



Lake County Department of Growth Management  
Planning and Community Design Division

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Email: [misaac@lakecountyfl.gov](mailto:misaac@lakecountyfl.gov)

**PRESUBMITTAL COMMENTS**

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To: Jennifer Myers, Development Coordinator  
Through: Steve Greene, AICP, Chief Planner  
From: Melving Isaac, Planner  
Re: Presubmittal Comments / Clermont Commerce Center  
Date: May 7, 2008 DRS MEETING DATE: May 15, 2008

**TYPE OF DEVELOPMENT:**

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

Other (specify):

JPA: Clermont

Proposed Use of Property: Commercial

ZONING: CP Planned Commercial with C-1 uses

LANDUSE: Urban Expansion

The proposed site is located in the East Clermont area, along the north side of Highway 50 west of CR 455. Zoning District CP is consistent with the Urban Expansion Land Use Classification. The proposed use of the site as a Commercial (Banking, Restaurant, Retail) is a permitted use within the CP zoning district, but the Ordinance #2003-81 restricts the use to parking of vehicles, automobile retail sales and service, professional office and C-1 (Neighborhood Commercial). However, Fast Food Restaurant is not a permitted use in the Zoning District C-1. If the applicant wishes to proceed with the development request, an amendment to the associated Development Order will be required prior to approval of site plan for the Fast Food Restaurant.

The associated Development Order may be expired and it may require an amendment. Applicant is advised that all rules and regulations as governed by the approved and adopted Development Order and the Declaration of Restrictive Covenants are adhered to.

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?

The proposed use shall comply with all DRI's requirements of Chapter 380, Florida Statutes, and must obtain permits from the Florida Department of Health, Department of Environmental Protection and St. Johns River Water Management District. A copy of the permits shall be provided to the Lake County prior to final site plan approval.

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

An Environmental Survey (Preliminary Environmental Assessment) shall be submitted (see attached comments by Jennifer Cotch, Environmental Specialist). Project is located within the Lake Apopka Basin and will be subject to the regulations described in Lake County's Land Development Regulations, Chapter VI.

Landscape and other buffers provided?

A landscape plan shall be submitted at the time an application for Site Plan approval is submitted. Landscape plan shall be prepared by a landscape architect and it shall be signed, dated, and sealed by a registered landscape architect per LDR, Section 9.01.06(A)(1.b & 2.). An automated irrigation system is required for commercial buildings with over 1,000 s.f. of landscape area and shall comply with the requirements of LDR, Section 9.01.03(F)(3)(a, b, c & d).

Parking (including bicycles), loading and waste disposal?

Parking to be required per Section 9.03.06 of the Land Development Regulations at a minimum of 1 space per 200 s.f. of gross leasable area for Banking and Retail, and at a minimum of 1 space per 75 s.f. of gross leasable area for Restaurants.

In addition, please see comments provided by Lake County Public Works Department concerning the proposed parking layout.

Access Management and ROWs correct?

See attached comments from Public Works.

Fire Department Accessibility is required in Accordance with the Florida Fire Prevention Code 2004 Edition (see attached memo from Lake County Building Services Division).

Water/sewer plans?

Per the proposed application, the applicant indicates that the property will be serviced by an existing central water and sewer disposal system provided by the City of Clermont. Please see Department of Health comments

**Setbacks shown/correct?**

Please ensure the building setbacks on the site plan are consistent with LDR Section 3.02.05.

**Open Space shown/correct? n/a**

**Additional comments?**

See comments from Brian Hawthorne (Fire Inspector), Jennifer Cotch, (Environmental Specialist), Marcelo J. Blanco (Department of Health) and Seth Lynch (Public Works).

# Memo

To: Melving Isaac, Planner  
From: Brian Hawthorne, Fire Inspector  
Date: 5/7/2008  
Re: Fire Comments, Clermont Commerce Center

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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:

<b>Fire Hydrant Maximum</b>		
<b>Land Use</b>	<b>Spacing (feet)</b>	<b>Hose Lay (feet)</b>
<b>Group I.</b> Detached single-family and duplexes	600	300
<b>Group II.</b> Townhouses, multifamily buildings less than three stories and no more than 12 units per building	500 or 600 if sprinkled	300
<b>Group III.</b> 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
<b>Group IV.</b> 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.

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

The Fire Department Connection shall be located within 100' of a fire hydrant.

Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
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# LAKE COUNTY

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## FLORIDA

### MEMORANDUM

To: Melving Isaac, Planner

From: Jennifer Cotch, Environmental Specialist

Date: May 5, 2008

Re: Clermont Commerce Center (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. Please note; the proposed project is located within the Lake Apopka Basin and will be subject to the regulations described in Lake County's Land Development Regulations, Chapter VI.
3. Additional information may be required once the Environmental Survey is completed and submitted.

**Doh comments**

# MEMORANDUM

**Public Works Department**  
Engineering Division  
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Eustis, FL 32726



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**To:** Quint Roberts, CPI Communications Products  
**From:** Seth Lynch, Development Review Engineering  
**Date:** 5/07/08  
**Subject:** Public Works comments for Clermont Commerce Center

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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 obtain Florida Department of Transportation (FDOT) Permits.

The project will be required to meet access management and sight distance standards.

The right-of-way for the Dirt Road on the west side of the property shall need to be clearly defined. The road shall also need to be paved to County Standards. The road may be required to have a right turn lane off of SR 50.

The project may require offsite improvements which will be determined at site plan or preliminary-plat review stage.

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

The project shall require St. Johns River Water Management District Permit.

The project shall be required to have a Traffic Impact Study (Analysis). Please contact Lake County Public Works for a methodology for the traffic study.

The project shall be required to meet both Stormwater Concurrency and Transportation Concurrency before the site plan could be approved.

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

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

Also the project will need to comply as applicable 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) 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.

