

Lake County Department of Growth Management
Planning and Development Services Division



LAKE COUNTY

FLORIDA

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

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jill Minton, CPH Engineers, Inc.

From: Mary Harris, Associate Planner

Re: Naneek Office Expansion

Date: August 5, 2008

DRS MEETING DATE: August 7, 2008

TYPE OF DEVELOPMENT:

- Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan
- Other (specify):

JPA: N/A

Proposed Use of Property: Additional commercial / office buildings with support infrastructure

ZONING: CP with C-1 uses

LAND USE: Wekiva River Protection Area (UCN)
w/Neighborhood Activity Center Overlay

WILL REQUIRE REZONING: Yes No

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

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

STAFF COMMENTS: Based on the information provided, the property consists of 1.87 acres zoned CP (Planned Commercial) with C-1 (Neighborhood Commercial) uses per an approved Ordinance

#67-85. Per the Lake County Comprehensive Plan, the property is designed in the Wekiva River Protection Area with the Neighborhood Activity Center land use overlay, and is located north of SR 46 and CR 435.

The use of the site for additional commercial / office uses is permitted per the approved ordinance and would be in compliance with the Lake County Comprehensive Plan, which allows commercial development along the intersections of SR 46 and CR 435. Further, Policy 1-20.11 (B) states that "Commercial Zoning District within the Wekiva River Protection Area existing on March 12, 1990, is vested for commercial use whether or not a site plan has been previously approved, and if a site plan has not been previously approved, County approval is required." Any commercial activity on the site must have an approved site plan by Lake County.

Although the proposed site meets the Commercial Location criteria, the Comprehensive Plan, Policy 1-3A.1 (3.c) Neighborhood Activity Centers, allows combined commercial allocations from 10,000 to 50,000 square feet of gross leasable area. You must demonstrate that the proposed project will not exceed this requirement.

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? May require approval by St. Johns River Water Management District and/or Department of Environmental Protection (DEP). A copy of these permits shall be provided to Lake County, if applicable.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? [see attached comments provided by Jennifer Cotch, Environmental Specialist]

Landscape and other buffers provided? Must comply with the current Lake County Land Development Regulations as may be amended. [See attached comments provided by Grant Wenrick, Landscape Architect.]

Parking (including bicycles), loading and waste disposal? In accordance with the Lake County Land Development Regulations, Section 9.03.06 – Parking Requirements, parking shall be provided at a minimum of one (1) space per 200 square feet of gross leasable area. [10,250 sf ÷ 200 = 51.75 / 52 spaces total]

Access Management and ROWs correct? See attached comments provided by Public Works (Seth Lynch)

Water/sewer plans? Well and septic is existing on site. [see attached comments provided by Marcelo Blanco, Department of Health]

Setbacks shown/correct? The site must meet 50 feet setback from all roads, or right-of-way easements bounding the project area. Additional setbacks for emergency access may be required, in accordance with the Building Services Division, Fire & Emergency requirements. [See attached comments provided by Brian Hawthorne, Fire Inspector]

Open Space shown/correct? In accordance with the requirements of the Lake County Comprehensive Plan Policy 1-20.13, 20% of the total development shall be provided for Open Space. In addition, the maximum Impervious Surface Ratio (ISR) shall be .55% of the gross development parcel; the maximum building height shall not exceed 40 feet; and the maximum Floor Area Ratio (FAR) is .40.

ADDITIONAL COMMENTS:

Jennifer Cotch, Environmental Specialist

Grant Wenrick, Landscape Architect

Brian Hawthorne, Fire Inspector

Seth Lynch, Development Review Engineering

Marcelo Blanco, Environmental Specialist II

MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: July 30, 2008

Re: Naneeek Office Expansion, 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
3. The proposed project occurs within the Wekiva River Protection Area. All activities shall comply with Chapter VII of the Lake County Land Development Regulations.

