



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, Chief Planner
From: Karen Rosick, Planner
Re: Take out meat business and used car lot, Presubmittal Comments 1
Date: **DRS MEETING DATE: November 15, 2007**

TYPE OF DEVELOPMENT:

Residential Subdivision Multi-Family Site Plan Commercial Site Plan Industrial Site Plan

Other (specify):

Proposed Use of Property: **A take out meat business and used car lot in existing commercial building.**

ZONING AND LAND USE: The property is approximately 1 acre in size, based on the property record cards submitted with the application. The property is currently zoned Planned Commercial (C-1), the Land Use category is Commercial Corridor.

WILL REQUIRE REZONING: Yes No

TO WHAT ZONING? **Planned Commercial (CP)**

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

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

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? There are no concerns at this time. Is an Environmental Assessment required? A preliminary environmental assessment is required with all site plan submittals and must meet the Land Use Regulations (LDRs) 6.04.00.

Landscape and other buffers provided? A plan for buffers was not provided however, an appropriate Landscape plan shall be submitted at the time a Site Plan or Development application is submitted. According to Section 9.01.06 LDRs, the Landscape plan must be prepared by a Landscape Architect, it shall be signed, dated, and sealed by a Landscaped architect registered pursuant to the provisions of Chapter 481, Florida Statutes, Part II.

A Type "B" landscape buffer, 15 feet wide consisting of four canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 lineal feet of property boundary shall be required for the rear and both sides of the property. A Type (C) landscape buffer, 20 feet wide consisting of 6 canopy trees, 5 ornamental trees (optional), and a double row of shrubs per 100 lineal feet of property boundary shall be required for the front, along hwy 441.

Parking (including for bicycles), loading and waste disposal? Designated parking shall be provided on site meeting the requirements of LDR 9.03.05 and the number of required parking spaces is determined by a formula of 1 space per 200 sqft. of gross leasable area. The 7 spaces shown on the proposed conceptual drawing are sufficient. All drive aisles shall meet LDR 9.03.05 design criteria. All parking spaces shall have wheel stops. Bicycle parking will be required at the rate of .10 spaces per the required motor vehicle spaces.

Access Management and ROWs correct? Comments will be provided by Public Works.

Water/sewer plans? The County will not require the owner to connect to water and/or sewer services or, provide an interim system until water and/or sewer services become available. The Health Department will address water and wastewater issues.

Setbacks shown/correct? Based on the site plan provided it appears that the placement of the used cars, along the east side of the property, is in the required buffers. Development is not allowed to occur in the required buffers.

Open Space shown/correct? The site plan must meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70% of the site plan area, and the maximum floor area ratio is limited to 2.0. The maximum building height is 50 feet.

General Comments: The additional parking area, for the used cars, will be required to meet LDRs 9.03.00 I. Surfacing and drainage. All off-Street Parking Spaces, Driveways, and Access aisles Shall be Graded for proper drainage, and Shall be surfaced with a durable surface such as, but not limited to, gravel, concrete, or bituminous material.

Memo

To: Karen Rosick, Planner
From: Brian Hawthorne, Fire Inspector
Date: 10/31/2007
Re: Fire Comments, Stuart B. and Melody Todd

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.

Provide needed fire flow calculations for the building. 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.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

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 Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

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Charlie Crist
Governor

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

Date: October 31, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Stuart B. & Melody Todd"

Section/Township/Range: 24-19-25

JPA: Tavares

Comments: The property shown measures 0.27 acres, with a potable well, the total estimated sewage flow generated may not exceed 405 gallons per day. Within these constraints:

- A letter stating whether central water and sewer service is available will be required at the time of preliminary and site plan submittals.
- If any repairs/maintenance of motor vehicles is to be performed on this site, an industrial wastewater permit or waiver for one will be required through the DEP.
 - If obtained, well and septic system permits will be through the DOH. If these are already on-site, the well will require a limited-use operating permit and the septic system will require both an existing system evaluation before the building can be occupied by a business and an annual IM operating permit.
- Unable to determine if sufficient unobstructed area is available for wells and septic systems without the following information:
 - What specific services, number of employees, and hours of operation are associated with the proposed use.
 - A scaled site plan showing the following information:
 - All wells and septic systems on or within 100-ft of the property.
 - All surface water and wetlands on or within 100-ft of the property (for 64E-6 FAC and Lake County LDR setbacks).

In addition to the above, final determination as to allowable setbacks and sizing will be dependant on the



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information provided through the DOH septic system and well permitting process as well as conditions found on-site during the DOH site evaluation. If a DEP wastewater permit is required, it may be practical for all wastewater disposal to be permitted through a DEP system.