



Lake County Department of Growth Management
Planning and Development Services Division

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Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, AICP, Division Director
Planning & Community Design
From: Mary Harris, Associate Planner
Re: Presubmittal Comments / Big 10 Tires @ US 27 - Cagan Crossing
Date: January 4, 2008 DRS MEETING DATE: January 10, 2008

TYPE OF DEVELOPMENT:

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

Other (specify):

JPA: N/A

Proposed Use of Property: Presubmittal for construction of a tire service & sales store

ZONING AND LAND USE: PUD (Ord#2003-94) (Urban 22 / Urban / Commercial Corridor)

Property located in four corners area, on the East side of US Hwy 27 and N of US192.

WILL REQUIRE REZONING: Yes No TO WHAT ZONING?

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 were submitted. A St Johns River Water Management District Stormwater Permit must be obtained and a copy provided.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? See comments addressed in Public Works memo, attached.

Landscape and other buffers provided?

The proposed use must meet the landscape requirements of the Land Development Regulations Section 9.01.00. The landscape buffers must be shown and labeled on the Preliminary Plat. Signed and sealed landscape plans, by a registered licensed architect, must be submitted with Construction Plans.

A Type C vegetative buffer is required along the right-of-way of US 27; and a Type B buffer around the north, south and east of property boundaries, must be provided and shown on site plans. The Type B buffer to the north and south may be shared, but indicate on the site plan. Canopy trees must be provided along parking isles.

Parking (including bicycles), loading and waste disposal?

Parking to be required per Section 9.03.00 of the Land Development Regulations. Per site plan submitted, additional parking may be required. Bicycle parking is required and must be indicated on site plan, per Section 9.03.07 of Land Development Regulations.

Indicate on site plans the location of compact parking spaces, handicap spaces and bay spaces. Per 9.03.06, LDRs Parking Requirements, 2 spaces plus 4 spaces per service bay or repair stall shall be required.

Access Management and ROWs correct?

See attached comments from Public Works.

Water/sewer plans?

Application indicates utilities provider as Southlake Utilities.

Setbacks shown/correct?

Indicate setbacks scale on site plans, measured from US Hwy 27 to property

Open Space shown/correct?

The maximum height for any structure shall not exceed 50 ft.

Additional comments?

Fire Comments: See attached comments from Brian Hawthorne, Fire Inspector, Building Services.

Public Works: See attached comments from Seth Lynch, Development Review Engineer

Planning & Community Design:

1. Please clarify building square footage, including the office space [site plan indicates 5,580 sq ft, application indicates 5,600 sq ft. This includes office size.
2. Provide a list with the breakdown of commercial used and commercial available. Total commercial development shall not exceed 800,000 sq ft per development order.

MEMORANDUM

To: Mary Harris, Associate Planner
From: Jennifer Cotch, Environmental Specialist
Date: December 27, 2007
Re: Big 10 Tires at US 27

Comments:

1. Please submit authorization from the St. Johns River Water Management District.

M E M O R A N D U M

PUBLIC WORKS DEPARTMENT

Engineering Division
437 Ardice Avenue
Eustis, FL 32726



LAKE COUNTY FLORIDA

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To: Lee Mullon, Lochrane Engineering, Inc.
From: Seth Lynch, Development Review Engineering
Date: January 1, 2008
Subject: Public Works comments for Big 10 Tires @ US 27

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary –plat are submitted by the applicant there maybe additional items required through the review of the plans.

May require meeting access management, sight distance standards, and erosion control

May require offsite improvements which will be determined at site plan review stage.

Additional right-of-way may be required. This will be determined at site plan review stage.

May require Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received by the County before site plan could be approved.

The project must meet stormwater Concurrency before the site plan could be approved.

The project may require the Department of Environmental Protection (DEP) approval before the site plan could be approved.

The site will need to comply with all Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD) requirements.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations.

The site plan will need to comply with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP)

The project may require Traffic Impact Study or Intersection(s) analysis and must meet Concurrency for transportation before site plan could be approved.

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. There maybe other requirements when a proposed site plan is submitted.

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Memo

To: Marry Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 1/2/2008
Re: Fire Comments, Big Ten Tires @ US 27

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 and fire hydrant locations for the buildings. Needed fire flow and number of hydrants 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 hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7 1/2 ' clearance to each side and 4' clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA	Rated capacity of 1500 gpm or greater
Class A	Rated capacity of 1000-1499 gpm

Class B	Rated capacity of 500-999 gpm
Class C	Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA	Light Blue
Class A	Green
Class B	Orange
Class C	Red

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)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Provide a truck movement plan indicating that all turns and roadways are adequate for a 50' long by 9' fire apparatus to maneuver throughout the project.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

An additional On Site Water Storage Tank may be needed to supplement the fire protection systems for the building. A Fire Protection Engineer will need to evaluate the project to assure that sufficient water is available for the required fire protection systems.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

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