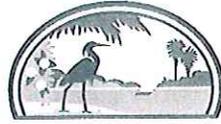


M E M O R A N D U M

GROWTH MANAGEMENT
Planning & Community Design
315 West Main Street
Tavares, Florida 32778-7800



LAKE COUNTY
FLORIDA

P 352.343.9739
F 352.343.9595
www.lakecountyfl.gov

To: Jason Yates
From: Development Review Staff
Date: December 10, 2008
Subject: Petrotech Southeast, Inc. Presubmittal Comments

I have attached a complete package of the Development Review Staff's comments. Over the past few days, I have been emailing them to you individually and now they are compiled into one report. The comments include:

1. Planning & Community Design (3 pages);
2. Landscape (1 page);
3. Environmental Utilities and Conservation & Compliance (2 pages);
4. Environmental (1 page);
5. Fire (1 page);
6. Health (1 page);
7. Public Works (1 page); and
8. Town of Astatula (1 page).

A Presubmittal meeting has been scheduled for Thursday, December 11, 2008 at 9:00 a.m. This meeting will take place in the Lake County Administration Building at 315 West Main Street, Tavares, Florida 32778 in Room #235 on the 2nd floor. Please call me if you have any questions. I look forward to meeting you.

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5



Lake County Department of Growth Management
Planning & Community Design Division
PO Box 7800 315 W Main St Tavares FL 32778-7800
www.lakecountyfl.gov
P(352) 343-9739, x5574 F(352) 343-9595
sallen@lakecountyfl.gov

DEVELOPMENT REVIEW COMMENTS

To: Jason Yates, Applicant
From: Stacy Allen, Senior Planner *SA*
Re: Petrotech Southeast, Inc. Presubmittal Comments
Date: December 5, 2008 **DRS MEETING DATE:** December 11, 2008

TYPE OF DEVELOPMENT:

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

Proposed Use of Property: Bulk storage tank farm.

ZONING AND LAND USE:

The Applicant is proposing a tank farm on property located near the Town of Astatula at 23800 CR 561, identified as AK #2831863 in Section 5, Township 21 South, Range 26 East.

The facility will consist of an 18,000sf warehouse / manufacturing building, a 1,600sf office, 12 - 35,000 gallon above-ground storage tanks with secondary concrete containment area, and an off-loading area for trucks. The tanks will contain used oil, oily water and antifreeze.

The property is zoned HM (Heavy Industrial) and is located within the Employment Center (overlay) future land use category (FLUC) with underlying Rural FLUC.

The Industrial Location Criteria of Comp Plan Policy 1-1.14: 4. does not apply to this project as this is an existing industrial site, zoned HM in the Employment Center FLUC.

The HM Zoning District is allowed in the Employment Center (overlay) FLUC [Comp Plan Policy 1-1.15: 5. a. and Land Development Regulations (LDR) Table 3.00.03] which takes precedence over the Rural FLUC. The proposed use of a tank farm is a permitted use in the HM Zoning District (LDR Table 3.01.03 and Section 3.01.02 D. 3.).

The proposal must follow the site plan process established in LDR Section 14.09.00.

WILL A REZONING BE REQUIRED: Yes No
TO WHAT ZONING DISTRICT? n/a

WILL A FLUM AMENDMENT BE REQUIRED: Yes No
TO WHAT FUTURE LAND USE CATEGORY? n/a

DEVELOPMENT REVIEW

Outside agency approvals received (as required by SJRWMD, DEP, USACoE, etc.)?

Please see Public Works and Environmental comments (attached).

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

Please see Environmental comments (attached).

Is an Environmental Assessment required?

Please see Environmental comments (attached).

Floodplain information provided?

A flood determination from the Lake County Department of Public Works was not submitted with the application. All structures shall be located above the 100 year flood plain.

A letter of Map Revision from FEMA would be required to remove any portion of the site from the floodplain.

Is a site plan required?

Yes, the proposal must follow the site plan process established in LDR Section 14.09.00.