MEMORANDUM

GROWTH MANAGEMENT
Planning and Community Design
315 West Main Street
Tavares, FL 32778-7800



LAKE COUNTY
FLORIDA

P: 352.343.9739
F: 352.343.9595
www.lakecountyfl.gov

To: Applicant – Naneek Office Building Expansion
From: Grant Wenrick - Landscape Architect, Division of Planning and Community Design
Date: Monday, August 4, 2008
Subject: Presubmittal Landscape Comments for Naneek Office Building Expansion

Dear Applicant,

Landscape shall comply with two primary areas of the Land Development Code; **Section 9.01 Landscaping Standards** and **Section 9.02 Protected Trees**.

Section 9.01 Landscaping Standards Requirements.

- 1) **Credit for Existing Trees** - Existing trees are encouraged to be protected and preserved to the maximum extent feasible. Existing preserved trees that qualify for buffering or internal trees may be used to meet the landscape requirement, but not for "replacement trees" for those trees that are cut down. Credit shall be given per DBH (Chest height caliper) of existing trees in Table LDR 9.01.03.E.10. Existing canopy trees used for landscape credit shall be an approved canopy tree at least 2" to 2-1/2" caliper X 8' height X 4' spread.
- 2) **Minimum Canopy Trees per Acre** - In the future landscape plan, please show that a minimum of six canopy trees are provided for all pervious common area of land on the site.
- 3) **Signed Plans by L.A.** - Landscape and / or irrigation plans shall be signed and sealed by a registered landscape architect.
- 4) **Landscape Buffering** - Landscape Buffer "B" shall be planted around the entire perimeter of the site between the proposed use and the adjacent uses. Landscape Buffer "B" is fifteen feet wide and consists of four (4) required canopy trees, three (3) *optional* ornamental trees and a single row of screening shrubs a minimum of 3-gallon or thirty-inches tall. Existing native trees and shrubs may be used (and are encouraged to be preserved) for screening purposes.

Section 9.02 Protected Trees

- 1) One-third of the protected trees, those that are generally over 4" DBH caliper, shall be replaced on site. There is a likely chance the tree replacement requirements may exceed the landscape requirements for this site. In such a case, all required replacement trees shall be replaced.
- 2) The applicant is encouraged to redesign a more organic "curvilinear" retention pond in an effort to save more trees particularly in the northwest corner of the site.
- 3) The applicant is encouraged to use pervious paving, if allowed by Lake County Public works, where existing retained trees are enhanced.
- 4) All parking rows shall be terminated by a minimum two-hundred square foot landscape island with a canopy tree. No more than fifteen contiguous parking spaces are allowed before a landscape island is required. The applicant is encouraged to see if any existing quality canopy trees may be saved within a required landscape island by adjusting island locations if feasible. (No more than fifteen contiguous spaces) The applicant is

JENNIFER HILL
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District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

encouraged to visit the parking lots of the Lowes and Home Depot Stores on US 441 in Orange County just north of the SR 429 interchange to see existing saved trees in parking situations.

Special Note:

The applicant is advised that a proposed Landscape Ordinance is going to be heard by the Board of County Commissioners in September that may effect the landscape requirements and the tree protection standards. However, there is a provision in the proposed ordinance that would allow applicants to use the existing Landscape Code for those submittals received before the adoption of the landscape ordinance.

Sincerely,

Grant Wenrick, RLA Landscape Architect
Lake County Department of Growth Management
Division of Planning and Community Design
P.O. Box 7800
315 West Main Street
Tavares, FL 32778-7800
352-343-9739 Ext. 5832
gwenrick@lakecountyfl.gov

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 7/24/2008
Re: Fire Comments, Naneeek Office Expansion

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.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

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.

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

MEMORANDUM

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: Jill Minton, CPH Engineers
Cc: Mary Harris, Planning and Community Design
From: Seth Lynch, Development Review Engineering
Date: Aug 5, 2008
Subject: Public Works comments for Naneeek Office Expansion

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 maybe additional items required through the review of the plans.

