



August 16, 2012

Alan L. Tilly, PLS, PE, LEED AP ND
Project Engineer, Concept Companies
5200 NW 43rd Street
Suite 102-381
Gainesville, FL 32606-4482

Re: Paisley Commercial Retail Store - Presubmittal Application
(Alternate Key #'s 1709822 and 2581646)
(Project No. 2012070014, Application Request No. 2102)

Dear Mr. Tilly:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a proposed retail store. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

A meeting with the DRS is not required, however if you would like to schedule a meeting to discuss these comments please contact us.

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

Planning & Community Design Division

1. The proposal is for a 9,100 sq. ft. retail store on property zoned Community Commercial (C-2) within the Rural Future Land Use Category. This property is located within the Paisley Rural Support Corridor and Wekiva-Ocala Rural Protection Area.
2. The following requirements apply to this property per Comprehensive Plan Policy I-1.4.7.2 *Rural Support Corridors* and Policy I-1.4.4 *Rural*:
 - a. The proposed building shall not exceed 5,000 square feet.
 - b. The floor area ratio (FAR) shall not exceed 0.10.
 - c. Impervious Surface Ratio (ISR): 0.20
 - d. Open Space: 35%

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
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- e. Maximum building height: 75 feet (Policy I-1.2.3)

Note: The applicant will have the option to request a Comprehensive Plan amendment to increase the maximum 5,000 square feet building area and 0.10 FAR allowed by Policy I-1.4.7.2. No amendment requests are being accepted until next year 2013.

3. Setbacks:

Eastern property line building setback (along County Road 42): A minimum setback of 50 feet from the right-of-way easement is required by LDR Table 3.02.05, and as noted in proposed site plan.

North and South (sides) building setbacks: A minimum 10 feet building setback is required. North and South building setback lines need to be revised accordingly.

West (rear) building setback: A minimum 50 feet wide agricultural buffer is required per Comprehensive Plan Policy I-7.7.5. Rear setback per proposed site plan is at minimum 50 feet (using provided scale). Rear building setback line needs to be revised accordingly.

- 4. Parking Space Requirements: Retail requires one (1) space per 200 square feet of gross leasable area. Since the maximum allowable building area is 5,000 square feet, a total of 25 parking spaces will be required. Proposed site plan shows 32 parking spaces.

5. Landscape Plan:

- a. A landscape plan prepared by a landscape architect is required with the site plan application.
- b. Please revise landscape islands to provide a minimum pervious area of 300 square feet per LDR Section 9.01.06A.1.
- c. A minimum 10-foot wide Landscape Buffer Type A is required along County Road 42. Proposed site plan shows a 10-foot wide landscape buffer. Landscape requirements are listed below:

Width Option	Landscape Requirements (per 100 linear feet)
10 Feet	<ul style="list-style-type: none"> • Two (2) canopy trees; • One (1) ornamental tree; and • One (1) single row of shrubs.

- d. North and South landscape buffers: Proposed 10-foot wide landscape buffers are acceptable.
- e. West (rear) landscape buffer: A minimum 15-foot wide Landscape Buffer Type C is required. Proposed site plan shows a 15-foot wide landscape buffer. Landscape requirements are listed below:

Width Option	Landscape Requirements (per 100 linear feet)
15 Feet	<ul style="list-style-type: none"> • Four (4) canopy trees; • Three (3) ornamental trees; and • Two (2) rows of shrubs.

- f. Building Perimeter Landscape: A minimum of three (3) feet wide landscape area, around a minimum of 40 percent of the building perimeter, and located within 25 feet of the building walls shall be provided per LDR Section 9.01.07(B). One (1) canopy tree or three (3) ornamental trees and 28 shrubs required per 100 linear feet.

- g. Please note that existing mature trees and shrubs may be used to meet the above requirements. Please show any existing and/or proposed trees on the landscape plan.
 - h. A tree removal permit is required, if trees are removed (unless exempted by LDR Section 9.02.04).
6. **Environmental:** An Environmental Assessment (EA) will be required with a development application. The EA must be no older than six (6) months old.
 7. Be advised that an assessment of the existing noise conditions will be required with the site plan submittal pursuant to LDR 9.09.00 for the purpose of determining whether a detail noise study shall be required.

