

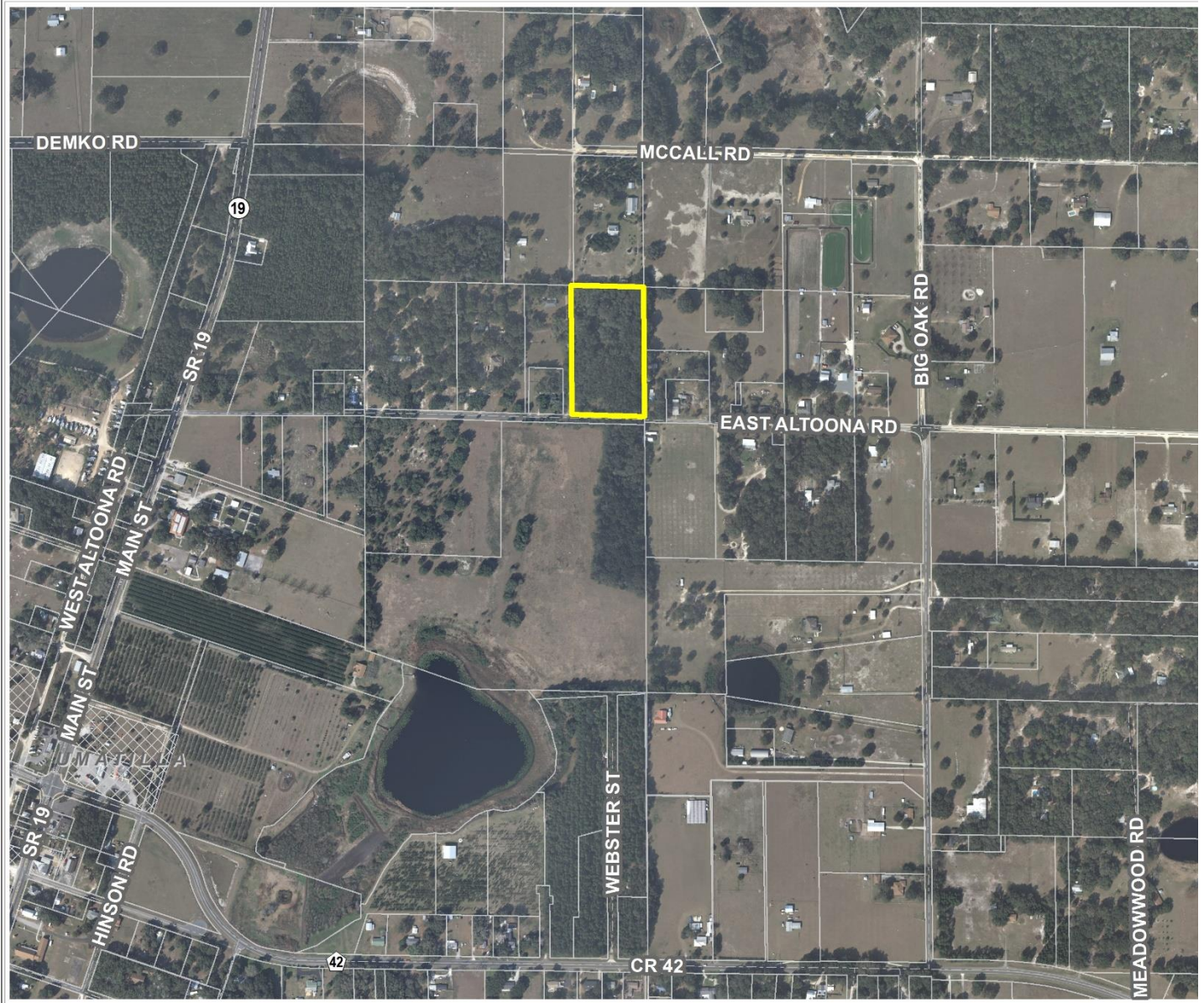
LAKE COUNTY PLANNING AND ZONING DIVISION
CONDITIONAL USE PERMIT STAFF REPORT

Planning & Zoning Board
August 2, 2017



Board of County Commissioners
August 20, 2017

CUP-17-04-5 Williams Truckyard	Commission District 5 Blake	Agenda Item #1
-------------------------------------------------	----------------------------------------------	-----------------------



Requested Action: To allow a Conditional Use Permit (CUP) for a truckyard for citrus and produce truck transporting operation on approximately 5.07 acres of agriculturally zoned land, located at 19211 East Altoona Road, in Altoona.

Owner/Applicant: Christopher Williams and Amanda Williams

- Site Location & Information -

Size	Approximately 5.07 acres
Location	19211 East Altoona Road, Altoona, FL 32702
Alternate Key No.	1221285
Future Land Use	Rural
Existing Zoning District	Agriculture
Joint Planning Area/ ISBA	Umatilla

-Land Use Table-

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural	A (Agriculture)	Single-family residence	N/A
South	Rural	A (Agriculture)	Vacant property	N/A
East	Rural	A (Agriculture)	Single-family residence	N/A
West	Rural	A (Agriculture)	Single-family residence	N/A

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** with conditions to allow a Conditional Use Permit (CUP) for a truckyard for a citrus and produce transporting operation on approximately 5.07 acres of agriculturally zoned land, located at 19211 East Altoona Road, in Altoona.

