



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/9/2008

LAW OFFICE OF LESLIE CAMPIONE, P.A.
342 E. FIFTH AVENUE
MOUNT DORA, FL 32757-

Re: Project No. 2008060014, Application No. 1185

Description: Revised DRS Staff Comments Letter for BROCKIE HOLDINGS, LLC
Rezoning Amendment to ORD #2006-108

Dear Ms. Campione:

Your rezoning application has been reviewed by the Lake County Development Review Staff. The review comments are attached for your reference to aid you in providing additional information needed by staff to continue processing your application. Please address these comments at your earliest convenience and submit the additional information for staff to review.

The Development Review Staff will review the additional information and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan Policies and you will be contacted regarding your application as to whether all comments were satisfactorily addressed.

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

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Division of Planning and Community Design
(352) 343-9739 x5400
rhartenstein@lakecountyfl.gov

Development Processing Section
(352) 343-9855

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PLANNING & COMMUNITY DESIGN DIVISION (Rick Hartenstein 352-343-9739x5400)
Informational Comments

Item: LEGAL DESCRIPTION IS ACCURATE

The legal description contained in ORB 3028 Pages 1191 - 1193 accurately describes the boundaries of the property for this rezoning. Please provide an electronic version (Word Document) for incorporation into the legal ad and Ordinance for the proposed rezoning.

Item: MEETING REQUIREMENTS OF LDR CH. 3.00

The rezoning application states that the City of Tavares will be providing central water and sewer services, but the Utility Availability document submitted with the application dated 9/25/06 is shown by the City of Tavares to not have sewer available. Please provide clarification and an updated Utility Availability Notice from the City of Tavares.

The proposed master plan will be incorporated into the proposed Ordinance as an Exhibit. The maximum number of lots proposed will also be addressed in the Ordinance as represented on the proposed master plan. If at a later date, the applicant wished to reduce the lots, it would not require an amendment to the MP Ordinance, but on the other hand, if a request to increase the number of lots were submitted it would require an amendment to the MP Ordinance.

The waiver request for five (5) foot rear setbacks on lots will be a problem without requesting a waiver to the required landscape buffer widths perimeter of the proposed project. Based on the current landscape code buffer requirements, a minimum 15 foot wide buffer up to a 30 foot wide buffer will be required depending on the adjacent zoning. No structure or pavement would be permitted within the landscape buffer area.

Regarding uses for the proposed park, in order to have the flexibility of uses as alluded to in the amendment application it is recommended to request LM (Light Industrial) and HM (Heavy Industrial) uses. If there a specific uses that you wish to have addressed in the Ordinance, you could add language in the request such as, "to include" then list the specific uses that would be requested. Please provide a letter identifying the suggested amendment to the application.

Review Status: APPROVED W/COMMENTS

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041
The following is a request for additional information:

Item: TRANSPORTATION

Lake County Public Works has review the request about the holding off on the

requirement for the offsite road improvements until the average daily traffic reaches a certain amount. Public Works will require that the offsite road improvements (such as the turn lanes) to be built when the internal roads for the Industrial/Commercial Park are constructed.

The proposed site will need to meet with access management. The proposed driveways will need to line up with existing driveways on the opposite side of CR 561. The 2006 ordinance 108 states that the applicant shall comply with access management.

All the proposed lots for this project will need to have access from the internal roads of the proposed Industrial/Commercial Park, not CR 561 as stated in application. All the lots will be required to access internally.

A Traffic Impact Study will be required for this project at site plan submittal. Please contact Lake County Public Works for methodology for the traffic study. (Submit 4 signed and sealed studies)

The following are informational comments:

Item: RIGHT-OF-WAY

Additional Right-of-Way may be required. This is currently in the 2006 ordinance 108.

Item: STORMWATER

An Affidavit of Deferral for Concurrency Determination has been filed for this project. Stormwater Concurrency review has been deferred to a future development order.

Review Status: NEED MORE INFORMATION

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

The following are informational comments:

The following items may need to be addressed in the Ordinance.

The Proposed private access road will need to meet all requirements of the Florida Fire Prevention Code.

An overall Site Plan should be provided indicating the location and size of the water mains. A hydrant will need to be indicated within 500' of each lot. Additional hydrants may be required as individual site plans are submitted.

The requested 5' rear setback may not provide for Fire Department Access to the buildings if access to the rear is required or adequate room for sidewalks if needed for Emergency Exiting.

The large tank for the Bio Diesel facility would need to meet any separation and setback distances required in NFPA 30.

Review Status: APPROVED W/COMMENTS

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

The following are informational comments:

Item: REZONING ONLY

No objection to rezoning, however, future submittals will need to address the following:
>The application states central water and sewer will be provided by the City of Tavares, however, documentation was provided stating that the City of Tavares will NOT provide central sewer service. This must be clarified before future submittals will be approved. If central sewer is not available for connection, future submittals will need to reflect this and may be require additional permitting and review where industrial or manufacturing uses are concerned.

Review Status: APPROVED W/COMM

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

The following are informational comments:

Item: WETLANDS

There are wetlands onsite. Environmental concerns will be addressed at site plan.

Review Status: APPROVED W/COMMENTS

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Request for additional information:

Item: LANDSCAPE PLAN

No language is seen in the submitted application package that would allow for the landscape buffer reductions to meet LDR 9.01.04. The applicant stated they would like a five-foot setback on the rear setback for those lots adjacent to the retention pond. The applicant should consider resolving this issue with the rezoning rather than passing it on to individual site plans. Generally, the development would require a landscape buffer B around the entire perimeter except the south half of the eastern property line buffer where landscape buffer D would be required due to the adjacent "Ag" zoning. In addition, landscape buffer B would be required between the individual parcels within the industrial park and landscape buffer B can be "shared" between those internal parcels.

Landscape buffer B contains four required canopy trees and a single row of required screening shrubs with an optional three ornamental trees per one-hundred linear feet.

Landscape buffer B is fifteen feet wide where no structure or pavement shall occur inside.

Landscape buffer D contains ten required canopy trees, eight required ornamental trees, double row of required screening shrubs with a six foot height screening wall.

Landscape buffer D is minimum thirty feet wide where no structure or pavement shall occur inside.

A waiver request would be needed to reduce or waive the landscape buffer D requirements. The adjacent Agriculture zoned parcel occurs between the applicants parcel and the sand mine to the east and south so a variance seems like a reasonable request in this situation.

Review Status: NEED MORE INFO