



LAKE COUNTY
FLORIDA

Lake County Department of Growth Management
Planning and Community Design

Voice: (352) 343-9739, extension 5400 Fax: (352) 343-9595

Email: rhartenstein@lakecountyfl.gov

PRESUBMITTAL REVIEW COMMENTS

To: Jennifer Meyers, Development Coordinator
Through: Brian Sheahan, Chief Planner
From: Rick Hartenstein, Senior Planner
Re: Eustis Feed Store Presubmittal Comments
Date: May 30, 2007 **DRS MEETING DATE:** June 14, 2007

TYPE OF DEVELOPMENT:

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

Proposed Use of Property: Change the use of the property from a feed store to general retail, warehousing, and self-service storage.

ZONING AND LAND USE:

The property is approximately 4.5 acres in size. The property is currently zoned (CP) Planned Commercial with limited C-2 uses. The proposed uses (general retail, warehousing, and self-service storage) are permitted uses within this zoning district, but are regulated for development purposes by Comprehensive Plan Policy 1-3A. The Future Land Use Category (FLUC) is Suburban with the Neighborhood Activity Overlay District designation. Per Policy 1-3A.1(3), Neighborhood Activity Centers are allocated for a maximum of 50,000 square feet of gross leasable area. This area at present exceeds this allocation, therefore based on this policy, additional commercial development would not be permitted at this time.

WILL REQUIRE REZONING: Yes No TO WHAT ZONING? The present ordinance #71-91 permits a feed store and related retail sales, any other uses will require an amendment to the zoning ordinance.

WILL REQUIRE F.L.U.M. AMENDMENT: Yes No TO WHAT FUTURE LAND USE? In order to proceed with the request to amend the CP zoning ordinance to permit general retail, warehousing, and self-service storage, it will be necessary to amend the Future Land Use Map for this area to Commercial Activity Center. At present, Lake County is prohibited by the state to make any changes to the Future Land Use Map until the 2025 Comprehensive Plan is adopted by the Board of County Commissioners.

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 at this time. St. Johns River Water Management District Stormwater Permitting most likely will be required.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Any environmentally sensitive areas will be a concern. Is an Environmental Assessment required? A preliminary environmental assessment meeting the requirements of LDR Section 6.04.00 will be required with the site plan submittal.

Floodplain info provided? Flood plain information shall be provided on the site plan.

Landscape and other buffers provided? Property is over a 1/2 acre in size, thus requiring a landscape plan prepared, signed, dated, and sealed by a landscape architect that is registered pursuant to the provisions of Chapter 481 of the Florida Statutes, Part II. 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 of property boundary shall be required along all boundaries of the proposed project, including the road frontage of SR 44. The landscape plan shall be submitted as a separate document with the site plan for review and approval.

Access Management and ROWs correct? No comment, to be reviewed by Public Works. A driveway permit may be required by FDOT.

Water/sewer plans? Lake County Health Department will review and comment on this as they are the permitting agency for the septic tank. The application indicates that the City of Eustis is providing central water to the site. Please provide documentation with the site plan submittal verifying that the City of Eustis is providing this service (Utility Service Agreement). The property is within the City of Eustis utility service area. You will need to contact the City to discuss the availability of sewer and provide a letter from the City of Eustis regarding that availability or non-availability of sewer service. This letter shall be submitted with the site plan application for review by the Lake County Health Department.

Setbacks shown/correct? The front setback shall be 50 feet from the right-of-way of SR 44. The side and rear setbacks are 20 feet from the property line (minimum landscape buffer width).

Site Plan? A Site Plan shall be submitted meeting the requirements of LDR, Section 14.09.00.

Vehicle Parking? The required vehicle parking spaces for general retail is 1 vehicle parking space per 200 sqft. of gross leasable area, warehousing is 1 vehicle space per 10,000 square feet of lot area plus 1 vehicle space per employee of greatest shift, and self-service storage is 4 vehicle spaces at the office. This shall be provided on the site plan. All parking spaces, drive aisles, and driveway entrances shall be graded for proper drainage and shall be surfaced with a durable surface such as gravel, concrete, or a bituminous material. Bicycle parking is required at a ratio of .10 per motor vehicle spaces. (Vehicle Parking Space X .10=Number of required bike spaces) Provide a bike rack location on the site plan identifying number of bike spaces for the rack.

Floor Area Ratio (FAR), Impervious Surface Ratio (ISR) and Building Height? The FAR for the CP zoning district is 2.0, the ISR is .70, and the maximum building height is 50 feet.

Signage? If a sign is proposed for the project, it shall meet the requirements of 11.02.03 LDR and be shown on the site plan. If no sign is proposed, a statement on the site plan shall be included in the notes of the site plan stating that no sign is proposed for the project.

Memo

To: Jennifer Myers, Development Coordinator

From: Brian Hawthorne, Fire Inspector

Date: 5/9/2007

Re: Fire Comments, Eustis Feed Store

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.