PLANNING AND ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The property owners, Christopher Williams and Amanda Williams, applied for a Conditional Use Permit (CUP) for a truckyard to allow parking for trucks that carry produce and citrus from property located at 19211 East Altoona Road in Altoona, approximately one-half mile east of SR 19, a major north-south arterial highway. The subject property is approximately 5.07 acres in size. The property owners applied for the CUP permit as a result of a Code Enforcement violation. The property is zoned Agriculture (A). Pursuant to LDR Section 3.01.04 (13), only truckyards for citrus and produce transporting operation are allowed in the Agriculture district.

The property owners have submitted a Conceptual Plan to accompany the CUP request which details the extent of the proposed truckyard on the property. According to the CUP plan, truck drivers will drive trucks to the property and park them on the property. No employees will be on the property except when they bring the trucks to the property and park them. The truck drivers will then get in their cars and leave the property. In addition, the owners plan to construct a new home on the property in the future that will serve as their personal residence. A single-family residence is a permitted use on the subject property. Prior to development of the single-family residence, the property owners must obtain a building and zoning permit and otherwise comply with the LDRs.

The Conceptual Plan details access to the site from East Altoona Road, which is a two lane County maintained road. The point of access proposed from East Altoona Road is a 20-foot wide grassed drive aisle for the trucks. This driveway will provide access to the grassed parking area for the trucks. The CUP contains a proposed condition to limit the truck parking to five trucks at any one time. The Conceptual Plan states no more than five truck trips will be generated from the property per month. This parking area will be for five 18 wheelers with box car type trailers, and each trailer will weigh approximately 10,000 pounds. Each tractor will weigh approximately 17,000 pounds. The parking area will be approximately 45-feet from the rear property line, and surrounded by a cluster of existing trees. No trees are proposed for removal on the property in accordance with this request.

The subject property and surrounding properties are zoned Agriculture, have a future land use classification of Rural, and are primarily residential in nature. According to Policy I-1.4.4, the Rural future land use classification is intended to protect rural lifestyles represented by single-family homes on large lots and to accommodate agricultural pursuits. In order to mitigate any potential negative impacts the proposed truckyard may have on the surrounding properties, staff has proposed conditions of approval that are attached to the CUP ordinance. These conditions will help protect the surrounding residential properties from any negative impacts that the proposed use may pose to the surrounding area and will help fulfill the intent of the LDR by permitting a truckyard for citrus and produce transporting operations in the Agriculture zoning district.

– Analysis –

LDR Section 14.05.03 (Standards for Review)

A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).

The application is consistent with Comprehensive Plan Policy I-1.4.1 Elements of Rural Character, which places an emphasis on agriculture, equestrian-related activities and conservation areas, and Policy I-1.4.3, Purpose of the Rural Future Land Use Series, which minimizes conflicts with agricultural operations (such as traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards. The application is consistent with LDR Section 3.00.02 (C), which states that agriculture is a major industry of the County, and LDR Section 3.01.04 (13), which permits only truckyards for citrus and produce transporting operations in the Agriculture district. Citrus and produce are two historic agricultural industries in Lake County. A small-scale trucking operation limited to no more than five (5) trucks that is in support of the citrus and produce industry appears to be consistent with the Comprehensive Plan and Land Development Regulations.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

The property owners applied for the CUP as a result of Code Enforcement action. The CUP plan submitted by the applicant appears to mitigate adverse effects that could be posed to the surrounding properties. The plan limits parking to no more than five (5) trucks and trailers. Staff has proposed the following conditions within the CUP ordinance to ensure adverse impacts on adjacent properties are limited:

- a. No more than five (5), eighteen (18) wheel trucks with box car type trailers; with each trailer weighing no more than 10,000 pounds, and each tractor weighing no more than 17,000 pounds shall be parked on the property. No more than five truck trips will be generated from the property per month.
- b. Hours of operation shall be limited to Monday through Saturday from 8 am to 5 pm.
- c. Truck cargo shall be limited to only citrus and produce.

- d. No materials shall be stored on site.
- e. No repairs of vehicles, including trucks and trailers, shall be made on site.
- f. Site lighting shall not illuminate adjacent properties or rights-of-ways.
- g. A noise study shall be submitted in conjunction with the development application submittal per LDR Section 9.09.03 (A).
- h. Site plan approval pursuant to development application submittal shall be obtained prior to commencement of truckyard operations on the property.
- i. A tree survey shall be submitted with the site plan.
- j. No trees shall be removed as a result of the truckyard development or operation.
- k. The future residence shall only be used as a single-family residence, and shall not be used as an office for the trucking operation.

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The proposed truckyard is located in a primarily residential area where typical homes are on large lots in excess of five (5) acres. All surrounding properties are zoned A (Agriculture) and have a future land use classification of Rural, which requires a density of no less than one (1) dwelling unit per five (5) acres. Truck drivers will drive trucks to the property and park them on the property.

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

The CUP plan prepared by the applicant, and the conditions outlined in B.1 above will help to ensure that potential adverse effects onto the neighboring properties will be minimized.

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.

The surrounding properties are developed in a rural, primarily residential fashion. The CUP plan submitted by the applicant, and conditions included in the CUP ordinance help to ensure that the proposed conditional use will pose a minimal impact on the surrounding area.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan Shall be considered.

The truckyard will have no major impacts on public facilities. Public Works will require a commercial driveway apron be provided off of East Altoona Road, which will be required to be permitted through the Lake County Public Works office in conjunction with site plan application.

D. Adequacy of Fire Protection.

The applicant shall obtain from the Lake County Emergency Services Division written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Station 14, located at 42700 SR 19 is the closest fire station and is located 0.37 miles away.

