



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 Ginsberg, Senior Planner  
**Re:** Cagan Crossings Town Center, Presubmittal Comments 1  
**Date:** **DRS MEETING DATE: October 4, 2007**

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**TYPE OF DEVELOPMENT:**

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

Other (specify): Mixed Use

Proposed Use of Property: **Conversion of a portion of previously approved Townhomes to Retail and the replacement of a portion of previously approved Townhomes to additional parking.**

**ZONING AND LAND USE:** The property is approximately (Town Center) **22.85 +/-** (acres) in size, based on the property record cards submitted with the application. The property is currently **zoned PUD**, the Land Use category is **Urban 22**.

WILL REQUIRE REZONING:    Yes     No

TO WHAT ZONING? N/A

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.**

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? **There are no concerns at this time.** Is an Environmental Assessment required? **A preliminary environmental assessment is required with all site plan submittals and must meet the Land Use Regulations (LDRs) 6.04.00.**

Landscape and other buffers provided? **An plan for buffers was not provided, however, 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 in accordance to the requirements of LDR 9.03.05. The number of required parking spaces is determined by a formula of 2 spaces per 1,000 sq. ft. of gross leasable area as indicated in Ordinance #2003-94. The original proposed and approved Phase 2 Townhouse parking requirements are 1.24 spaces per Dwelling Unit except for 1 bedroom Dwelling Units which shall be 1 space per Dwelling Unit. Please provide calculations supporting the proposed parking requirements as indicated on the modified Site Plan. All drive aisles shall meet LDR 9.03.05 design criteria. All parking stalls abutting a sidewalk, Landscape buffer or travel lane shall have wheel stops or curbs. Bicycle parking will be required at the rate of .10 spaces per the required motor vehicle spaces.**

Access Management and ROWs correct? **Comments will be provided by Public Works.**

Water/sewer plans? **The Health Department will address water and wastewater issues. Application indicates that central water & sewer are served by Southlake Utilities, Inc..**

Setbacks shown/correct? **As indicated in Ordinance #2003-94, (3.02.A) 50' setback for all commercial structures from right-of-way of US 27.**

Open Space shown/correct? **Please clarify the composition of the proposed buildings; are they going to be mixed residential/commercial or all commercial? Provide amount of sq. ft. for proposed commercial and modified total amount of gross sq. ft. of leasable commercial space per Ordinance 3.01.C. Open space/pool is being replaced with parking, please justify additional parking. Policy 1-1.2 of the Comprehensive Plan requires minimum open space of 25% for residential PUDs and 20% for Commercial PUDs.**

Additional Concerns:

- **Two (2) residential garages remain on the east & west sides of the proposed retail buildings.**

# Memo

**To:** Karen Ginsberg, Sr. Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 9/19/2007  
**Re:** Fire Comments, Cagans Crossing Town Center Revision

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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.

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.

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.

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.

Brian Hawthorne, Fire Inspector  
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