



April 18, 2013

Alex Ludick, Director  
South Lake Recreation, Inc.  
1608 Indian Shore Drive  
Clermont, FL 34711

Re: Presubmittal Application - Arena on the Ridge Recreational (AK#'s 3823388 and 3840012)  
(Project No. 2013040002, Application Request No. 2231)

Dear Mr. Ludick:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a proposed 110,000 square foot Recreational Community Center on property located on the northeast corner of the Hancock Road/ Lost Lake Road intersection. The property is situated approximately one (1) mile south of State Road 50. The proposed use will include indoor basketball/volleyball courts, batting cages, racquet ball, handball, fitness, turf field, multipurpose rooms, etc.

Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application. The Pre-submittal application requests a meeting with the DRS. Please contact us at your earliest convenience to schedule a meeting to discuss these comments.

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

### **Planning & Community Design Division**

1. The property is within the Regional Commercial Future Land Use Category. The property is within the Planned Industrial (MP) zoning district and subject to Ordinance #2003-51 and Ordinance #82-86 (attached).
2. The property is also located within the Clermont Joint Planning Area.
3. Commercial recreation uses within an enclosed building such as that proposed is allowed by Policy I-1.3.7 *Regional Commercial Future Land Use Category*.
4. The current MP Zoning on the property does not allow the proposed use. Therefore, a rezoning from MP (Ordinance 2003-51) to Planned Commercial (CP) would be required for the proposed use. MP Ordinance #2003-51 and Ordinance #82-86 must be amended to less

GROWTH MANAGEMENT DEPARTMENT | PLANNING & COMMUNITY DESIGN DIVISION  
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out the parcels of the proposed use. The rezoning application must be accompanied by a site/master plan to address, at a minimum, buffering, setbacks, lighting and building height, to ensure compatibility with adjacent uses.

5. The following criteria specify the maximum development of the property per Comprehensive Plan Policy I-1.3.7 *Regional Commercial Future Land Use Category*:
  - a. Impervious Surface Ratio (ISR): 0.75 maximum
  - b. Open Space: 15% minimum
  - c. The floor area ratio (FAR) shall not exceed 3.0.
  - d. Maximum building height: 75 feet (Policy I-1.2.3)

6. Setbacks:

Western and South property line building setback (along Hancock and Lost Lake Road): A minimum building setback of 50 feet from the right-of-way easement is required by LDR Table 3.02.05.

North and East (rear) building setback: A minimum 15 feet building setback is required.

7. Parking Space Requirements:

- a. Commercial recreation (using similar to amusement, limited) requires one (1) space per 200 square feet of gross leasable area.
- b. The proposed conceptual site plan shows 980 parking spaces. Based on the proposed 110,000 sq. ft. building, a minimum of 550 parking spaces are required. Any parking spaces provided in excess of the minimum required shall be of pervious materials such as pavers, turf-block, geo-textile or similar materials.
- c. Parking landscape islands are required at a minimum of every 10 parking spaces.
- d. Please show calculations and location of required bicycle parking, at a ratio of ten percent (10%) of the required parking spaces (LDR Section 9.03.07) on the site plan.

8. Landscape Plan:

- a. A landscape plan prepared by a landscape architect is required with the site plan application.
- b. A minimum 10-foot wide Landscape Buffer Type A is required along Hancock and Lost Lake Road. Landscape requirements are listed below:

Width Option	Landscape Requirements (per 100 linear feet)
10 Feet	<ul style="list-style-type: none"> <li>• Two (2) canopy trees;</li> <li>• One (1) ornamental tree; and</li> <li>• One (1) single row of shrubs.</li> </ul>

- c. North and East (rear) landscape buffer: A minimum 15-foot wide Landscape Buffer Type B is required. Landscape requirements are listed below:

Width Option	Landscape Requirements (per 100 linear feet)
15 Feet	<ul style="list-style-type: none"> <li>• Three (3) canopy trees;</li> <li>• Two (2) ornamental trees; and</li> <li>• One (1) single row of shrubs.</li> </ul>