FINDINGS OF FACT: Staff has reviewed the application for this conditional use permit request and found:

1. The conditional use permit application is consistent with LDR Section 3.01.03, which permits truckyards in the Agriculture zoning district with a conditional use permit.
2. The conditional use permit application is consistent with LDR Section 3.01.04 (13), which permits only truckyards for citrus and produce transporting operations in the Agriculture district.
3. The conditional use permit application is consistent with LDR Section 3.00.02 (C), which states that agriculture is a major industry of the County.
4. The proposed conditional use permit application is consistent with Comprehensive Plan Policy I-1.4.1 Elements of Rural Character, which places an emphasis on agriculture, equestrian-related activities and conservation areas, and conservation areas.
5. The proposed conditional use permit application is consistent with Policy I-1.4.3, Purpose of the Rural Future Land Use Series, which minimizes conflicts with agricultural operations (such as traffic congestion, noise, odor and visual conflicts) and non-agricultural land uses through the application of buffering and use separation standards.

Based on these findings of fact, staff recommends **Approval** of the conditional use permit renewal, with the conditions outlined in the attached CUP Ordinance:

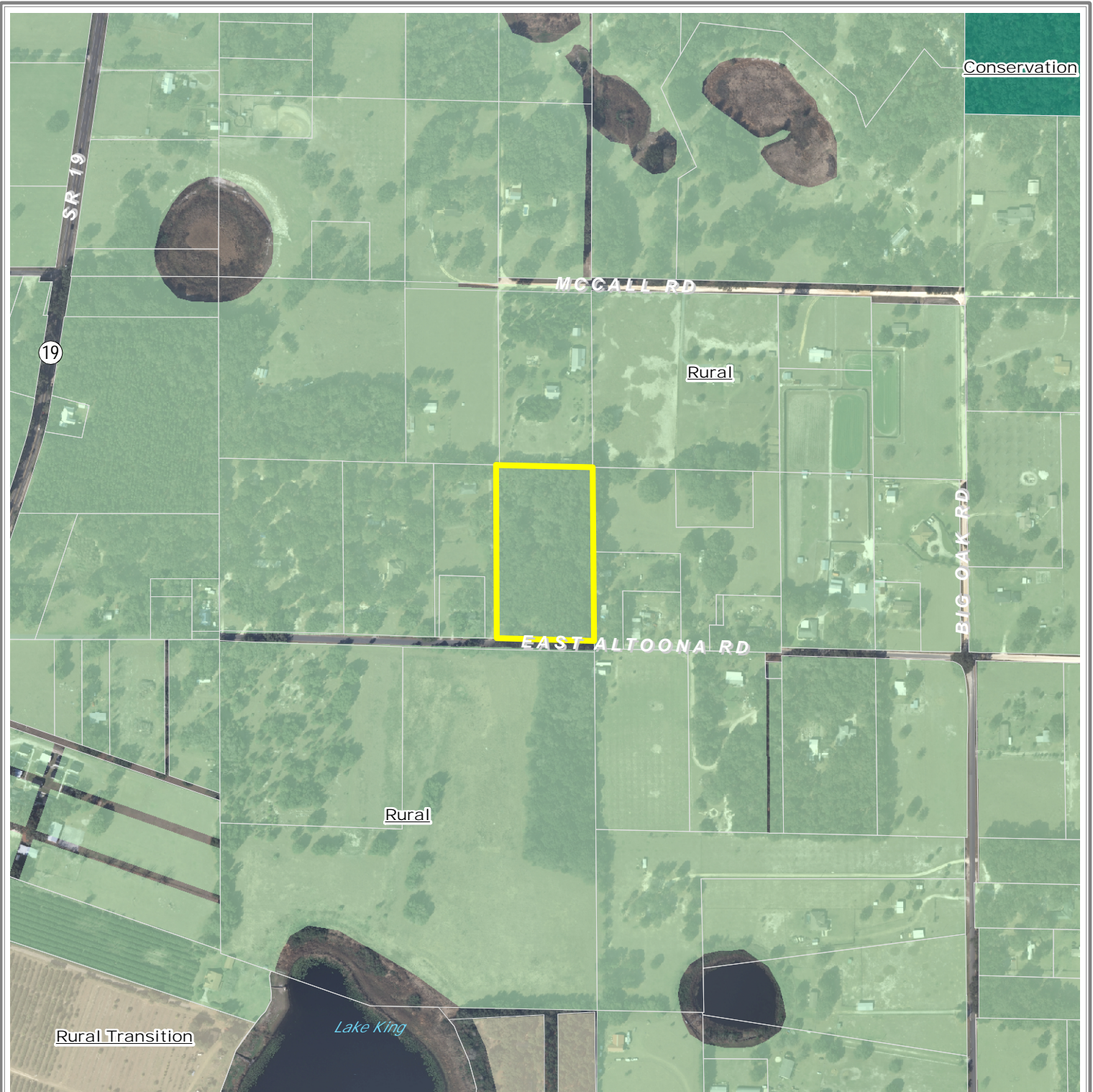
Case Manager: Bobby Howell, AICP
Senior Planner

