LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

4/27/2009

Mr. Bob Huffstetler
36955 Lake Yale Drive
Grand Island, Florida 32735

Re: Project #2009030026, Application Request #1417

Description: Monn Conditional Use Permit
Conditional Use Permit (CUP) to allow vehicular sales

Dear Mr. Huffstetler:

This Conditional Use Permit application has been reviewed by the Lake County Development Review Staff. All comments are informational except Planning & Community Design's note for a less detailed "Concept Plan". Please provide a "Concept Plan" with less detail on or before Friday, May 1, 2009.

For the informational comments, no action is necessary at this time. Please keep these comments in mind to address during the site plan review process that will follow after the Conditional Use Permit has been approved (if approved).

This request is tentatively scheduled for the June public hearings. Please plan to attend these hearings on June 3, 2009 with the Zoning Board and on June 23, 2009 with the Board of County Commissioners.

In the meantime, please contact me if you have any questions.

Sincerely,

Stacy Allen, Senior Planner/Case Manager
Division of Planning & Community Design
(352) 343-9739 ext. 5574
sallen@lakecountyfl.gov

Development Processing Section
(352) 343-9855

PLANNING & COMMUNITY DESIGN DIVISION - STACY ALLEN (352) 343-9739 EXT. 5574

Please address the following items:

1. **Item:** Please provide a "Concept Plan" with less detailon an 8-1/2" x 11" or an 11" x 17" sheet. This plan should be drawn to an appropriate scale showing (only) the following information:

- Project name;
- North arrow, date and scale;
- Name, address and telephone number of the owner and applicant;
- Property lines and contiguous street(s);
- Location and dimensions of all existing and proposed structures, indicating their intended use and setback distances from all property lines and roadways;
- Existing and proposed means of vehicular ingress and egress to the property;
- Location of off-street parking and loading areas, showing the number of spaces, and the dimensions of access aisles and driveways;
- Location of all buffers, screens, walls and fences, indicating their height and type of materials used.

Review Status: NEED MORE (LESS) INFORMATION

PUBLIC WORKS DEPARTMENT - ROSS PLUTA (352) 483-9041

Informational items:

1. **Item:** RIGHT-OF-WAY
   Site fronts SR 19, State Road, no right of way requested. Also fronts First St, non county maintained, no right of way requested.

2. **Item:** ACCESS MANAGEMENT
   The access off of the site should be limited to the First Street platted right-of-way.

Review Status: APPROVED CONDITIONAL

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

Please address the following items:

1. **Item:** PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS
   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. **Item:** PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007
   Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.

3. **Item:** PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)
   NFPA 101 Section 3.3.136.1 Accessible Means of Egress. A means of egress that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

4. **Item:** LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)
   If any, please note on plan.

5. **Item:** LOCATION AND SIZE OF FUEL STORAGE TANKS
   If applicable.

Review Status: NEED MORE INFORMATION

HEALTH DEPARTMENT - ELIAS CHRIST (352) 253-6130

Please address the following items:

1. **Item:** SURROUNDING FEATURES (WELL, ETC.)
   Any neighboring wells and septics within 100' of the property lines must be noted on the site plan.

Informational items:

1. **Item:** COMMERCIAL
   Commercial operating permits will be required for both the well and septic. Fees will apply to both and the well will need to be tested per 64E-8, FAC.

Review Status: NEED MORE INFORMATION

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational items:

1. **Item:** PROTECTED SPECIES
   There are no threatened/endangered species on the property.

2. **Item:** NATURAL UPLAND COMMUNITIES
   There are no Natural Upland Communities as defined by Lake County's Land Development Regulations (LDR's). The property contains a single story building currently used to house a real estate office. The property contains many trees, mostly oaks, with little to no understory or groundcover.

3. **Item:** WETLANDS
   There are no wetlands located on the property or immediatly adjacent to the property.

Review Status: APPROVED WITH COMMENTS

CONCURRENCY MANAGEMENT / DEVELOPMENT PROCESSING (352) 343-9855

Review Status: CANCEL

TRANSPORTATION CONCURRENCY

Review Status: CANCEL

LANDSCAPE REVIEW - GRANT WENRICK (352) 343-9739 EXT. 5832

Please address the following items:

1. **Item:** LANDSCAPE PLAN
   Please amend the landscape plan as follows:
   1) Western buffer - please show the screening shrub within the buffer;
   2) Eastern Buffer and Northeastern Buffer - please show the required amount of trees to complete the buffer types as labeled on the plan;
   3) Southern Buffer - please show the screening shrub to complete the buffer or a statement that existing vegetation will meet the screening requirements.

Informational items:

1. **Item:** TREE REMOVAL APPLICATION
   Tree Removal Permit not needed unless protected trees are removed.

Review Status: NEED MORE INFORMATION

DEFERRAL OF CONCURRENCY DETERMINATION - DEVELOPMENT PROCESSING (352) 343-9855

Review Status: APPROVED

PUBLIC WORKS TRANSPORTATION

Review Status: APPROVED