Landscape and other buffers provided?

Please see Landscape and Environmental comments (attached).

Parking (including bicycles), loading and waste disposal?

According to LDR Section 9.03.00, the parking requirement for the "basic industry/hazardous operations/recycling center" use is 1sp/10,000sf of building(s) area *plus* 1sp/employee on shift of greatest employment. Additional parking is required for the "office" use that is 1sp/200sf of gross leasable area. Building Services will determine the number and placement of handicap spaces according to ADA requirements/specifications.

Access Management and ROW correct?

Please see Public Works comments (attached).

Water / sewer plans?

The site is served by on-site well and on-site septic system.

Setbacks shown/correct?

All buildings shall be set back no less than 50-feet from all rights-of-way and/or right-of-way easements bounding the project area. Other front, side and rear setbacks are determined by the width of the required landscape buffer as stated in the landscape comments (attached). The minimum setback for any structure abutting wetlands is 50 feet from the jurisdictional wetland line.

Open Space shown/correct?

The open space requirement for an industrial use is a minimum of 20% (Comp Plan Policy 1-1.2).

The definition of open space is "any Parcel of Land set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of Owners and Occupants of Land adjoining or neighboring such Open Space. Open Space includes golf courses, parks, passive recreation areas, Landscaped areas, natural Floodways, Wetlands, Conservation and preservation areas, non-fenced in stormwater Retention areas, and non-activity-based, non-manmade Lakes wholly within the property. Open Space does not include

Rights-of-Way, above-ground utilities, Parking Areas, side or rear Lots, Street surfaces, activity-based recreation facilities (except golf courses), and fenced in stormwater Retention areas" (LDR Chapter 2).

The maximum impervious surface ratio is 0.70 (70%) of the gross development parcel for development within the Employment Center FLUC and the HM Zoning District (Comp Plan 1-1.13: 3. and LDR Table 3.02.06). The Comprehensive Plan is more restrictive at 0.70 than the LDR at 0.80 and the more restrictive applies.

The maximum floor area ratio is 1.0 (100%) for development within the Employment Center FLUC and the HM Zoning District (Comp Plan Policy 1-1.13: 3. and LDR Table 3.02.06).

The maximum height is 50 feet for any structure within the HM Zoning District (LDR Table 3.02.06).

Other Comments:

The Land Development Regulations can be viewed online at www.municode.com. Select "Online Library", "Florida", scroll down and select "Lake County", select "Lake County Code of Ordinances", then scroll down to "Appendix E, Land Development Regulations".

A Presubmittal review is an informal, cursory review of the limited, preliminary information provided. The County may have additional comments/requirements at the time a complete site plan application is submitted for review.

MEMORANDUM

GROWTH MANAGEMENT
Planning & 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: Jason Yates
From: Grant Wenrick, Landscape Architect
Date: December 9, 2008
Subject: Landscape Review Comments for Petrotech Presubmittal

Dear Applicant;

In response to your request for presubmittal comments, we offer the following in regards to landscape and screening requirements:

- 1) Please provide a landscape buffer type B to the north and east of the proposed storage tower expansion facility. The landscape buffer shall extend at least twenty feet beyond the northwest corner of the 68' X 88' area shown on the site plan for the northern buffer and at least twenty feet south of the southeast storage facility corner for the eastern buffer. Please be advised that the area required for the landscape buffer and the buffer type may change as the site plan becomes more developed. The landscape buffer shall be set back a safe distance for emergency vehicles to access the storage area. Landscape buffer type B contains four (4) canopy trees and a single row of screening shrubs per one-hundred linear feet of buffer. Additionally, three (3) optional ornamental trees may be utilized per one-hundred linear feet of buffer. The minimum required tree size shall be 2" to 2-1/2" caliper X 8' height X 4' spread and the minimum shrub size shall be 3-Gallon or thirty-inch (30) height shrubs;
- 2) Per Land Development Regulation (LDR) 3.05.00 (A) and (C) Screening for Commercial and Industrial Uses, additional fence screening shall be utilized. Essentially, the proposed storage areas shall be screened with a continuous or consistent wall or fence constructed of a durable material of up to twelve feet to screen material located behind the wall or fence. The fence location and the provision for access shall be approved by the Fire Department as well;
- 3) The Applicant shall file a Tree Removal Permit if any protected trees exceeding four inch diameter at chest height are removed. The removal of more than three trees requires the replacement of one-third of the removed trees; less than three trees removed does not require replacement tree(s);
- 4) Please note that a variance to the Landscape requirements may be requested.