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

Opposition: -0-



FUTURE LAND USE LEGEND

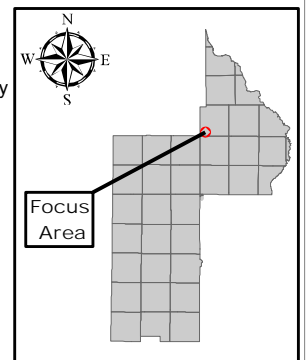
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|--------------------------------|--------------------------------------------|--------------------------|----------------------|
| Bella Collina | Heavy Industrial | Recreation | Summer Bay |
| Cagan Crossings | Mt Plymouth-Sorrento Main Street District | Regional Commercial | Urban Low Density |
| Conservation | Mt Plymouth-Sorrento Neighborhood | Rural | Urban Medium Density |
| Green Swamp Core Conservation | Mt Plymouth-Sorrento Receiving Area | Rural Transition | Urban High Density |
| Green Swamp Ridge | Regional Office | Sending Area A-1-20 | |
| Green Swamp Rural | Public Service Facility and Infrastructure | Sending Area A-1-40 | |
| Green Swamp Rural Conservation | Receiving Area A-1-20 | South Lake Regional Park | |

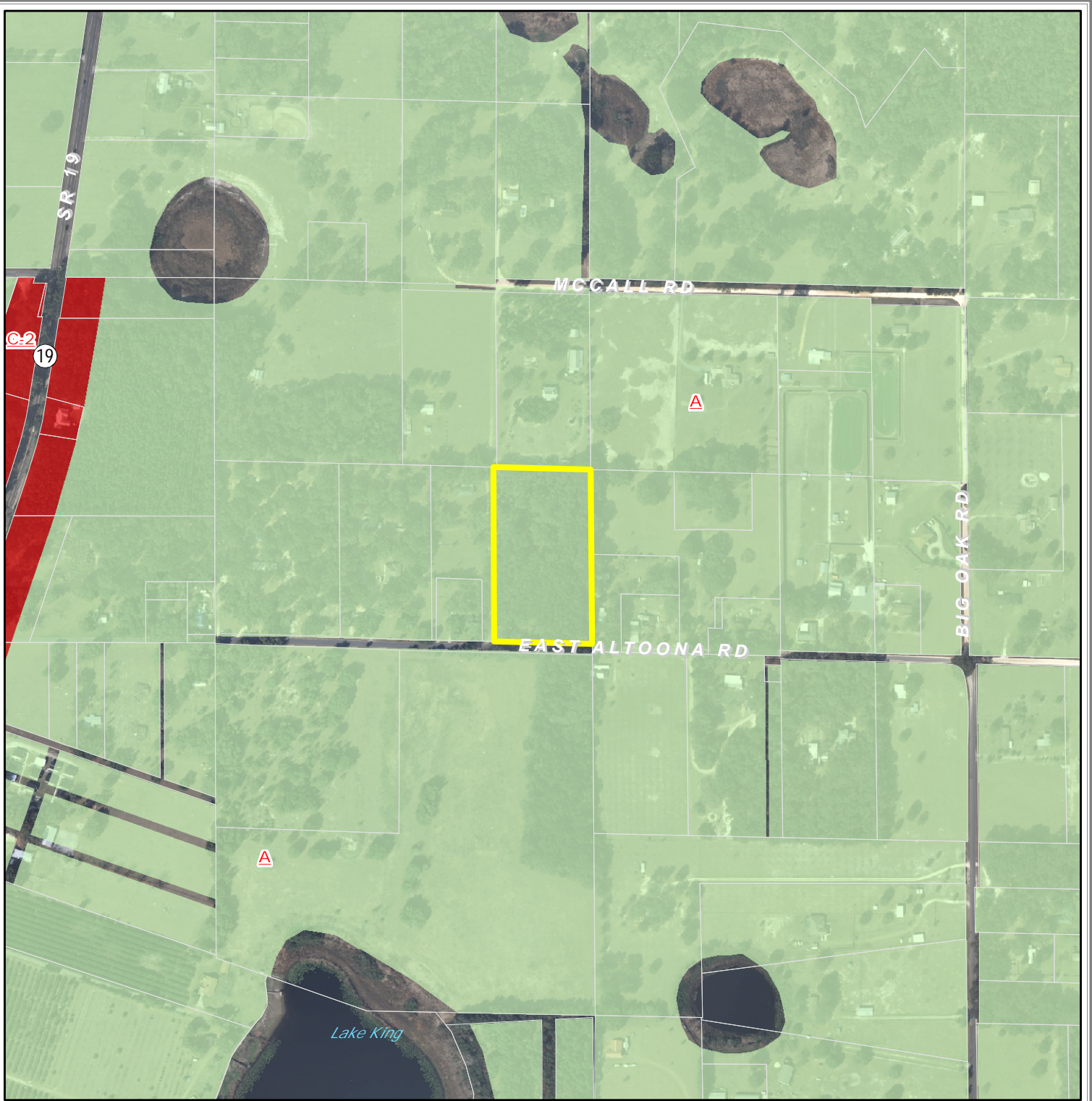
NAME: WILLIAMS TRUCKYARD

CASE NUMBER: CUP-17-04-5

LOCATION (S-T-R): 32-17-27

REQUEST: ALLOW TRUCKYARD IN AGRICULTURE DISTRICT

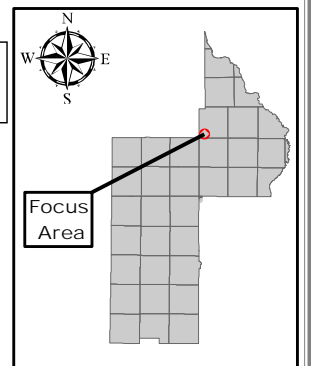




ZONING LEGEND

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	

NAME: WILLIAMS TRUCKYARD
CASE NUMBER: CUP-17-04-5
LOCATION (S-T-R): 32-17-27
REQUEST: ALLOW TRUCKYARD IN AGRICULTURE DISTRICT



