LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

October 25, 2010

Gwen Lewis-Brown
516 Jackson Street
Wildwood, FL 34785

RE: The Key to Knowledge Child Care Facility
Project No. 2010100008, Application No.1720
Description: 85 Children Child Care Facility-Presubmittal Application Staff Review Comments

Dear Ms. Lewis-Brown:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a child care facility (85 children). I have attached the County's review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for October 28, 2010 at 9 am. The meeting will be held in the Growth Management Conference Room located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Rick Hartenstein, AICP, Senior Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5400
Email: rhartenstein@lakecountyfl.gov

Cc: File
Steve Greene, AICP, Chief Planner

Project No. 2010100008, Application Request No. 1720

PLANNING & COMMUNITY DESIGN DIVISION
The following is provided as informational comments:

Item: PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING
Remarks:

1) The property is located in the Urban and Commercial Corridor Future Land Use Categories which permits a day care facility.

2) The property is zoned Planned Commercial (CP) Ordinance #33-93, which permits the use of professional office only. It will be necessary to amend the zoning to include the use of day care center. It is suggested that the uses of retail general and personal care service, excluding Laundromat and Laundry Pick-up and Drop-off Service be included with the rezoning application.

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)
Remarks:

The Applicant is proposing a day care facility housing approximately 85 children from infant to 12 years old including morning and afterschool care for children ages 5 - 12 years of age.

Item: PROPERTY ACREAGE/SIZE
Remarks:

Approximately 0.89 acres

Item: PROPERTY LOCATION
Remarks:

The property is located at 32506 CR 473, Leesburg, FL

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)
Remarks:

1) If the zoning amendment is approved you will be required to obtain licensing from the Department of Children and Family Services for the day care facility.

2) If you intend to add to the parking or the structure, you may be required to update the stormwater permit with St. Johns River Water Management District depending on what is proposed.

3) Any expansion of the building or parking area will require an amendment to the existing site plan for this property. A copy of the existing site plan will be provided to you at the DRS meeting on October 28, 2010.

4) If a recreation area for the children (with playground equipment) is proposed, the site plan will need to be amended to show this area.

Item: SETBACKS PROPOSED
Remarks:

Setbacks will be 50 feet from the road right of way, 50 foot from any wetland jurisdictional lines, side and rear will be 10 feet from the property line.

Item: PARKING PROPOSED
Remarks:

The existing site plan provides 18 parking spaces. The required number for a day care facility is 5 spaces for children drop off and pick up plus 1 space for each employee. Depending on the number of employees proposed, the parking appears to be sufficient.

Item: WATER/SEWER PROVISIONS
Remarks:

The existing site plan shows well and septic tank. At site plan submittal, a utility availability letter will be required from the City of Leesburg regarding the availability of central water and sewer. If central water and sewer are not available, the Lake Co. Health Department will comment on the requirements regarding water and sewer provisions.

Item: LANDSCAPE PLAN
Remarks:

The existing landscape buffer is sufficient to meet the code. The north and east boundary is utilizing the existing vegetation of the adjacent lot as their landscape buffer. Please be advised that if the properties to the north and east are developed, it may be necessary for the landscaping to be upgraded depending on the proposed development to the north and east.

Item: TREE REMOVAL PERMIT
Remarks:

At the time of site plan submittal, any proposed tree removal will need to be shown on the site plan and mitigation will be determined at that time regarding any tree replacement requirements. Prior to removing any trees, a tree removal permit is required.

Review Status: Approved with Comments

FIRE – Roberta Gutting (352) 343-9653 Ext. 5427
The following is provided as informational comments:

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS
Remarks:

1) Please provide needed fire flow calculations for the buildings at site plan submittal. 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.

2) Fire protection water supply is required and will need to be shown on the plan at site plan submittal. 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.

Item: PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)
Remarks:

FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way. This will be required to be shown on the site plan.

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)
Remarks:

At site plan submittal, if fire hydrants are available please show them on the site plan. None were shown with this submittal.

Item: MISCELLANEOUS FIRE REQUIREMENTS
Remarks:

1) At site plan submittal, the building must meet all of NFPA 101 Chapter 16 for Day cares (egress windows, fire alarm, etc...).

2) If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement). This will be required on the site plan.

3) NFPA 1 Chapter 19, Section 19.2.1.4, Rubbish within Dumpsters: Dumpsters and containers with an individual capacity of 1.5 yd3 [40.5 ft3 (1.15 m3)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls,

openings, or combustible roof eave lines.

4) NFPA 1 Chapter 19, Section 19.2.1.4.1, Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

5) NFPA 1 Chapter 19, Section 19.2.1.4.2, Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

Review Status: Approved with Comments

PUBLIC WORKS – Ross Pluta/Seth Lynch 352-483-9041
The following is provided as an informational comment:

Item: TRANSPORTATION
Remarks:

A Traffic Impact Study or Traffic Exemption Letter will be required for the Key to Knowledge Child Care Facility. Please contact Lake County Public Works at 352-483-9040 for the methodology for the traffic study or traffic exemption letter requirements.

Review Status: Approved with Comment

HEALTH DEPARTMENT – J. Brown/E. Christ (352) 253-6130
The following is provided as informational comments:

Item: WATER SUPPLY
Remarks:

Existing onsite well for proposed child care (85) will need to have a sanitary survey, clearance sampling, and operation approved by FDEP Central District Orlando Drinking Water Section @ Phone # 407-894-7555.

Item: WASTEWATER DISPOSAL
Remarks:

Existing onsite septic system will need to have Department of Health OSTDS evaluation permit and system's commercial operation for proposed child care (85 children) facility usage approved by Lake County Health Department.

Review Status: Approved with Comments

ENVIRONMENTAL REVIEW- Jennifer Cotch (352)343-9739 Ext. 5419
The following is provided as an informational comment:

Remarks:

The property is already constructed. No environmental concerns since the existing structure will be used for the new use.

Review Status: Approved with Comment

CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING (352)343-9855
The following is provided as an informational comment:

Item: COMMENTS
Remarks:

The proposed project may be subject to submittal and approval of a Capacity Encumbrance Letter or capacity reservation certificate upon final approval of a site plan. Also at the time of obtaining a building permit, additional impact fees may be required for the change of use.

Review Status: Approved with Comments