Lake County Department of Growth Management
Planning and Development Services Division

LAKE COUNTY
FLORIDA
Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595
Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator

From: Mary Harris, Associate Planner

Re: Presubmittal Comments / Honda Dealership - Headquarters

Date: February 27, 2008 **DRS MEETING DATE:** March 6, 2008

TYPE OF DEVELOPMENT:

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

☐ Other (specify):

JPA: Clermont

Proposed Use of Property: Honda Dealership w/sales office and service area

ZONING: CP (Planned Commercial) **LAND USE:** Urban Expansion w/Employment Center and Community Commercial overlay

WILL REQUIRE REZONING: ☐ Yes ■ No

No change in zoning is necessary, however, an amendment to the CP Ordinance #2002-32 is required to allow the use of an automotive dealership with sales AND service areas.

The subject site (Johns Lake Plaza) is a recorded plat (Plat Bk 55 Pg 52), prior to any development of the site, the plat will need to be vacated and a Unity of Title must be recorded to unify each individual parcel as one site.

The proposed development shall not exceed 80,000 square feet.

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?

May require a St John's 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 approval.

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

N/A.

Landscape and other buffers provided?

All applicable provisions of the Landscape and Buffer requirements as outlined in the Land Development Regulations, as may be amended, shall be met. A Type "C" buffering shall be provided along the north and south property lines. A Type C buffer is a minimum width of 20 ft, consists of 6 canopy trees and 5 ornamental trees and 2 rows of shrubs.

A Type "B" buffer shall be provided along the east and west property lines, at a minimum width of 15 feet and consisting of 4 canopy trees, 3 ornamental trees and one single row of shrubs.

Parking (including bicycles), loading and waste disposal?

Parking shall be provided in accordance with the Lake County Land Development Regulations, as may be amended. Two (2) spaces plus four (4) spaces per service bay or repair stall; and one (1) space per 250 square feet of gross leasable area.

Access Management and ROWs correct?

To be addressed by Lake County Public Works..

Water/sewer plans?

The applicant shall enter into a Utility Agreement with the City of Clermont.

Setbacks shown/correct?

All buildings shall be set back at a distance of 50 feet from the road right-of-way.

Open Space shown/correct? n/a

Additional comments? Maximum I.S.R. is .70 %; Maximum FAR is 2.0; and the building height shall not exceed 50 feet. 30% of the site shall be designated as open space.
Department of Health – Comments Attached (Marcelo Blanco, Environmental Specialist II)
Building Services Fire Comments – Attached (Brian Hawthorne, Fire Inspector)
City of Clermont Comments, Curt Henschel

CFN 2005100021
Bk 00068 Pgs 0051 - 52 (2pgs)
DATE: 7/1/2005 11:02:00 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 45.00

JOHNS LAKE PLAZA

A REPLAT OF A PORTION OF LOT 19, LAKE HIGHLANDS COMPANY MAP OF SECTION 25, TOWNSHIP 22S, RANGE 26E, AS RECORDED IN PLAT BOOK 3, PAGE 50, PUBLIC RECORD OF LAKE COUNTY, FLORIDA
A TRACT OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

DESCRIPTION

BEGIN AT A POINT 660 FEET EAST OF THE NORTHWEST CORNER OF GOVERNMENT LOT 1, OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID GOVERNMENT LOT 1 BEING THE SOUTH HALF OF THE NORTHEAST 1/4 OF SAID SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE SOUTH 660 FEET; THENCE EAST 660 FEET; THENCE NORTH 660 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT AN INTERSECTION POINT OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 AND THE EAST LINE OF THE WEST 660 FEET OF GOVERNMENT LOT 1; THENCE SOUTH 89°53'43" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 32.51 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°51'20" WEST, 518.91 FEET; THENCE NORTH 89°33'14" WEST, 33.83 FEET; THENCE NORTH 01°00'01" EAST, 518.83 FEET TO THE POINT OF BEGINNING, LESS THAT PART FOR ROAD RIGHT OF WAY. MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT AN INTERSECTION POINT OF THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 AND THE EAST LINE OF THE WEST 660 FEET OF GOVERNMENT LOT 1, LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, RUN THENCE S89°53'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 32.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°53'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°52'15"W, A DISTANCE OF 618.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE N89°11'07"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 694.02 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N01°01'07"E, A DISTANCE OF 89.00, THENCE S89°33'14"E A DISTANCE OF 33.83 FEET, THENCE N00°52'21"E A DISTANCE OF 518.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 407,058 SQUARE FEET OR 9.345 ACRES MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, BEING S 89°53'43" E AND ALL BEARINGS ARE RELATIVE THERETO.

2. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS FOR JOHNS LAKE PLAZA OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK . PAGE OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

4. STATE PLANE COORDINATES ARE BASED ON LAKE COUNTY MONUMENTS LAK 11 AND LK 189, ZONE 901. SCALE FACTOR=0.99998849.

5. ALL LANDSCAPE, DRAINAGE & UTILITY BUFFER EASEMENT ARE OWNED AND MAINTAINED BY JOHN LAKE PLAZA OWNERS ASSOCIATION.

6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. RETENTION POND TRACT A WILL BE OWNED AND MAINTAINED BY JOHNS LAKE PLAZA OWNERS ASSOCIATION.

8. ALL DRAINAGE EASEMENTS ARE RESERVED IN FAVOR OF AND SHALL BE MAINTAINED BY JOHNS LAKE PLAZA OWNERS ASSOCIATION.

9. ALL LANDSCAPE AND UTILITY EASEMENTS ARE RESERVED IN FAVOR OF, AND MAINTAINED BY JOHNS LAKE PLAZA OWNERS ASSOCIATION.

10. ALL ACCESS/DRAINAGE EASEMENTS ARE IN FAVOR OF, AND SHALL BE MAINTAINED BY JOHNS LAKE PLAZA OWNERS ASSOCIATION.

11. ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE IN FAVOR OF, AND SHALL BE MAINTAINED BY JOHNS LAKE PLAZA OWNERS ASSOCIATION.

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West Palm Beach - Port St. Lucie - Orlando - Vero Beach
EB 0432 / LB 0074

SHEET 1 OF 2
JOB NO. OR000156

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 7-1-05 at 11:00 Am
File No. 2005100021

Clerk of the Circuit Court
in and for Lake County, FL

CERTIFICATES OF APPROVAL

COUNTY ENGINEER — Signature — Date: MAY 19, 2005

PLANNING AND DEVELOPMENT DIRECTOR — Signature — Date: MAY 19, 2005

COUNTY ATTORNEY — Signature — Date: 6/2/05

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on June 7, 2005 the foregoing plat was approved by the Board of County Commissioners of Lake County, Florida.

Attest: Chairman of the Board

Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional surveyor and mapper, that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all the survey requirements of Chapter 177, Florida Statutes and that said land is located in Lake County, Florida.

Dated 4/29/05 Signed

ARCADIS
Engineers Planners Surveyors
4307 Vineland Rd. Suite H-18
Orlando, Florida 32811

LB 0074

PLAT BOOK PAGE

JOHNS LAKE PLAZA (A REPLAT)

DEDICATION

This is to certify that the undersigned ROOM 4, INC. here after referred to as 'Owner', is the lawful Owner of the lands described on this plat (the 'Property'), and that it has caused the same to be surveyed, and this plat, made and in accordance with said survey, is hereby adopted as the true and correct plat of the Property. No part of the Property, except as noted on the face of the plat is dedicated to Lake County, City of Clermont or to the public. None of the property designated ' Landscape and Utility Easement, Drainage Easement, Access Drainage Easement, Access Drainage and Utility Easement or Retention Pond Tract A' on this plat is required for public use; and such 'Access, Drainage and Utility Easement' is not and will not all a part of the County system of public roads. Said 'Landscape and Utility Easement, Drainage Easement, Access Drainage Easement, Access Drainage and Utility Easement and Retention Pond Tract A,' is instead created by this plat are in favor of and shall be maintained by the Johns Lake Owners Association, Inc. and subject to the terms and conditions of the Declaration of Covenants and Conditions, Easements and Restrictions for the Johns Lake Owners Association, Inc. as recorded in the Public Records of Lake County, Florida, therein referred to as the 'Declaration'. Said 'Access Drainage and Utility Easement' and ' Access Drainage Easement' shall remain private and be reserved in favor of the Johns Lake Owners Association, Inc., its successor and assigns, and is hereby reserved to all owners of any portion the 'Property', their respective successors and assigns, agents and invitees, United States Mail Carriers, and to Lake County, its employees and agents, for the performance of municipal and governmental functions reasonably necessary to provide for and protect the health, safety and welfare of the Property and owners thereof , as well as their agents and invitees, including, but not limited to police, fire and emergency medical services. A non-exclusive easement through, over, under and across 'Access Drainage and Utility Easement' shown hereon is hereby dedicated for use by all public utilities for the purpose of construction, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat.