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**Ordinance 2017-xx
Williams truckyard
CUP-17-04-5**

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Christopher Williams and Amanda Willams (collectively the “Applicant” and “Owner/Permittee”) have made a request for a Conditional Use Permit (CUP) on property in the Agriculture (A) Zoning District to allow a truckyard for transportation of agriculture products; and

WHEREAS, the subject property consists of 5.07 +/- acres and is generally located in the Altoona area, specifically at 19211 East Altoona Road, in Section 32, Township 17 South, Range 27 East, having Alternate Key Number 1221285, and more particularly described as:

LEGAL DESCRIPTION: [EXHIBIT “A” – ATTACHED]

WHEREAS, the subject property is located within the Rural Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Board of County Commissioners deems it necessary and desirable in order to protect the public health, safety, and general welfare of the citizens of Lake County in accordance with the purpose and intent of the Land Development Regulations (LDR) to require compliance with the special conditions herein after set forth.

WHEREAS, this Conditional Use Permit was reviewed by the Planning & Zoning Board on August 2, 2017 and by the Board of County Commissioners of Lake County, Florida on August 22, 2017; and

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

Section 1. Permission is hereby granted for the operation of a truckyard as a Conditional Use within the Agriculture (A) Zoning District.

Section 2. Terms: This Ordinance shall mean and include the total of the following uses as included herein. The County Manager or designee shall amend the Lake County Zoning Map to reflect a Conditional Use Permit (CUP), in accordance with this Ordinance.

A. Land Uses: The use of the site shall allow the uses specified below and consistent with Exhibit “B”, the Conceptual Plan:

1. Truckyard for citrus and produce transporting operation; and
2. Single-family residence.

Accessory uses directly associated with the above uses may be approved in writing by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

To the extent where there are conflicts between the Conceptual Plan and this Ordinance, the Ordinance shall take precedence.

1 **B. Specific Conditions**

- 2 1. No more than five (5), eighteen (18) wheel trucks with box car type trailers; with each trailer
3 weighing no more than 10,000 pounds, and each tractor weighing no more than 17,000
4 pounds shall be parked on the property. No more than five truck trips shall be generated
5 from the property per month.
6
7 2. Hours of operation shall be limited to Monday through Saturday from 8 a.m. to 5 p.m.
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9 3. Truck cargo shall be limited to only citrus and produce.
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11 4. No materials shall be stored on site.
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13 5. No repairs of vehicles, including trucks and trailers, shall be made on site.
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15 6. Site lighting shall not illuminate adjacent properties or rights-of-ways.
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17 7. A noise study shall be submitted in conjunction with the development application submittal
18 per LDR Section 9.09.03 (A).
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20 8. Site plan approval pursuant to development application submittal shall be obtained prior to
21 commencement of truckyard operations on the property.
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23 9. A tree survey shall be submitted with the site plan.
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25 10. No trees shall be removed as a result of the truckyard development or operation.
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27 11. The future residence shall only be used as a single-family residence, and shall not be used
28 as an office for the trucking operation.

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30 **C. Impervious Surface Ratio (ISR) shall be a maximum of 0.20 in accordance with the Comprehensive
31 Plan, as amended.**

32 **D. Open Space, Floor Area Ratio, and Building Height shall be in accordance with the Comprehensive
33 Plan and Land Development Regulations (LDR), as amended.**

34 **E. Utilities:** The property owner shall ensure that the water well and septic system will be used for the
35 future residence only. Pursuant to the Florida Department of Health (DOH), truck drivers shall not
36 utilize restroom facilities on site. The unobstrucuted area for septic and well will be determined when
37 the future residence is constructed. Prior to issuance of building permits, well and septic permits
38 must be applied for and approved by the Department of Health.

39 **F. Setbacks:** All new structures shall meet the setbacks established in the LDR, as amended.

40 **G. Landscaping, Buffering, and Screening:** Existing landscape shall be preserved and maintained. Any
41 landscaping required for future expansions or redevelopment shall be consistent with the LDR, as
42 amended.

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- 1 **H.** Lighting: Exterior lighting, if utilized, shall not illuminate adjacent properties or Rights-of-Way,
2 consistent with Dark-Sky Principles, and in accordance with the LDR, as amended.
- 3 **I.** Signage: Signs shall be in accordance with the LDR, as amended.
- 4 **J.** Stormwater Management: Shall be addressed in conjunction with the required development
5 application submittal. Stormwater management shall be in accordance with SJRWMD stormwater
6 requirements and LDR, as amended.
- 7 **K.** Concurrency Management Requirements: Any development shall comply with the Lake County
8 Concurrency Management System, as amended.
- 9 **L.** Development Review and Approval: Prior to the issuance of any permits, the Permittee shall submit
10 a site plan generally consistent with Exhibit "B" – Conceptual Plan, for review and approval in
11 accordance with the Comprehensive Plan and LDR, as amended.
- 12 **M.** Future Amendments to Statutes, Code, Plans, and/or Regulations: The specific references in this
13 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan,
14 and Lake County Land Development Regulations shall include any future amendments to the
15 Statutes, Code, Plans, and/or Regulations.