Public Works Department

1. The driveway access for the site will need to line up with the Paisley Library entrance. The site may require turn lanes depending on the traffic generation for the proposed site. More information about the proposed use for the site will need to be provided to determine any further access design requirements.
2. A St. Johns River Water Management District Permit will be required before any construction could begin for the site. The stormwater management system shall be designed to meet Lake County and SJRWMD requirements.
3. Additional right-of-way maybe required to meet the required 50 feet from centerline requirement for CR 42 which is classified as a Rural Major Collector. A Dolan Test shall be performed by Publics Works Department a time of site plan application to determine the right-of-way requirements.

Florida Department of Health

1. Onsite Water supply in accordance with Florida Administrative Code (FAC) 40C-3, FAC 62-532, and St Johns River Water Management District Well Permitting Delegation Agreement with Lake County Health Department (LCHD):
Proposed Public Well Construction (six (6) inches or less diameter casing) will need permit, application, site plan plus construction plan, review, inspection and installation approval through LCHD, Tavares Environmental Health Office Phone # 352-253-6130 ext. 6132/5820.
2. In accordance with FAC 63-532, well to all parts of septic system setback distance of 100 feet, engineered distribution piping, clearance sampling, requisite operator, treatment and onsite tank storage design for operation of water system serving more than 25 users per day will be regulated by State of Florida Department of Environmental Protection (DEP) Central Drinking Water Section Office Phone # 407-897-4100.
3. In accordance with State of Florida Department of Health (DOH) Rule FAC 64E-6, Proposed Onsite Septic System (OSTDS) will need permit, application, site plan + construction plans review, inspection and installation approval through LCHD, Tavares Environmental Health Office Phone # 352-253-6130 ext. 6132/5822.

Building Division (Fire)

The following information will be required with the site plan application:

Design documents must indicate fire protection water supply will be available prior to and during construction.

Design documents must indicate the type of fire protection water supply to be provided at the site.

Design documents must indicate whether the site will be using an aboveground fire protection water supply tank to provide the fire protection water supply.

Design documents must indicate the size of the above-ground fire protection water supply tank.

Design documents must indicate compliance with the Florida Fire Prevention Code regarding fire department access.

Design documents must indicate the building construction type.

Please advise your client that the Florida Fire Prevention Code mandates specific information to be provided for buildings being used for the storage of commodities; the Florida Fire Prevention Code further mandates specific fire protection features for these facilities; these items will be addressed during the building permitting phase.

Please advise your client that The Florida Fire Prevention Code mandates specific information to be provided for buildings being used for the storage and handling of hazardous materials; the Florida Fire Prevention Code further mandates specific fire protection features for these facilities; these items will be addressed during the building permitting phase.

Please advise your client that 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.

Please advise your client that 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.

Please see the attached DRS Fire Plan Review Addendum for more detailed information.

If you have questions please contact Gene Brewer (Fire Plan Examiner) @ 352-343-9653 * 5407 or gbrewer@lakecountyfl.gov or contact Robin Gutting (Fire Plan Examiner) @ 352-343-9653 * 5427 or rgutting@lakecountyfl.gov.

Concurrency Management - Development Processing

1. Based on the information provided the proposed use will be subject to Road Impact Fees at \$3,553 per 1,000 sq. ft. However, transportation impact fees are suspended until March 1, 2013, provided a building permit is issued prior to the suspension date.
2. Fire Impact Fees, are subject to \$1,301 per 1,000 sq. ft., and shall be paid at the time of issuance of building permit.

Potential Development Review Fees

The approximate site plan application fees will be \$4,546, when submitted. A breakdown of the fee estimates are specified below:

- Planning and Community Design - \$ 1,250
- Landscape Review and Inspection - (\$200 + \$150) \$350
- Tree Removal Permit (if applicable) - \$200
- Development Processing/Capacity Encumbrance Review - \$1,055
- Public Works - (\$925 + \$310) \$1,235
- Fire - \$181
- Florida Department of Health - \$175
- Zoning Clearance - \$100

After the site plan is approved, building permits are required. The building permit application and site plan application may be submitted concurrently.

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

Sincerely,


Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9641 ext. 5587
e-mail: misaac@lakecountyfl.gov

cc: File