NOTWITHSTANDING the foregoing An emergency access easement to the private storm drainage system over Retention Tracts A, and over all drainage easements shown on the plat is hereby dedicated to Lake County for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon Lake County to enter upon the subject property and take any action to repair or maintain the private drainage system.

WITNESS: Room 4 INC.

By: R. Neil Britt, President (Printed name) (Signature)

SIGNED IN THE PRESENCE OF:
(Printed name) (Signature)
(Printed name) (Signature)

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was executed before me this 29 day of April, 2005, by R. Neil Britt as NAME AND TITLE OF PLATTING ENTITY. He (it) is personally known to me or (I) has produced _____ as identification.

NOTARY PUBLIC

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was executed before me this ___ day of _____ 2005 by _____ Individually. She (I) is personally known to me or (I) has produced _____ as identification.

NOTARY PUBLIC

RECORD PLAT REVIEW STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and that said plat complies with the technical requirements of that chapter.

Dated 5/16/05
Jim Dunn #4235

JOHNS LAKE PLAZA

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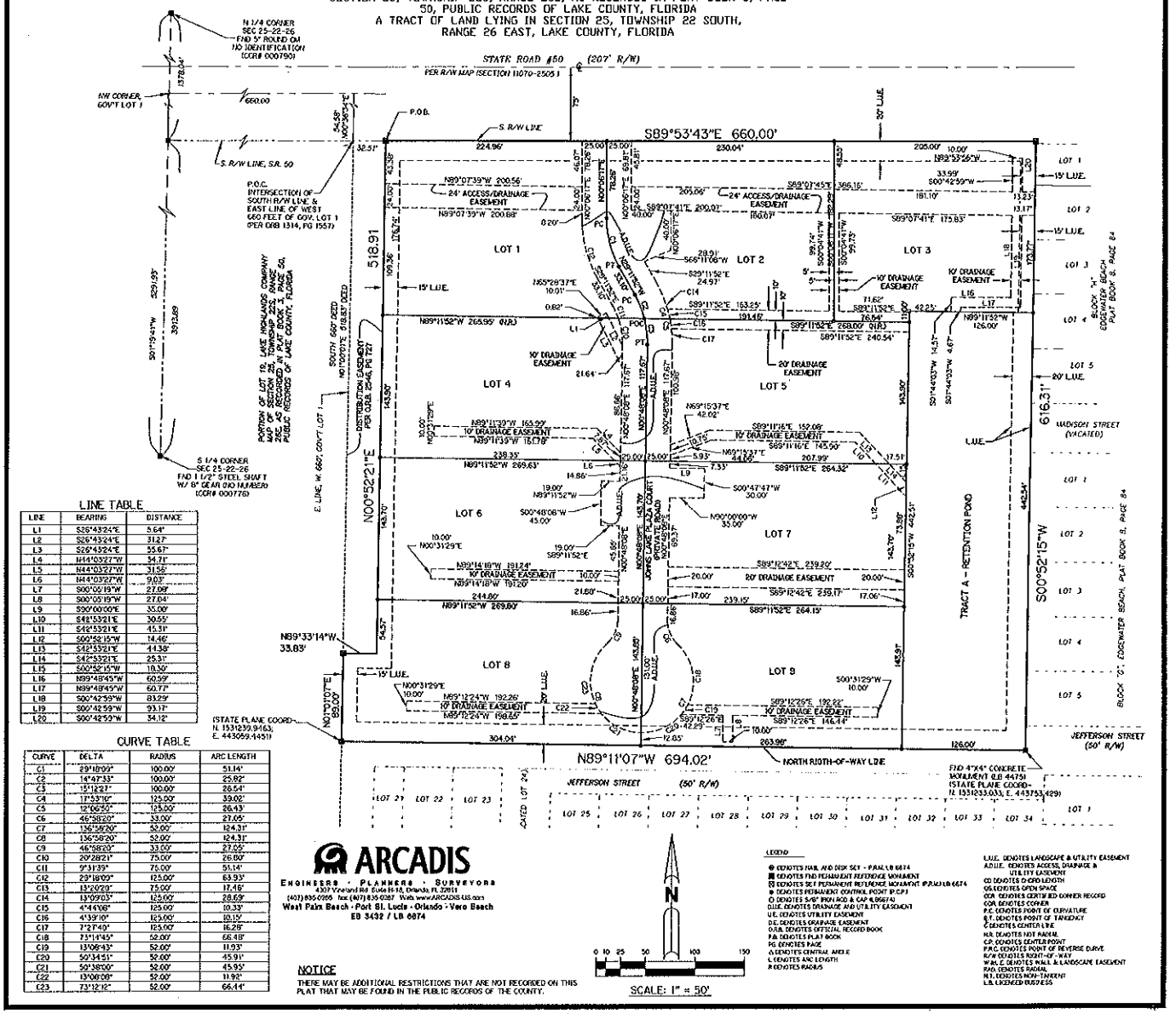
A TRACT OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 52

