



Lake County Department of Growth Management
Planning and Community Design Division
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To: Jennifer Myers, Development Review Supervisor
From: Stacy Allen, Senior Planner
Re: Golden Eagle Village Presubmittal Comments
Date: February 25, 2008 **DRS MEETING DATE:** March 6, 2008

TYPE OF DEVELOPMENT:

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

Proposed Use of Property: Commercial/Retail Center

ZONING AND LAND USE:

The property is zoned Community Commercial (C-2) and is located within the Urban Future Land Use Category (FLUC).

This proposed commercial site plan consists of the construction of Phase 1 of Golden Eagle Village to include grocery/retail/restaurant uses and infrastructure (mass grading, stormwater...) for the entire site (Phases 1, 2 and 3).

WILL REQUIRE REZONING: Yes No **TO WHAT ZONING?** N/A

WILL REQUIRE FLUM AMENDMENT: Yes No **TO WHAT FLU?** N/A

DEVELOPMENT REVIEW

(items/issues to be referenced as applicable)

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

No outside agency approvals were submitted. A St. Johns River Water Management District (SJRWMD) Stormwater Permit is required for this project. If alteration of any wetlands is proposed, an Environmental Resource Permit must be obtained from the Florida Department of Environmental Protection (DEP) and SJRWMD. In addition, removal of any wetland trees will require a permit from the DEP. The project may also require US Army Corps of Engineers (USACoE) permitting for wetland alteration.

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

For any development, an environmental professional must certify the existence or non-existence of wetlands on a site.

Any alteration of wetlands in the development of a property shall require an Environmental Resource Permit from the DEP and SJRWMD.

Is an Environmental Assessment required? *

An Environmental Assessment is required. The requirements of Section 6.04.02 of the LDR apply that include an inventory of natural upland communities, a survey of occurrence of designated species, and an inventory of any wildlife corridors. This report must be submitted with the site plan application.

* See also Environmental Specialist Jennifer Cotch's comments in separate memo.

Floodplain information provided?

A flood determination from the Lake County Department of Public Works was not submitted with the application. If any development occurs within a 100-year floodplain, the developer must meet the requirements of Section 9.06.05(D) of the LDR.

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?

A site plan meeting the requirements of LDR Section 14.09.00 is required.

Landscape and other buffers provided?

See Landscape Architect Grant Wenrick's comments in separate memo.

Parking (including bicycles), loading and waste disposal?

Parking shall meet the requirements of LDR Section 9.0300.

For a restaurant use parking requirements are 1 space per 75sf of gross leasable area. The parking requirements for the office and retail uses (includes the grocery store) are 1 space per 200sf of gross leasable area. Building Services will determine the required number and placement of handicap spaces. The required number of bicycle parking spaces is calculated at 0.05 spaces per motor vehicle parking space and must be shown and labeled on the site plan.

Environmental Services or the State will regulate waste disposal.

Access Management and ROW correct?

Public Works will provide comments regarding access management and rights-of-way.

Water/sewer plans?

The applicant states that central water and sewer will be provided by Utilities, Incorporated.

Setbacks shown/correct?

The north, east and south building setbacks are determined by the width of the required landscape buffers as stated in Landscape Architect Grant Wenrick's comments. The building setback along US 27 is 50 feet and 50 feet from all rights-of-way and right-of-way easements bounding the project area.

Open Space shown/correct?

The maximum impervious surface ratio for the C-2 Zoning District is 70%. The impervious surface and open space areas must be noted on the site plan in acres and square feet.

Other Comments:

The maximum floor area ratio (FAR) is 70%. The floor area must be noted on the site plan in square feet.

Building height is limited to 50 feet.

Signage is regulated by LDR Section 11.02.03. Show and label location of proposed ground sign(s) on the site plan.

MEMORANDUM

To: Stacy Allan, Sr. Planner
Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: February 27, 2008

Re: Golden Eagle Village, Presubmittal Application

Comments:

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. A site inspection conducted on February 27, 2008 found active gopher tortoise burrows on the property. A copy of the permit issued by the FFWCC for the relocation of gopher tortoises must be received by the county before authorization for construction is given.

Allen, Stacy

From: Wenrick, Grant
Sent: Monday, February 25, 2008 4:07 PM
To: Allen, Stacy; Harris, Mary
Subject: Landscape Comments - Golden Eagle Village Presubmittal Comments

Stacy,

Here are my presubmittal comments for Golden Eagle Village:

- 1) During the **future** construction submittals, a landscape plan shall be submitted complying with Lake County LDR 9.01. The landscape plans shall be signed and sealed by a license landscape architect.
- 2) Specifically a landscape buffer "C" shall be provided along U.S. 27 and a landscape buffer "B" shall be provided around all other perimeter areas that are adjacent to PUD zoning.
- 3) All future construction submittals shall have internal and parking landscaping to comply with land development regulations (LDR) Chapter 9.
- 4) Tree Removal:
 - a. Existing citrus is exempt from the Tree Removal Permit
 - b. (Per paragraph H of the Tree Removal Permit) Stands of Pine planted or occurring naturally which would be used in a Silviculture activity are exempt from the Tree Removal Permit
 - c. However, please provide a Tree Removal Permit and associated plan for any qualifying tree that is to be removed that is not qualifying silviculture or citrus species.

Hope this helps,

Grant Wenrick, RLA Landscape Architect
Lake County Department of Growth Management
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M E M O R A N D U M

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To: Anna Landman, MSCW Inc.
From: Seth Lynch, Development Review Engineering
Date: February 26, 2008
Subject: Public Works comments for Golden Eagle Village

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

The project shall be required to have a Traffic Impact Study (Analysis) and Intersection(s) Analysis and must meet Concurrency for Transportation before site plan could be approved.

Golden Eagle Blvd shall be 4 laned by the developer from US 27 to the entrance of the property.

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

This project shall obtain permits from both Florida Department of Transportation (FDOT) and County Permits, such as driveway connection permits, right-of-way utilization permits, drainage 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 of the permit 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. Also the project may need to obtain all NPDES permits before construction of the proposed site.

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

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) and Department of Environment Protection (DEP) and others as they apply.

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



Charlie Crist
Governor

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

Date: February 27, 2008
To: Mary Harris
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "Golden Eagle Village"

Section/Township/Range: 23-24-26

JPA: N/A

Comments: The application proposes use of city water and sewer, permitting requirements for the water and sewer systems to be addressed through the DEP.

- Ensure any septic systems and wells located during construction are properly abandoned (DOH permits required).
- Ensure connections to existing sanitary sewer are shown on site plans.
- If irrigation wells are planned, ensure they are located on the scaled site plans; permitting for any wells will require EDB determinations through the SJRWMD.

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 02/27/2008
Re: Fire Comments, Golden Eagle Village

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.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

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.

Brian Hawthorne, Fire Inspector
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