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17 **Section 3. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 18 **A.** In the event of any breach in any of the terms or conditions of this permit or any default or failure of
19 the Owner/Permittee or his successor to: Fulfill development in substantial accordance with the
20 conceptual plan as submitted to the Planning & Zoning Board and the Board of County
21 Commissioners; comply with the codes of the governmental agencies having lawful and appropriate
22 jurisdiction thereon; or comply with any of the terms of the Conditional Use Permit; or if this CUP is
23 found to become a nuisance or safety hazard, the permit may be revoked after due Public Hearing
24 before the Planning & Zoning Board and the Board of County Commissioners.
- 25 **B.** This Conditional Use Permit shall inure to the benefit of, and shall constitute a covenant running with
26 the land; and the purpose, terms, and conditions contained herein shall be binding upon the
27 Permittee or any successor and his interest hereto.
- 28 **C.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
29 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance
30 and to recommend that the ordinance be revoked.
- 31 **D.** Inspection. This use shall be inspected by the Code Enforcement Division annually to ensure
32 compliance with the conditions of this Conditional Use Permit and the approved site plan. An annual
33 inspection fee will be assessed. If an emergency inspection is necessary during non-operating hours,
34 a fee shall also be assessed.

35 **Section 4. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
36 unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
37 the validity of the remaining portions of this Ordinance.

38 **Section 5. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send
39 a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with
40 Section 125.66, Florida Statutes.

1 **Section 6. Effective Date. This Ordinance shall become effective as provided by law.**

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3 **ENACTED** this _____ day of _____, 2017.

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5 **FILED** with the Secretary of State _____, 2017.

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7 **EFFECTIVE** _____, 2017.

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**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

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TIMOTHY I. SULLIVAN, CHAIRMAN

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ATTEST:

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**NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

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APPROVED AS TO FORM AND LEGALITY

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MELANIE MARSH, COUNTY ATTORNEY

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Exhibit A. Legal Description

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 17 South, Range 27 East, in Lake County, Florida, less and except public road right-of-way, and a parcel of land described as follows:

From the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 32, Township 17 South, Range 27 East, Lake County, Florida, run thence North 22.84 feet, thence North 88°48'46" West 340.23 feet for a Point of Beginning, run thence Westerly along the North right-of-way line of county road 56 feet, thence Northerly 630.17 feet to a point that is 65 feet West of the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 32, thence East 65 feet, thence Southerly to the Point of Beginning.

LESS:

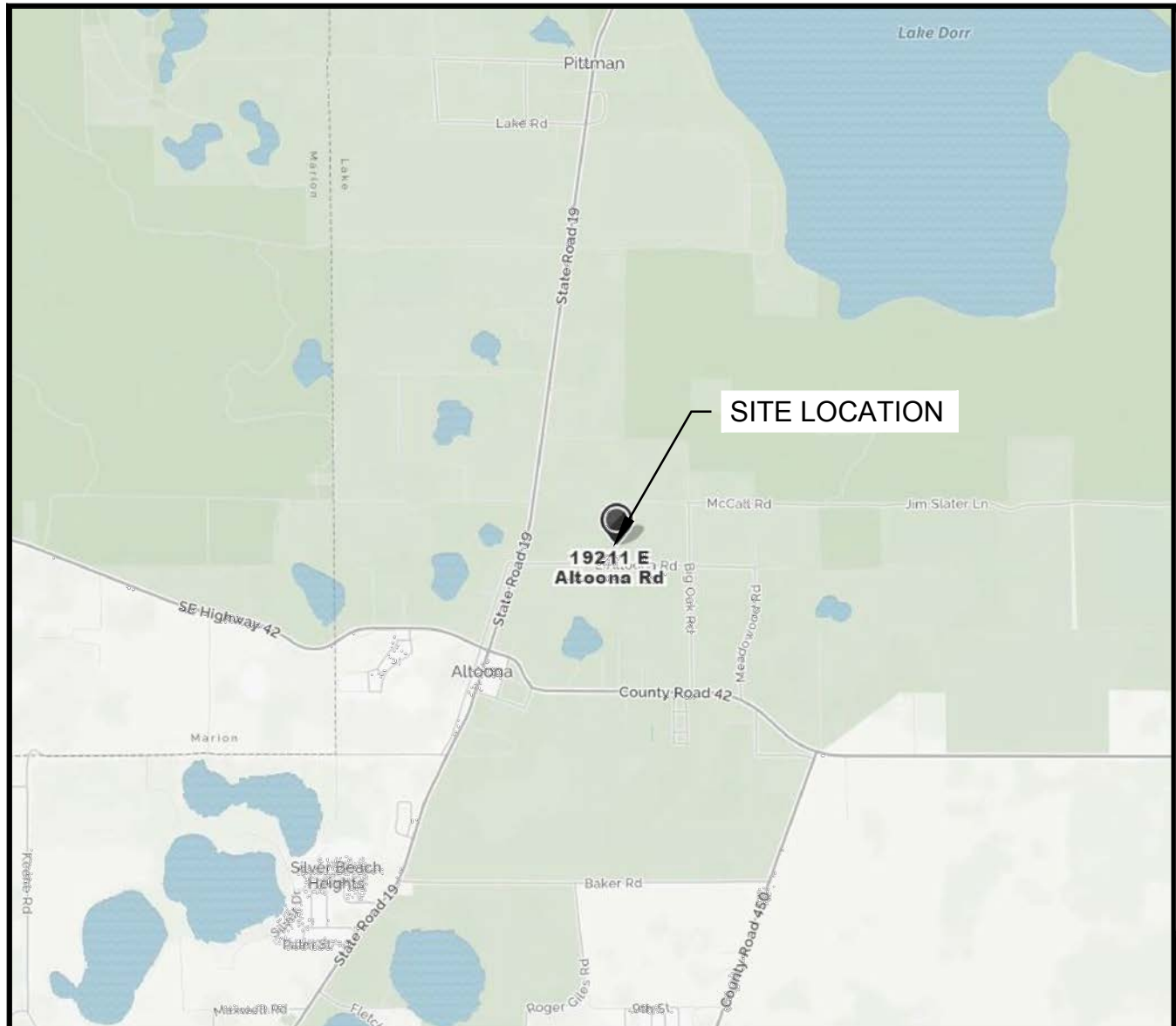
That portion of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 17 South, Range 27 East, Lake County, Florida described as follows:

