

Lake County Department of Growth Management
Planning and Community Design Division



LAKE COUNTY

FLORIDA

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
From: Mary Harris, Associate Planner
Re: CB Group, Lot 27 – Presubmittal / Chris Ford Industrial Park
Date: April 11, 2008 DRS MEETING DATE: April 17, 2008

TYPE OF DEVELOPMENT:

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

JPA: Groveland

Proposed Use of Property: Construction of an Industrial Warehouse Distribution Facility

ZONING: PUD w/HM, LM & MP uses

LAND USE: Urban w/ Employment Center

The property is located in the Chris Ford Industrial Park in the Groveland area. The proposed use of the site for an industrial distribution warehouse is an allowable use that's permitted within the approved PUD Ordinance (#1999-80), which allows LM (Light Industrial), MP (Planned Industrial) and HM (Heavy Industrial) uses. 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 requirements of the Florida Administrative Code, 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 Lake County.

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

An Environmental Assessment Report shall be submitted addressing any wildlife habitats, wetlands, etc., that may exist. [See additional comments Jennifer Cotch, Environmental Specialist].

Landscape and other buffers provided?

All applicable provisions of the Landscape and Buffer requirements as outlined in the Land Development Regulations, as may be amended, and the Declaration of Restrictive Covenants. [See attached comments – Grant Wenrick, Landscape Architect]

Parking (including bicycles), loading and waste disposal?

At a minimum, parking shall be provide at one (1) space per ten thousand (10,000) square feet plus one (1) employee of greatest employment; and/or in accordance with the restrictions outlined in the Declaration of Restrictive Covenants and the Development Order (Ord#1999-80).

Access Management and ROWs correct? In accordance with the Development Order (Ord#1999-80)

See comments provided by Public Works Department [attached]

Water/sewer plans?

The applicant indicates that the site will be provided services from the City of Groveland. Applicant is advised to contact the City's Public Works Department [see attached comment from the City of Groveland, Michael Wheeler, Planner III].

Setbacks shown/correct?

All buildings and/or structures shall be in conformance with the Lake County Land Development Regulations, as may be amended, and the Declaration of Restrictive Covenants.

Open Space shown/correct?

Shall be determined prior to site plan submittal for site specific use.

Additional comments?

Department of Economic Growth & Redevelopment, Lori Barnes, AICP, Senior Planner
Planning & Community Design, Grant Wenrick, Landscape Architect
Planning & Community Design, Jennifer Cotch, Environmental Specialist
Building Services Division, Brian Hawthorne, Fire Inspector
Department of Health , Marcelo Blanco, Environmental Specialist II
Public Works Department, Seth Lynch, Development Review Engineering
City of Groveland, Michael Wheeler, Planner III

Harris, Mary

From: Barnes, Lori
Sent: Friday, April 11, 2008 4:18 PM
To: Harris, Mary
Subject: CB Group Lot #27 Pre-Submittal
Attachments: image001.jpg

Dear Mary:

I have reviewed the documents provided with the pre-submittal application with regard to compliance with the Lake County Central Park restrictive covenants and offer the following:

1. Preliminary site plan is in compliance.
2. Architectural elevations will need to be submitted to ensure conformance with the purpose and intent to require attractive buildings of high quality.
3. Architectural elevations will also be reviewed to be certain height restrictions are not exceeded and that roof structures and appurtenances (i.e. A/C units) are not visible from street view.
4. Site must be irrigated and comply with landscaping codes per the LDRs.
5. Site lighting must be high pressure sodium vapor and arranged/shielded to avoid glare on roads, oncoming cars and adjacent properties.

Please arrange transmittal of a copy of the architectural plans to our office when the applicant makes them available so we can complete the review for compliance with the restrictive covenants. Thank you.

Lori Barnes, AICP

Senior Planner
Department of Economic Growth & Redevelopment
315 W. Main Street, Room 338
P.O. Box 7800
Tavares, FL 32778
Phone: (352) 343-9503
Fax: (352) 343-9480
Email: lbarnes@lakecountyfl.gov



Please note: Florida has a broad public records law. Most communication to or from government officials regarding government/public business is public record and is available to the public and media upon request. Thus, email communications may be subject to public disclosure.

MEMORANDUM

To: Mary Harris, Associate Planner
From: Jennifer Cotch, Environmental Specialist
Date: April 10, 2008
Re: CB Group, Lot 27 (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.

Please Note:

Additional information may be required once the Environmental Survey is completed and submitted.

Harris, Mary

From: Wenrick, Grant
Sent: Wednesday, April 09, 2008 11:59 AM
To: Harris, Mary
Subject: C B Group - Lot #27 - Presubmittal Application Submittal

Mary,

My only comment is that the builder needs to make sure with Public Works (Ross Pluta) that there is not a conflict with placing landscape within a designated drainage easement. Currently the landscape buffer and the drainage easement are co-located.

Thank you,
Grant Wenrick

4/9/2008

M E M O R A N D U M

PUBLIC WORKS DEPARTMENT

Engineering Division
437 Ardice Avenue
Eustis, FL 32726



LAKE COUNTY FLORIDA

P: 352.483.9052
F: 352.483.9015
www.lakecountyfl.gov

To: Brennan Smith, CB Group LLC
From: Seth Lynch, Development Review Engineering
Date: April 9, 2008
Subject: Public Works comments for CB Group

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 will be required to meet access management, sight distance standards, and offsite road improvements as applicable.

Additional right-of-way may be required from the project. This will be determined at plan review stage.

The project may require County Permits, such as driveway connection permits, right-of-way utilization permits, and others as they apply.

The project may require Traffic Impact Study (Analysis) and the project shall need to meet Transportation Concurrency.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received by the County before site plan could be approved.

The project must meet Stormwater Concurrency before the site plan could be approved.

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

The project shall need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. The project will also need to comply as applicable with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility (United States Accessibility Board) 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.

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 4/10/2008
Re: Fire Comments, CB Group Lot #27

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 hydraulic modeling for the water system.

Fire flow duration Shall be two (2) hours for Needed Fire Flows up to two thousand five hundred (2,500) gpm, and three (3) hours for Needed Fire Flows in excess of two thousand five hundred (2,500) gpm.

System Size Computation. If system is to be used for domestic and fire flow, the minimum design for water distribution system Shall provide for at least one hundred (100) percent of the combined maximum day demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition **Shall not** be less than twenty (20) pounds per square inch. Design flows and method of computation shall be subject to review and approval by the County.

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.

Required hydrants shall be located so that all portions of the buildings can be reached as a fire truck would lay hose by approved fire lanes.

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.

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.

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.

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
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



Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: April 11, 2008
To: Mary Harris
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "C B Group Lot #27"
Section/Township/Range: 20-21-25
JPA: Groveland

Comments: The DOH currently has no comments for this project proposing an industrial use connected to City of Groveland central water and sewer service.

Harris, Mary

From: Michael Wheeler [michael.wheeler@groveland-fl.gov]
Sent: Tuesday, April 08, 2008 2:05 PM
To: Harris, Mary
Subject: C. B. Group Lot #27

Mary

The applicant has indicated that the City of Groveland will be providing sewer and water to this project. This would require an annexation agreement with the City, but we do not have an agreement yet. Please advise the applicant to contact our public works department.

Thank you

Michael Wheeler
Planner III
City of Groveland

4/8/2008