



Lake County Department of Growth Management
Planning and Development Services Division

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, AICP, Division Director
Planning & Community Design
From: Mary Harris, Associate Planner
Re: Presubmittal Comments / Interlake Business Park
Date: December 28, 2007 DRS MEETING DATE: January 10, 2008

TYPE OF DEVELOPMENT:

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

Other (specify):

JPA: City of Tavares

Proposed Use of Property: Office / Warehouse

ZONING AND LAND USE: Urban Expansion

The property is approximately 19.2+/- (acres) in size of which approximately 3.59 acres are located in the wetlands area. Based on the information provided, the property is zoned MP (Planned Industrial) as approved by Ordinance #2006-108 and is located south of Tavares on east side of CR 561.

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 attached comments, Jennifer Cotch, Environmental Specialist.

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 B vegetative buffer is required along the right-of-way of CR 561, and the north and south boundaries of the site. A Type B vegetative buffer is also required along the eastern boundary of the site where it abuts the HM zoning district. A Type B buffer is 15-ft in width and consists of 4 canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 linear feet.

A Type D vegetative buffer is required along the eastern boundary of the site where it abuts the Agriculture zoning district. A Type D buffer is 30-feet in width and consists of 10 canopy trees, 8 ornamental trees (mandatory), and a double row of shrubs per 100 linear feet. A Type D buffer also includes a 6-foot high wall for the entire length of the vegetative buffer.

If wetland appears on the site, a 50-ft natural buffer extending landward from the jurisdictional wetland line shall be provided adjacent to the wetlands. This buffer must be shown on the preliminary plat.

Parking (including bicycles), loading and waste disposal?

Parking requirements will be determined with each individual site plan according to Land Development Regulations Section 9.03.00. Building Services will determine the number and placement of handicap spaces according to ADA requirements / specifications.

Access Management and ROWs correct?

This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? Per the application, the applicant states that the City of Tavares will provide central water and sewer services for the development. **See additional comments from LCHD, attached.**

Setbacks shown/correct?

No site plan submitted. All buildings shall be set back no less than 50-ft from all roads and/or rights-of-way easements bounding the project area. Other front, side and rear setbacks are determined by the width of

the required landscape buffer. The minimum setback for any structure abutting wetlands is 50 feet from the jurisdictional wetland line.

Open Space shown/correct?

The maximum impervious surface ratio is limited to 80) for the site development. The maximum floor area ratio is 1.0. The maximum height for any structure is 50 feet.

Additional comments? See attached comments from Brian Hawthorne, Fire Inspector, Building Services.



Charlie Crist
Governor

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

Date: December 18, 2007
To: Stacy Allen
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "Interlake Business Park"

Section/Township/Range: 08-20-26

JPA: Tavares

Comments: Application proposes use of City of Tavares centralized water and sewer system. Any existing wells or septic systems located on-site must be properly abandoned (permits required through the DOH). No further comments required at this time.

Allen, Stacy

From: Cotch, Jennifer
Sent: Monday, December 10, 2007 3:02 PM
To: Allen, Stacy
Subject: Interlake Business Park
Attachments: Interlake Business Park.doc

Attached are my questions/comments for the Interlake Business Park presubmittal Application. Please let me know if you have any questions,
Jennifer

Interlake Business Park
Environmental Review

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FF&WCC, and an inventory of any wildlife corridors identified by the FGFWFC, FDEP, FNAI, and /or ECFRPC.
2. Site Plan should indicate the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. Base Flood Elevation
 - c. 15' Upland Buffer Setback Line from WJL
 - d. 50' Building Setback Line from WJL
 - e. 100' Setback Line for septic tank and drain field from WJL
 - f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot
3. Provide copy of St. John's River Water Management District's issued permit authorizing the proposed project.

Memo

To: Stacy Allen, Senior Planner
From: Brian Hawthorne, Fire Inspector
Date: 12/19/2007
Re: Fire Comments, Interlake Business Park

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 documentation that the Fire Alarm System and the Fire Protection Systems for the existing buildings have been repaired and are properly maintained. The fire alarm shall be tested and inspected in accordance with FAC 69A-48. The Fire Protection systems, including the on site fire hydrant shall be repaired, inspected, and tested in accordance with NFPA 25. A permit was obtained to repair the sprinkler system, but was canceled.

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.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

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

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