The application is sufficient for review.

Staff Comments:

Provide needed fire flow calculations for the buildings. 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.

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)
315 W. Main Street
Tavares, Florida 32778

Phone: (352) 343-9653 extension 5788
Cell: (352) 636-5574
Fax: (352) 343-9661
Email: bhawthorne@co.lake.fl.us



Date: May 23, 2007

To: Rick Hartenstein

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Eustis Feed Store"

Section/Township/Range: 08-19-27

JPA: Eustis

Comments: Project is to be served by central water from the City of Eustis. Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- Maintain 75-foot setback to retention pond labeled "wet."
- Show neighboring wells within 100-feet of property lines.
- Maintain appropriate setback to storm water collection pipes.
- Septic system sizing will be dependant on soils encountered in proposed location and actual use of buildings as stated on DOH application.

Recommend addressing septic system sizing issues before moving forward with project in order to ensure adequate space has been dedicated to system installation.



City of Eustis

P.O. DRAWER 68 • EUSTIS, FLORIDA 32727-0068 • 352-483-5430

RECEIVED

May 11, 2007

MAY 15 2007

Rick Hartenstein, Development Review
Lake County Planning Department
P O Box 7800
Tavares, Florida 32778

Planning & Community Design

RE: Old Bridge Estates and Eustis Feed Store

Dear Mr. Hartenstein,

You will find enclosed comments from the City of Eustis staff regarding the above captioned proposed projects. I am also transmitting e-mail comments in addition to these.

On February 23, 2006 the Eustis City Commission met with Lake County Board of County Commissioners to discuss the need for joint Land Development Regulations within the Joint Planning Area. Both entities agreed that such an arrangement needed to be implemented. In the spirit of this intergovernmental coordination and cooperation, it is our request that this development meet our Land Development Regulations in as much as the property could ultimately be annexed into the City of Eustis in conjunction with providing water utilities. The City of Eustis reserves the right to provide additional comments as this project proceeds through the Lake County approval process.

Please call if you have questions.

Yours truly,

Alton Roane, AICP
Senior Director of Development Services

AR:dh

Enclosures: as stated above

C: Jim Myers, Acting City Manager
Steve Greene, Planning & Code Enforcement Manager

MEMORANDUM

City of Eustis

DEVELOPMENT SERVICES DEPARTMENT

DATE: May 3, 2007

TO: Alton Roane, AICP, Director, Development Services

FROM: Steve K. ^{SG}Greene, AICP, Planning and Code Enforcement Manager

SUBJECT: Eustis Feed Store - Lake County
(2007-P-10)

The following comments are provided on the Eustis Feed Store in unincorporated Lake County, to be located on East SR 44, east of SR 44B of CR 44 & CR 44A.

1. The City recommends regular parking spaces of 10-feet by 20-feet and handicapped parking spaces of 12-feet by 20-feet, with a 5-foot accessibility aisle.
2. The City recommends landscaping in accordance with Florida Friendly Landscape Techniques and guidelines.
3. The City recommends the landscape buffers contain a double row of hedges with 6-canopy trees and 5-ornamental trees per 100-lineal feet of the buffer length.
4. On February 23, 2007, the Eustis City Commission met with the Lake County Board of County Commissioners to discuss the need for joint Land Development Regulation within the Joint Planning Area. Both entities agreed that such an arrangement needed to be implemented. In the spirit of this intergovernmental coordination and cooperation, it is our request that this development meet our Land Development Regulations in as much as the property could ultimately be annexed into the City of Eustis in conjunction with providing water utilities. The City of Eustis reserves the right to provide additional comments as this project proceeds through the Lake County approval process.

Greene, Steve

From: Khor, Chin
Sent: Thursday, May 03, 2007 3:50 PM
To: Greene, Steve
Subject: Eustis Feed Store

There is existing water line adjacent to the site. chin

Greene, Steve

From: Shepherd, Paul
Sent: Friday, May 04, 2007 2:29 PM
To: Greene, Steve
Cc: Gajentan, Erwin
Subject: Eustis Feed Store Comments

Steve, City of Eustis Water is available to this site. This is the only comment I would have at this time.

Greene, Steve

From: Tremain, Roy
Sent: Monday, May 07, 2007 10:37 AM
To: Roane, Alton; Selage, Chrissy; Greene, Steve
Subject: Fire Department comments regarding the proposed Eustis Feed Store.

City of Eustis Fire Department Comments regarding Eustis Feed Store (County jurisdiction)

1. It is suggested the fire lines for the sprinkler/hydrant system be a minimum of 8" lines to provide required fire flows.
2. Site plan did not show required back flow prevention devices for fire sprinkler system.
3. The area to the East of the mini-warehouse is not designated as to use, a fire lane or turnaround shall be provided as roadway is over 160' in length.
4. Addressing provided by Lake County Communications Systems.

Chief Roy Tremain Eustis Fire Department