Please direct any landscape and buffering related questions to Grant Wenrick, Landscape Architect at 352-343-9739 ext. 5832.

1 of 1

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

To: Jason Yates
Cc: Walter Wood
From: **Scott Catusus, Environmental Specialist**
Lake County Conservation and Compliance Department
Code Enforcement Division
(352) 742-3962
Date: Monday, December 08, 2008
Subject: Petrotech Southeast Inc. (Pre-Submittal)

I don't have any comments regarding this project. I did notice that wetlands were present on site and there may be some concerns regarding the location (setbacks) of wells on or off site. Any environmental concerns should be addressed by Jennifer Cotch. I'm forwarding this to Charlie Cox since these tanks will be required to be registered with the State.

Charlie the proposed number and size of tanks along with the proposed site plan (survey) is in the second attachment if you continue to scroll down. The DRS pre-submittal meeting is scheduled for this Thursday at 9:00 AM if you would like to attend.

To: Jason Yates
Cc: Scott Catusus, Charlie Cox
From: **Walter Wood, Senior Hydrogeologist**
Lake County Environmental Utilities Department
Water Quality Services Division
(352) 253-1658
Date: Monday, November 24, 2008
Subject: Petrotech Southeast Inc. (Pre-Submittal)

I have only one comment:

If the on-site well will be a new well, or an existing well repurposed under FAC 62-550.200 (70) as a "PUBLIC WATER SYSTEM", the well must meet the requirements of LDR 6.03.00. This would require a well head permit/approval.

I have also forwarded this information to Charlie Cox who handles pollutant storage tanks for review.

To: Jason Yates
From: Charlie Cox, Environmental Programs Supervisor
Lake County Environmental Utilities Department
Water Quality Services Division
(352) 253-1683
Date: Tuesday, December 9, 2008
Subject: Petrotech Southeast Inc. (Pre-Submittal)

In general they must follow F.A.C. 62-761 for underground petroleum storage tanks and 62-762 for above ground tanks. The tanks and equipment must be on the State's approved equipment list and installed by a petroleum contractor (PSCC). Additionally, the storage tank must meet setbacks to wells of 500' for any existing community water supply system or any existing non-transient non-community water supply system and 100' from any other existing potable water supply well. This is the only real criteria that I enforce. Once the permits are being issued I will review specific equipment plans with the Fire Inspector.

Below is the quote from 62-761 concerning setbacks:

Siting. Persons are advised that, pursuant to paragraphs 62-521.400(1)(l)-(n) and subsection (2), F.A.C., no storage tank shall be installed within 500 feet of any existing community water supply system or any existing non-transient non-community water supply system. No Category-C system shall be installed within 100 feet of any other existing potable water supply well. These prohibitions shall not apply to the replacement of an existing storage tank system within the same excavation or the addition of new storage systems meeting the standards for Category-C systems at an existing facility.



LAKE COUNTY

FLORIDA

MEMORANDUM

To: Stacy Allen, Senior Planner

From: Jennifer Cotch, Environmental Specialist

Date: December 5, 2008

Re: Petrotech Southeast, Inc. (Presubmittal Application)

Comments:

1. 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.

To: Stacy Allen
From: Al Sikes, Chief Fire Inspector and Plans Examiner
Lake County Growth Management Department
Building Services Division
(352) 343-9653 x5407
Cc: Roberta Gutting
Date: Monday, December 08, 2008
Subject: Petrotech Southeast Inc. (Pre-Submittal)

Fire review:

Fire protection foam ports must be installed in each tank and piped to a safe accessible area for fire department connections.

