:** Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Alt Key # \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Additional Legal attached \_\_\_\_\_

Hook up to Central Sewage \_\_\_\_\_ within 1,000 feet of the above described property.  
(is or is not)

Hook up to Central Water \_\_\_\_\_ within 300 feet of the above described property.  
(is or is not)

The \_\_\_\_\_, will provide immediate hook up to this property for:

Central Sewage: Yes \_\_\_\_\_ No \_\_\_\_\_ Central Water: Yes \_\_\_\_\_ No \_\_\_\_\_  
Will the connection to the central sewage system be via a \_\_\_\_\_ gravity line or a \_\_\_\_\_ force main/pump?

### Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is \_\_\_\_\_ or is not \_\_\_\_\_ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature \_\_\_\_\_

Print Name and Title: \_\_\_\_\_ Date \_\_\_\_\_

Please return this completed form to the Lake County Planning & Community Design via facsimile to (352) 343-9767, or email it to [zoning@lakecountyfl.gov](mailto:zoning@lakecountyfl.gov).

To be completed by County staff: Staff Name: \_\_\_\_\_

Date Received: \_\_\_\_\_ Address #: \_\_\_\_\_