- d. Building Perimeter Landscape: A minimum of three (3) feet wide landscape area, around a minimum of 40 percent of the building perimeter, and located within 25 feet of the building walls shall be provided per LDR Section 9.01.07(B). One (1) canopy tree or three (3) ornamental trees and 28 shrubs required per 100 linear feet.
  - e. Please note that existing mature trees and shrubs may be used to meet the above requirements. Please show any existing and/or proposed trees on the landscape plan.
  - f. A tree removal permit is required, if trees are removed (unless exempted by LDR Section 9.02.04).
  - g. There shall be no parking within the landscape buffers.
9. Please note that a noise study will be required with the site plan submittal, pursuant to LDR Section 9.09.00 *Noise Protection Standards*. All recommendations of the noise study shall be incorporated in the site plan.
10. **Environmental:**
- a. An environmental assessment, no older than six (6) months old, will be required with a development application.
  - b. The property is suitable habitat for three (3) or more listed species. Namely, the gopher tortoise, scrub jay, and the sand skink. Surveys for these listed species may be required.  
  
If gopher tortoises are on the property, a relocation permit will be required. Permits are issued by the Florida Fish and Wildlife Conservation Commission (FWC). Please contact Samantha Dupree, regional biologist, at 352-732-1225 for more information.  
  
Scrub jay and sand skink permitting is processed through the US Fish and Wildlife Service (FWS). Please contact Erin Gawera at 904-731-3121 for more information.  
  
Copies of all permits and correspondences with the FWC and FWS shall be submitted to Lake County.

### **Public Works Department**

1. Access from Hancock Road shall be limited to Tract C Service Avenue per Manlow Park Plat. The plat shows 60 feet total width and the access road will be required to be built the full length of the tract to allow for future lots to develop and connect to the access road. The landscape easement location would change for the area in relation to the access road. This is because the access road will be in a tract and not the property for the development but maintain by the development.
2. The median/landscape island for the entrance of the access road shall protrude out as shown on the concept plan as to be a sight distance barrier and obstacle to left turn lane movement off of Hancock Rd. A yellow gore striping shall be provided at the front of the median to allow for proper spacing from travel lane and median.
3. The offsite road improvements required for this proposed development are right and left turn lanes on Hancock Rd.
4. The provided survey is incomplete and does not include the Manlow Park Plat with Tract C and the cross access easements. The site plan application will need to include a full survey including all tracts, plat, easements within the project boundary. Also include a right-of-way records survey for Hancock Road.
5. The proposed improvements to the site are being placed over the current location of Lost Lake Rd. as shown on the concept plan. This should be addressed with the property owners who use this road.

6. **Transportation Concurrency:**

The standard Level of Service (LOS) for the impacted roadway of Hancock Rd is "D" with a capacity of 792. Currently the Hancock Rd segment from Hooks St. to Johns Lake Road is operating over capacity at one hundred and thirteen percent (113%) of its capacity. This project will be generating 164 directional pm peak hour trips with a change in volume to capacity (v/c) ratio to 134%.

A full Traffic Impact study will be required; and Transportation Mitigation will be required on the failing roadway.

Currently there are no County funded improvements scheduled for these roadway segments.

**Florida Department of Health**

Floor plan shows a smoothie bar. Any type of food service will require permitting through the appropriate agency (either Department of Business and Professional Regulations, Division of Hotel and Restaurants or Department of Agriculture and Consumer Services depending on ingredients of smoothies).

**Building Division (Fire)**

The following information will be required with the site plan application:

Design documents must indicate:

- a. The building construction type
- b. The total building area
- c. The fire separation distances [setbacks] from the closet lot line; street; alley; public way; and buildings on the same property.
- d. Fire protection water supply will be available prior to and during construction.
- e. The needed fire flow for the building[s] and or structure[s].
- f. The locations of any fire hydrants for the site (all hydrants and fire mains shall be shown on site plan).
- g. Compliance with the Florida Fire Prevention Code regarding fire department access.
- h. An accessible path of travel [sidewalk(s)] to a public way from all required exits.