SHEET 2 OF 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°43'24"E	5.64'
L2	S26°43'24"E	31.27'
L3	S26°43'24"E	55.67'
L4	N44°03'27"W	34.71'
L5	N44°03'27"W	31.55'
L6	N44°03'27"W	9.03'
L7	S00°05'19"W	27.08'
L8	S00°05'19"W	27.04'
L9	S90°00'00"E	35.00'
L10	S48°53'21"E	30.55'
L11	S46°53'21"E	15.31'
L12	S00°52'15"W	14.46'
L13	S42°53'21"E	41.38'
L14	S42°53'21"E	25.31'
L15	S00°52'15"W	10.30'
L16	N89°48'45"W	60.59'
L17	N89°48'45"W	60.77'
L18	S00°42'59"W	83.29'
L19	S00°42'59"W	93.17'
L20	S00°42'59"W	34.12'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH
C1	29°18'00"	100.00'	51.14'
C2	14°47'33"	100.00'	25.82'
C3	15°12'27"	100.00'	26.54'
C4	17°53'10"	125.00'	39.02'
C5	12°06'50"	125.00'	26.43'
C6	46°58'20"	33.00'	27.05'
C7	136°58'20"	52.00'	124.31'
C8	136°58'20"	52.00'	124.31'
C9	46°58'20"	33.00'	27.05'
C10	20°28'21"	75.00'	26.80'
C11	9°31'39"	75.00'	51.14'
C12	29°18'00"	125.00'	63.93'
C13	13°20'20"	75.00'	17.46'
C14	13°09'03"	125.00'	28.69'
C15	4°44'06"	125.00'	10.33'
C16	4°39'10"	125.00'	10.15'
C17	7°27'40"	125.00'	16.28'
C18	73°11'45"	52.00'	66.48'
C19	13°06'43"	52.00'	11.93'
C20	50°34'51"	52.00'	45.91'
C21	50°38'00"	52.00'	45.95'
C22	13°06'06"	52.00'	11.92'
C23	73°12'12"	52.00'	66.44'

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NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

SCALE: 1" = 50'

LEGEND

- ⊕ DENOTES FIELD AND DISK SET - P.R.M. LB 6674
- ■ DENOTES FND PERMANENT REFERENCE MONUMENT
- ⊠ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB 6674
- ● DENOTES PERMANENT CONTROL POINT (P.C.P.)
- ○ DENOTES 5/8" IRON ROD & CAP (LB6674)
- D.U.E. DENOTES DRAINAGE AND UTILITY EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- L.U.E. DENOTES LANDSCAPE & UTILITY EASEMENT
- A.D.U.E. DENOTES ACCESS, DRAINAGE & UTILITY EASEMENT
- C.O. DENOTES CHORD LENGTH
- O.S. DENOTES OPEN SPACE
- C.C.R. DENOTES CERTIFIED CORNER RECORD
- C.OR. DENOTES CORNER
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- ℄ DENOTES CENTER LINE
- N.R. DENOTES NOT RADIAL
- C.P. DENOTES CENTER POINT
- P.R.C. DENOTES POINT OF REVERSE CURVE
- R/W DENOTES RIGHT-OF-WAY
- W.A.L.E. DENOTES WALL & LANDSCAPE EASEMENT
- RAD. DENOTES RADIAL
- N.T. DENOTES NON-TANGENT
- L.B. LICENSED BUSINESS

