



Lake County Department of Growth Management  
Planning and Development Services Division

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**PRESUBMITTAL COMMENTS**

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**To:** Jennifer Myers, Development Coordinator  
**Through:** R. Wayne Bennett, AICP  
Planning Director, Growth Management Department  
**From:** Denna Levan, Planner  
**Re:** Sunrise Lakes PUD Tract G Retail Presubmittal Comments  
**Date:** May 10, 2007 **DRS MEETING DATE:** June 14, 2007

**TYPE OF DEVELOPMENT:**

- Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan
- Other (specify): **Commercial Development Presubmittal Application**

Proposed Use of Property: Retail

**ZONING AND LAND USE:**

The property is approximately 2.5 +/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned (PUD). **Ordinance 2004-34 will need to be amended to correct an error in the permitted commercial square ft. It states that there shall be a maximum of 20,000 sq ft. Upon research of the original ordinance #53-90 which states that 200,000 sq ft shall be permitted. This will need to be corrected before the site plan can be approved. There is also a bond issue that needs to be addressed due to deficient landscaping within the PUD.**

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 have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval.**

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? **Wildlife habitat is the major concern.** Is an Environmental Assessment required? **Yes, Survey is required.**

Landscape and other buffers provided? **A separate landscape plan shall be provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida. A Type "C" landscape buffer 20 feet wide consisting of 6 canopy trees, 5 ornamental trees, and a double row of shrubs per 100 lineal feet shall be required on the Hwy 27 frontage and a Type B on all other boundaries.**

Parking (including for bicycles), loading and waste disposal? **The parking calculations provided are correct. Vehicular parking will be required at the rate of one vehicle space per 200 square feet of gross leasable structure area.**

Access Management and ROWs correct? **This will be reviewed and commented on by Lake Co. Public Works Dept.**

Water/sewer plans? Served by central water and sewer.

Setbacks shown/correct? **Property adjacent to state, federal and County secondary highways Shall maintain a fifty-foot Setback from the highway Right-of-Way for any Structure. Property adjacent to Roads other than state, federal and County secondary highways Shall maintain for any Structure a Setback of sixty-two (62) feet from the centerline of the Roadway or twenty-five (25) feet from the Road Right-of-Way, whichever is greater.**

Open Space shown/correct? Please note the open space, ISR, FAR on site plan.

Provide Ariel on cover sheet of site plan.

# Memo

**To:** Denna Levan, Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 5/7/2007  
**Re:** Fire Comments, Sunrise Lakes PUD- TractG- Retail

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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.

Application is Sufficient for Review.

**Staff Comments:**

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building 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.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

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.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. 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.

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.

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

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

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  
Department of Growth Management  
Division of Building Services  
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**Date:** May 31, 2007

**To:** Denna Levan

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Sunrise Lakes PUD – Tract G – Tract G Retail"

**Section/Township/Range:** 26-24-26

**JPA:** None

**Comments:** Project will be served by central water and sewer. No further comments.