From the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 32: run N00°56'15"W along the East line thereof a distance of 22.84 feet to a 4"x4" concrete monument; thence N88°48'58"W 340.23 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 Section 32 that is N00°52'55"W 26.63 feet from the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4; thence continue N88°48'58"W 12.48 feet to the point of beginning; thence continue N88°48'58"W 43.52 feet; thence N01°39'08"W 630.17 feet to a point on the North line of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 32 that is 65.00 feet West of the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 32; thence S89°05'38"E along said North line 51.99 feet; thence departing said North line run S00°52'55"E a distance of 629.63 feet to the Point of Beginning.

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**Exhibit B.
Concept Plan**

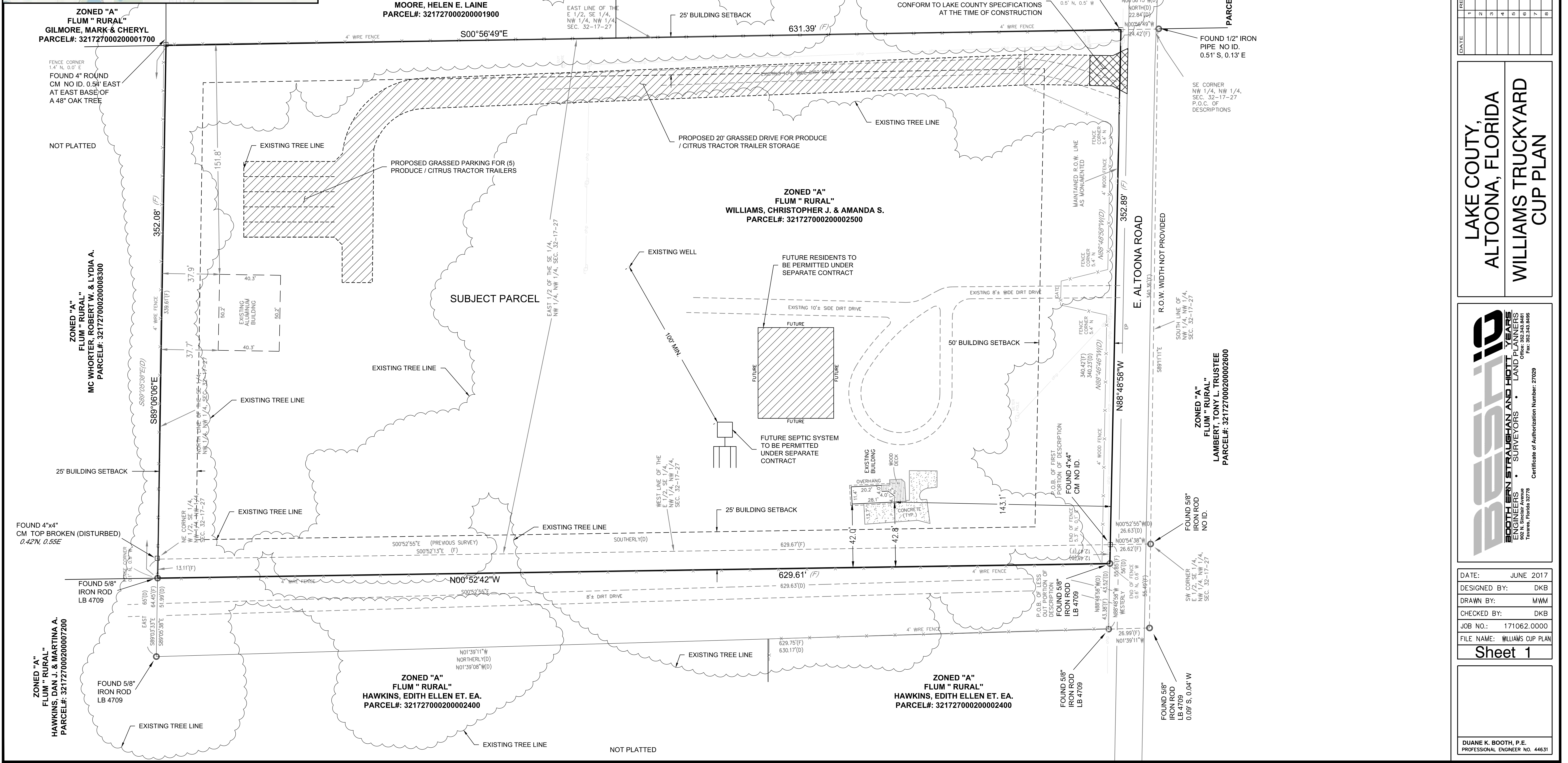
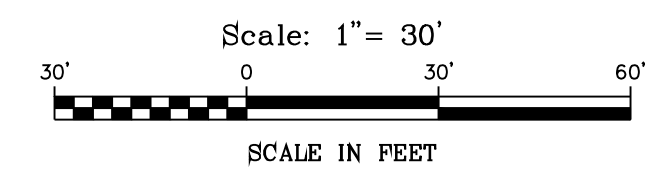