Provide Fire Flow Calculations for the existing and proposed buildings.

Not enough information submitted to do a complete review.

Al Sikes
Chief Fire Inspector and Plans Examiner



Charlie Crist
Governor

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

Date: December 9, 2008
To: Stacy Allen
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "Petrotech Southeast Inc."

Section/Township/Range: 05-21-26

JPA: Astatula

Comments: The following items will need to be addressed in future submittals:

- Provide a scaled site plan clearly showing all existing and proposed septic systems on or within 100-ft of the property lines.
- Provide a scaled site plan clearly showing all existing and proposed wells on or within 100-ft of the property lines – identify the wells by permit type and the permitting agency; show all appropriate well setback radii.
- Scaled site plans must show any Community or Non-Transient Non-Community Water Systems within 500-ft of the property lines with the appropriate setback radius (500-ft to petroleum storage systems).
- Provide a statement outlining what services/activities will take place at each building – clearly identify any buildings that will be removed.
- An existing septic system on this property was installed without an approved DOH permit; this system will need to be abandoned if not connected to an approved structure. If it is your intent to use this system:
 - A new system permit will need to be applied for and issued by the DOH.
 - The system will need to be uncovered for inspection.
 - The existing tank will need to be pumped-out and certified to be structurally sound.
 - Any required modifications to the system will need to be made in order to meet current rule (64E-6 F.A.C.) requirements.
- Existing septic systems on this property have been out of service for one year or more – an existing system evaluation through the DOH will need to be applied for and each systems will need to meet current rule (64E-6 F.A.C) requirements prior to occupation of the structures.
- The previously existing OSTDS operating permit ("IM-permit" 35-QT-00285) will need to be applied for by the new owner and the site plan updated with the final approved activities.
- If the existing wells on this property do not currently have an operating permit, one will need to be obtained from the appropriate agency.
- If there were previously existing well operating permits, these will need to be updated with the new information and may result in upgrade requirements or a change in the permitting agency.
- Proposed wells (including irrigation and monitoring wells) will require construction permit applications through the DOH.

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: Jason Yates, Petrotech Southeast, Inc
Cc: Stacy Allen, Case Manager/ Planning and Community Design
From: Seth Lynch, Development Review Engineering
Date: December 3, 2008
Subject: Public Works comments for Petrotech Southeast, Inc.

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.
- The project may require offsite road improvements.
- Additional right-of-way may be required for CR 561.
- The project may require County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.
- 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 traffic study at (352) 483-9050. The Traffic Analysis may only need to be a simplified one, but please contact the Public Work office when proceeding with a site plan.
 - The project may require St. Johns River Water Management District Permit or Department of Environmental Protection Permit. If required a copy will need to be received by the County before site plan 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) or Southwest Florida Water Management District requirements.

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.

JENNIFER IIIII
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5



Green Consulting Group, Inc.

December 8, 2008

Stacy Allen
Lake County Department of Growth Management
Post Office Box 7800
Tavares, FL 32778

VIA E-Mail: sallen@lakecountyfl.gov

Project: Petrotech Southeast, Inc., AR#1328, Alternate Key #2831863
Subject: Pre-Submittal Application

Dear Stacy:

As consulting planners for the **Town of Astatula**, we have been requested to review the application and exhibits for the above referenced project which is located on the east side of County Road 561 south of Mack Concrete.

At the present time, the Town of Astatula does not have any objections to the application, however we would appreciate the opportunity to review the formal application and make comments.

Thank you for your consideration.

Sincerely,

Pamela J. Wiggins
Consulting Planner to Astatula

Cc: Ms. Maria Montalvo, Town Clerk

2003530/reports:petrotech_120808

Landscape Architecture Land Planning Development Assistance

4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 • Fax 352-357-9278 • LC26000288