- The project will be required to meeting access management. Please provide a cross access easement across the frontage of the property.
- Public Works recommends that the site construct an additional access off of Niles St. through the Orleans Street plotted right-of-way.
- The project may require offsite improvements which will be determined at site plan.
- Additional right-of-way may be required.
- The project may require Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.
- The project will require St. Johns River Water Management District Permit. Please provide the permit to the County before the site plan for the proposed project could be approved.
- The project will need to comply with all Lake County and Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD) requirements.
- The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan could be approved.
- The project will require a Traffic Impact Study (Analysis). Please contact Lake County Public Works for the methodology for the study at 352-483-9050. Please submit the study before or at the time the site plan is submitted to the County for review.

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 maybe other requirements when a proposed site plan is submitted.

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Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: August 6, 2008
To: Mary Harris
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "Naneek Office Expansion"

Section/Township/Range: 29-19-28

JPA: None

Comments:

- Show existing OSTDS on the scaled site plan.
- Show OSTDS connections to each building.
- Show potable water line connections to each building.
- Show 100' well radius to document setbacks (200' if estimated sewage flow will exceed 200gpd).
- Label the neighboring well type and show the appropriate radius.
- Label whether the water retention area will be designed normally-wet or normally-dry.
- Ensure all other wells and septic systems within 100' of the property lines are shown on the scaled site plan.
- Provide the estimated sewage flow calculations.
- Uses that may generate commercial wastes will require a letter of no objection from the DEP.
- Further operating permit requirements may be necessitated depending on the actual uses proposed at time of DOH permitting.
- Total lot estimated sewage flow can not exceed 1500gpd per acre without change of well permit (to DEP) and an increase in well setbacks.

FILE

Ordinance #67-85

July 23 2008

WHEREAS, the Lake County Planning and Zoning Commission did, on the 30th day of October, 1985, review petition #150-85-4, a request to approve the preliminary site plan for a rezoning to CP (Planned Commercial) zoning district on property generally located in the Mt. Plymouth area: The property is located on N side of SR-46 approx. 200 ft. W of the junction of SR-46 and C-435. The property is more particularly described as:

LEGAL DESCRIPTION: W 132 ft. of E 1/2 of SW 1/4 of SW 1/4 of NE 1/4, Sec 29, Twp 19, Rge 28.

AND, after giving Notice of Hearing on petition for site plan approval, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 12th day of November, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

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Development Processing

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms and conditions:

1. Terms: The facility shall mean and include the total of the following:

A. Use of the site shall be limited to those uses permitted by the C-1 (Rural or Tourist Commercial).

B. Prior to the issuance of permits, the applicant must have a site plan approved by Lake County.

2. Conditions as altered and amended which pertain to the above tract of land shall mean:

A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.

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JUL 23 2008

Development
Processing

- B. This permit shall be reviewed at the end of one (1) year by the Director of Development and may be recommended for Public Hearing before the Planning and Zoning Commission and the Board of County Commissioners should this review reveal that the facility has become a detriment to the development of the area.
- C. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Section 70.31 of the Zoning Ordinance of Lake County, and obtaining approval from the Director of Development upon obtaining the permits required from the other appropriate governmental agencies.
- D. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- E. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.

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F. The transfer of ownership or lease of any or all of the property described in Ordinance #67-85 shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the CP (Planned Commercial) established by Ordinance #67-85, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in Section 691, Paragraph 691.13, Lake County Zoning Regulations, as amended.

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JUL 23 2008

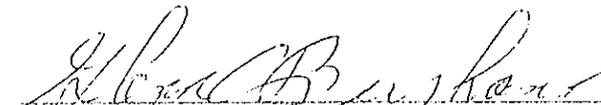
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DONE AND RESOLVED by the Lake County Board of County Commissioners on
the 12th day of November, 1985, A.D.

STATE OF FLORIDA)

:

COUNTY OF LAKE)



GLENN C. BURHANS, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY that the above and foregoing is a true copy of an
Ordinance adopted by the Board of County Commissioners in regular
session on November 12, 1985, as the same appears on record of
County Commissioners Minute Book 34 Page 255.

JAMES C. WATKINS
Clerk of the Circuit Court
and Ex-Official Clerk of the
Board of County Commissioners
Lake County, Florida

BY: 

CLERK

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