PROJECT SITE DATA	
Project Name:	WILLIAMS TRUCK YARD
Zoning:	A - (AGRICULTURE)
Future Land Use:	RURAL
Existing Use:	TRACTOR TRAILER STORAGE
Proposed Use:	RESIDENTIAL AND TRUCK STORAGE
Owner / Developer:	CHRISTOPHER J. & AMANDA S. WILLIAMS 31092 LOCHMORE CIR. SORRENTO, FL 32776
Building Set Backs Required:	Road / front: 50' Side: 25' Rear: 25'
Landscape Buffer Required:	None
Flood plain:	Not located within a 100 year flood. per FEMA Panel No. 0210E
Utilities:	Water - Private Wells Sewer - Private Septic Tank
Wetlands:	No wetlands on site.
Fire:	No Fire Protection.
Parking Provided:	Five Tractor Trailer Spaces

- NOTES:**
- THE PROPOSED PRODUCE / CITRUS TRUCK YARD PARKING WILL BE LOCATED AT THE REAR OF THE PROPERTY. THE PRODUCE / CITRUS TRUCK PARKING WILL ONLY HAVE FIVE TRUCKS PARKED AT ANY ONE TIME WITH LOW INTENSITY TRAFFIC, APPROXIMATELY FIVE TRIPS PER MONTH.
 - THE TYPE OF PARKING WILL BE PROVIDED FOR FIVE 18 WHEELERS WITH BOX CAR TYPE TRAILERS. NO REFRIGERATION TRAILERS WILL BE ON THIS PROPERTY. NO PRODUCT WILL BE STORED ON THIS PROPERTY OR IN THE TRAILERS.
 - THE TRACTORS WEIGHT IS ROUGHLY 17,000± LB.'S. THE TRAILERS WEIGHT IS ROUGHLY 10,000± LB.'S. THE TOTAL LENGTH OF TRACTOR AND TRAILER IS ROUGHLY 65 L.F.
 - THE TRUCKS WILL BE DRIVEN TO THE PROPERTY TO BE PARKED. THERE WILL BE NO EMPLOYEES ON SITE WITH THE EXCEPTION OF BRINGING THE TRUCKS TO PARK OTHER THAN THE OWNER.
 - THE PROPOSED PARKING AREA IS CLEAR OF TREES. NO TREES ARE SCHEDULED TO BE REMOVED AT THIS TIME.
 - PER LAKE COUNTY LAND DEVELOPMENT REGULATIONS SECT. 9.01.06 B, A LANDSCAPE BUFFER WILL NOT BE NEEDED.
 - THE OWNERS PLAN TO BUILD A NEW HOME ON THEIR PROPERTY TO SERVE AS THEIR PERSONAL RESIDENCE.
 - THE EXISTING WELL WILL BE FOR THE FUTURE RESIDENCE AND WILL NOT BE SERVICING ANY EMPLOYEES. THE EXISTING BARN IS FOR THE FUTURE RESIDENCE ONLY.
 - THE FUTURE SEPTIC WILL BE FOR THE FUTURE RESIDENCE AND WILL NOT BE SERVICING ANY EMPLOYEES. THE EXISTING BARN IS FOR THE FUTURE RESIDENCE ONLY.
 - THE EXISTING BARN IS FOR THE FUTURE RESIDENCE ONLY NOT FOR THE PROPOSED CITRUS TRUCK PARKING YARD. THEREFOR, THE WATER, SEWER AND COMMERCIAL FIRE PROTECTION SHOULD BE EXEMPT FROM THIS APPLICATION.

Legend & Standard Abbreviations

⊕	= Centerline	R/C	= Set 5/8" Rebar, LB #6676
R.O.W.	= Right of Way	PRM	= Permanent Reference Monument
CM	= Concrete Monument	ND	= Set Nail and Disc, LB #6676
LS	= Land Surveyor	PSM	= Professional Surveyor and Mapper
LB	= Licensed Business	PLS	= Professional Land Surveyor
PCP	= Permanent Control Point	RLS	= Registered Land Surveyor
P.O.B.	= Point of Beginning	o/bp	= Overhead Utility Lines
P.O.C.	= Point of Commencement	PC	= Point of Curvature
F.I.R.M.	= Flood Insurance Rate Map	PB_pg_	= Plat Book, Page
O.R.PG	= Official Record Book, Page	EP	= Edge of Pavement
⊕	= Wood Utility or Power Pole	BVG	= Back of Valley Gutter
PT	= Point of Tangency	□	= Utility Box
PI	= Point of Intersection	SEC.	= Section
---	= Fence Line	(F)	= Dimension per Field Measurement
ID.	= Identification	(P)	= Dimension per Plat
TYP.	= Typical	(D)	= Dimension per Description
---	= Not to Scale	(C)	= Dimension per Calculation



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DATE	REVISION

LAKE COUNTY, FLORIDA
ALTOONA, FLORIDA
WILLIAMS TRUCKYARD
CUP PLAN

Booth
DUANE K. BOOTH, P.E.
PROFESSIONAL ENGINEER NO. 44631
DUANE K. BOOTH, P.E.
PROFESSIONAL ENGINEER NO. 44631

DATE:	JUNE 2017
DESIGNED BY:	DKB
DRAWN BY:	MWM
CHECKED BY:	DKB
JOB NO.:	171062.0000
FILE NAME:	WILLIAMS CUP PLAN
Sheet 1	
DUANE K. BOOTH, P.E. PROFESSIONAL ENGINEER NO. 44631	