Please be advised:

A building department permit is required for any structure or change of occupancy use.

The Florida Fire Prevention Code mandates specific information to be provided for structures being used as Assembly occupancy; the Florida Fire Prevention Code further mandates specific fire protection features for these facilities; these items will be addressed during the building permitting phase.

The Florida Fire Prevention Code allows the authority having jurisdiction to require a Key Lock Box; this item will be addressed during the building permitting phase.

The Florida Fire Prevention Code allows the authority having jurisdiction to require to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system; this item will be addressed during the permitting process.

The Florida Fire Prevention Code has specific mandates regarding the location of dumpsters stored within buildings or dumpsters placed within 10 feet of combustible walls; openings; or combustible roof eave lines; the dumpster location will need to be indicated on the site plan.

The Florida Administrative Code mandates the placement of an identifying symbol [MALTESE CROSS] on buildings where light-frame truss type construction is used; this item will be addressed during the building permitting phase.

Questions regarding fire plan review:

If you have questions please contact Gene Brewer (Fire Plan Examiner) @ 352-343-9653 \* 5407 or [gbrewer@lakecountyfl.gov](mailto:gbrewer@lakecountyfl.gov) or contact Robin Gutting (Fire Plan Examiner) @ 352-343-9653 \* 5427 or [rgutting@lakecountyfl.gov](mailto:rgutting@lakecountyfl.gov).

### **Concurrency Management - Development Processing**

Effective January 1, 2014, the proposed 100,000 sq. ft. structure will be assessed Transportation Impact fees in the amount of \$56,900. At this time, transportation impact fees are suspended until January 1, 2014. Fire Impact fees in the amount of \$182,820 will be assessed at the issuance of a building permit.

NOTE: These fees are subject to change and are provided for informational purposes only.

Prior to final site plan approval, a Capacity Encumbrance Letter (CEL) which encumbers capacity for public facilities and services for 120 days from the date of issuance is required. Prior to expiration of the CEL, you must either have a building permit issued or apply for and receive a Capacity Reservation Certificate (CRC). Issuance of a CRC reserves capacity for up to 4 years, provided that the capacity reservation fees are paid in full. Reservation fees are based on 100% of the estimated transportation impact fees.

A proportionate fair share payment of \$25,298.00 was made by Ladd Development on November 2, 2009 for improvements to Hancock Road. This partial payment was made pursuant to a Proportionate Fair Share Agreement dated on September 3, 2009. The agreement specified a proportionate share of \$63,000.00 for 43.43 acres of the Hancock Industrial Park, Phase I.

### **City of Clermont**

The City of Clermont has indicated that a Utility Agreement for water and sewer will be required. Please refer to attached email.

### **Changes to Land Development Regulations**

Please note that the County has initiated 5-Year Work Program to update its Land Development Regulations. These updates may affect the information provided above and requirements for your project. The program is currently in Year 2 and changes to the environmental, parking, accessory uses, communications towers, nonconformities, and others are currently being considered. Therefore, you are encouraged to monitor developments in these ordinances as they are considered by the Board of County Commissioners.

**Potential Development Review Fees**

The approximate rezoning application fees will be \$1,506, when submitted. This amount does not include legal advertising and notification fees.

The site plan application fees are estimated to be \$4,446, when submitted. A breakdown of the fee estimates are specified below:

- Planning and Community Design - \$ 1,250
- Landscape Review - \$200
- Tree Removal Permit (if applicable) - \$200
- Development Processing/Capacity Encumbrance Review - \$1,055
- Public Works - (\$925 + \$460) \$1,385
- Fire - \$181
- Florida Department of Health - \$175

After the site plan is approved, building permits are required. The building permit application and site plan application may be submitted concurrently.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

  
Melving Isaac, P.E., Planner (Case Manager)  
Division of Planning and Community Design  
(352) 343-9641 ext. 5587  
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cc: File