

Lake County Department of Growth Management
Planning and Development Services Division



LAKE COUNTY
FLORIDA

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

Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Elisa Turner, P.E., Kimley-Horn & Associates
Through: Brian Sheahan, AICP, Division Director
Planning & Community Design
From: Mary Harris, Associate Planner
Re: Presubmittal Comments / Greater Grove PUD (Doctor's Office)
Date: June 5, 2008 DRS MEETING DATE: June 12, 2008

TYPE OF DEVELOPMENT:

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

Other (specify):

JPA: N/A

Proposed Use of Property: 17,400 sq ft office building

ZONING AND LAND USE: Zoning: PUD (Planned Unit Development) with all C-1 (Neighborhood Commercial) and C-2 (Community Commercial) uses per Resolution No. #1994-195, adopted by the Board of County Commissioners on September 27, 1994. Future Land Use Designation: Green Swamp Area of Critical State Concern / Ridge (up to 4 du/ac) and a maximum of 5,000 sq ft of commercial development.

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)

Based on the information provided and the proposed Concept Plan, the total building square footage of 17,400 sq ft will consist of medical offices [8,400 sq ft (Doctors Office); 2,500 sq ft (Urgent Care Center); 3,500 sq ft (Rehabilitation Center); and 3,000 sq ft building (future office use)].

The Lake County Comprehensive Plan allows commercial development no greater than 5,000 square feet per parcel. Per your proposed plan, your development would exceed this requirement. A determination was made by the Department of Community Affairs to clarify that the square footage applies to each "Parcel" created.

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 major concerns.
Is an Environmental Assessment required? Yes, a preliminary environmental assessment will be required to be submitted with the preliminary plat. [See Attached Comments].

Landscape and other buffers provided? A Type "B" landscape buffer, 15 feet wide consisting of four canopy trees, 3 ornamental trees, and a single row of shrubs per 100 lineal feet of property boundary shall be required for the rear and sides. A minimum twenty (20) foot wide buffer is required for the front of the building running along US Hwy 27. An appropriate Landscape plan, prepared by a Landscape Architect, shall be submitted at the time a Site Plan or Development application is submitted. Please be advised that all landscape regulations are under review and are subject to change upon approval from the Lake County Board of County Commissioners.

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. All parking spaces shall have wheel stops. Bicycle parking will be required and demonstrated on site plan at the rate of .10 spaces per the required motor vehicle spaces.

Access Management and ROWs correct? See attached comments.

Water/sewer plans? A letter of availability from utility provider will be required at time of site plan submittal. The Health Department will address water and wastewater issues.

Setbacks shown/correct? Setbacks, as shown, meet the LDRs setback requirements.

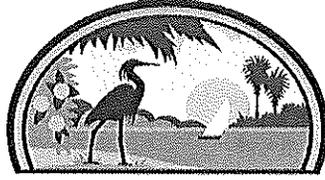
Open Space shown/correct? The site plan must meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70% of the site plan area, and the maximum floor area ratio is limited to .50%. The maximum building height is 50 feet. Open space must be demonstrated on 40% of the site, per Table V-1 of the Lake County Comprehensive Plan. The Department of Community Affairs requires that this be common open space.

Additional comments?

Jennifer Cotch, Environmental Specialist

Brian Hawthorne, Fire Inspector

Seth Lynch, Lake County Public Works



LAKE COUNTY

FLORIDA

MEMORANDUM

To: Mary Harris, Associate Planner
Ashley Sneed, Planning Intern

From: Jennifer Cotch, Environmental Specialist

Date: June 6, 2008

Re: Greater Grove PUD Doctor's Office (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.
2. The proposed project occurs within the Green Swamp Area of Critical State Concern. All activities shall comply with Chapter VIII of the Lake County Land Development Regulations.
3. Additional information may be required once the Environmental Survey is completed and submitted.

Memo

To: Mary Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 6/9/2008
Re: Fire Comments, Greater Groves PUD Doctors Office

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 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.

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.

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

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)

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

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Harris, Mary

From: Wright, Krista
Sent: Thursday, June 05, 2008 9:03 AM
To: Harris, Mary
Subject: FW: Greater Grove PUD Doctor's Office (Pre-Submittal)

Thank You,

Krista Wright

Office Associate IV
Growth Management Department
Development Processing Section
315 W. Main Street, Room 511
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Tavares, FL 32778
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Email: kwright@lakecountyfl.gov



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Please note: Florida has a very broad public records law. Most written communication to or from government officials regarding government/public business is public record available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Lynch, Seth
Sent: Wednesday, June 04, 2008 4:34 PM
To: Sneed, Ashley
Cc: Pluta, Ross; Wright, Krista
Subject: Greater Grove PUD Doctor's Office (Pre-Submittal)

Development Review Engineering of the Public Works Department has the following comments for Greater Grove PUD Doctor's Office (Pre-Submittal);

1. The project will require County Driveway Connection Permit to Ruby Red Boulevard and may require Right-of-Way Utilization Permit.
2. The project will require St. Johns River Water Management District Permit before site plan could be accepted by the County.
3. The project shall be required to have a Traffic Impact Study (Analysis). There are concurrency concerns for the area where the project is being proposed. Please contact Lake County Public Works for the methodology for a traffic study.
4. The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan could be accepted by the County.
5. Additional right-of-way may be required. The right-of-way requirements will be determined during the Public Works technical review of the site plan when submitted by the applicant.

If you have any questions please let me know.
Thanks,

Seth Lynch
Lake County Public Works Department

6/5/2008

Engineering Division
Development Review Engineering
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