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 "Honda Dealership - Headquarters"

Section/Township/Range: 25-22-26

JPA: Clermont

Comments: The application proposes connection to a central water supply, but use of an OSTDS (septic system). The applicant must address the following:

- Obtain documentation from the controlling utility stating whether central sewer service is available to this property.
  - If sewer is available, all existing wells and septic systems on this property will need to be properly abandoned (DOH permits required).
    - All existing wells and septic systems within 100-ft of this property must be located and shown on the scaled site plan.
    - Show all potable water and sanitary sewer connections on the scaled site plan.
  - If sewer is not available, a non-objection letter from DEP will be required before the DOH will issue OSTDS permits for **domestic wastewater only**. Any industrial wastewater (vehicular fluids, etc.) must be handled via DEP permits and wastewater systems; no floor drains may connect to a DOH-permitted OSTDS. It may be more practical to have a DEP wastewater system handle all waste generated; otherwise:
    - Locate and show all existing wells and septic systems on or within 100-ft of this property (200-ft if public wells) on a scaled site plan.
    - The existing wells and septic systems on this property will need to be properly abandoned (DOH permits required).
    - Show all potable water and sanitary sewer connections on the scaled site plan.
    - Show connection to, and method of industrial wastewater treatment (including service bays, fluid collection & recycling, wash bays, etc.).

- Show that all parts of the OSTDS and that they will meet the required 10-ft setback to storm water pipes.
- Show that all parts of the OSTDS will meet the required 15-ft setback to storm water collection features (drains, etc.) as well as dry retention ponds (all retention ponds must be designed normally-dry or will require 75-ft setbacks to the OSTDS).
- List what services will be provided at this site, as well as hours of operation and number of employees per 8-hr shift.
- Provide the following numbers:
    - Total square footage of office area.
    - Total square footage of retail space.
    - Total number of office employees (max).
    - Total number of warehouse employees (max).
    - Total number of water closets associated with the maintenance areas.
    - Total number of loading bays.

Lake County Building Services Division

Memo

To: Mary Harris, Associate Planner

From: Brian Hawthorne, Fire Inspector

Date: 2/25/2008

Re: Fire Comments, Honda Dealership- Headquarters

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.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

CLERMONT JPA NOTES

Fire hydrants.

1. *Placement and spacing.* Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.

2. *Sprinkler or standpipe systems.* Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.

3. *On-site hydrants.* When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.

4. *Hose lay measurement.* Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved

by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.

5. *Hydrant specifications and installation.* All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.

6. *Access and visibility.* Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.

7. *Ownership and maintenance.* All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. *Fire hydrants and mains.* All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.
9. *Additional standards.* If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. *Minimum main size, flow rate and hydrant spacing.* Minimum main size, flow rate and hydrant spacing by land use are as follows:
11.

Table 15.02.03A Minimum Hydrant Spacing By Land Use

TABLE INSET:

Fire Hydrant Maximum		
Land Use	**Spacing (feet)**	**Hose Lay (feet)**
Group I. Detached single-family and duplexes	600	300
Group II. Townhouses, multifamily buildings less than three stories and no more than 12 units per building	500 or 600 if sprinkled	300
Group III. Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less	500 or 600 if sprinkled	300
Group IV. Commercial buildings over 10,000 square feet and warehouse and industrial buildings	400 or 500 if sprinkled	300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

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.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
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City of Clermont

Memo

To: Mary Harris – Lake County Growth Management

From: Curt Henschel

CC: File

Date: 2-28-08

Re: Honda JPA Preliminary Review #1

I have reviewed the plans for the subject project and have the following comments:

1. A utility agreement from the City of Clermont will be required for the proposed project.
2. Parking stalls shall not be within the perimeter landscape buffer (check east buffer)
3. Indicate how the parking calculations were determined (show chart.)
4. Many areas throughout the site appear to conflict with the required landscaping requirements. Provide a landscape plan for review.
5. Landscape islands shall be a minimum of 10 feet in width and contain a minimum 300 s.f. of green space.
6. Minimum parking stall size shall be 10 X 20.
7. No more than 10 parking spaces per row without a landscape island (min. 300 s.f.).
8. Provide Architectural Elevations for review