



Lake County Division of Planning  
And Community Design

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**PRESUBMITTAL COMMENTS**

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**To:** Jennifer Myers, Development Coordinator  
**Through:** Brian Sheahan, Chief Planner  
**From:** Karen Rosick, Planner  
**Re:** Windmill Plaza  
**Date:** **DRS MEETING DATE: July 26, 2007**

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**TYPE OF DEVELOPMENT:**

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

Other (specify): Presubmittal for a Professional Office Site Plan

Proposed Use of Property: **Professional Office Building and Retail**

**ZONING AND LAND USE:** The property is approximately 1.92+/- (acres) in size, based on the property record cards submitted with the application. The property is currently **Planned Unit Development (PUD)**. The Land Use category is **Urban Expansion and Suburban**.

WILL REQUIRE REZONING:    Yes     No

WILL REQUIRE F.L.U.M. AMENDMENT:     Yes     No

## **DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)**

Informational: Ordinance #2003-11 allows a total of 166,990 commercial square feet for three phases of development. Phase III, with the build out date of 12/31/06-12/30/09, limits the commercial square footage to 94,740. You will be required to demonstrate, when submitting the site plan; the commercial square footage for this PUD has not already been built out.

When submitting site plan, you will also be required to illustrate distance from wetland to property line.

Please review (F) of Ordinance #2003-11 which states, Components of stormwater management system, within these buffers, are limited to ten (10%) of the perimeter area of the wetland. Please also review section (R), The minimum distance between the edge of each stormwater retention/detention basin and adjacent wetlands and surface water bodies shall be 200 feet, unless SJRWMD accepts tests, calculations or other information furnished by the Developer through the SJRWMD's permitting process which demonstrates that the deviation from 200 foot distance is in compliance with SJRWMD regulations.

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.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Wetlands and the Scrub Jay preserve to the north of the property are of major concern. Is an Environmental Assessment required? Yes, a preliminary environmental assessment will be required to be submitted with the preliminary plat and must meet the Land Use Regulations (LDRs) 6.04.00.

Landscape and other buffers provided? A Type "B" landscape buffer, 15 feet wide consisting of four canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 lineal feet of property boundary shall be required for the North and West (rear) side of the site. A Type (C) landscape buffer, 20 feet wide consisting of 6 canopy trees, 5 ornamental trees (optional), and a double row of shrubs per 100 lineal feet of property boundary shall be required for the front, along hwy 27, and the South side of the site.

An appropriate Landscape plan Shall be submitted at the time a Site Plan or Development application is submitted. According to Section 9.01.06 LDRs, the Landscape plan must be prepared by a Landscape Architect, it Shall be signed, dated, and sealed by a Landscaped architect registered pursuant to the provisions of Chapter 481, Florida Statutes, Part II.

Parking (including for bicycles), loading and waste disposal? Designated parking shall be provided on site meeting the requirements of LDR 9.03.05 and the number of required parking spaces is determined by a formula of 1 space per 200 square feet. of gross leasable area. The 110 spaces shown on the proposed conceptual drawing are sufficient. All parking spaces shall have wheel stops. Bicycle parking will be required at the rate of .10 spaces per the required motor vehicle spaces. Please demonstrate bicycle parking at time of siteplan submittal.

Access Management and ROWs correct? The applicant will need to demonstrate that trips are allocated for at time of site plan submittal.

Joint access maybe required with the drive located to the south of the property.

Water/sewer plans? The County will require the owner to connect to water and/or sewer services or, provide an interim system until water and/or sewer services become available. The Health Department will address water and wastewater issues.

Setbacks shown/correct? Setbacks, as shown, may not meet the LDRs setback requirements. Please demonstrate, at time of siteplan submittal, that stormwater is not within 200 feet from wetlands. The dumpster Shall not be located within the buffer.

Open Space shown/correct? The site plan must meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70% of the site plan area, and the maximum floor area ratio is limited to .50%. The maximum building height is 50 feet.

General Comments: Please consider designing water retention area so that it looks less engineered. The retention area could be used as an amenity if designed to look like a small pond planted with native plant species. Also, you might want to consider locating retention area, if possible, to the Northeast side of the site which would preserve some of the dense tree canopy to the West (rear). If you design the retention area as an amenity, you may want to also consider creating a walking path around it.

Construction will need to be completed before December 30, 2009 per Ordinance No. 2007-17.

# Memo

**To:** Jennifer Myers, Development Coordinator

**From:** Brian Hawthorne, Fire Inspector

**Date:** 7/12/2007

**Re:** Fire Comments, Windmill Plaza

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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 for the building. Needed fire flow 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. 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. (FFPC 1, 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.

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  
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**Date:** July 12, 2007

**To:** Karen Rosick

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

**Subject:** Presubmittal Memo for "Windmill Plaza"

**Section/Township/Range:** 36-20-24

**JPA:** N/A

- **Comments:** Application states that central water and sewer service will be available; the DOH has no further comments at this time.