



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

September 1, 2009

John Herbert, P.E.
Amercian Civil Engineering Company
Winter Springs FL 32708

RE: ASTOR COMMERCIAL DEVELOPMENT
Project No. 2009080011, Application No.1497
Description:MIXED USE: Commercial/Retail/Convenience and RV

Dear Mr. Herbert:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a mixed use, ommercial/retail/convenience development with RV campground and storage area. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for Thursday, September 3, 2009 at 10:00 a.m. The meeting will be held in the Growth Management Conference Room located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Mary Harris, Program Specialist
Division of Planning and Community Design
(352) 343-9855 x5840
Email: mharris@lakecountyfl.gov

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 511, TAVARES, FL 32778 • P 352.343.9739 • F 352.343.9595
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION
Informational Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

Remarks: The applicant proposes to develop a mixed use retail/convenience/commercial development and an RV Campsite with RV storage area on approximately 11.6 acres of property located in the Astor Park area, northwesterly of the intersections of SR 40 and Veterans Drive. The Lake County Zoning Map indicates that the properties are zoned C1 (Neighborhood Commercial) and Agriculture and are within the Urban Expansion Future Land Use Designation on the Future Land Use Map.

Based on the conceptual site plan, the applicant proposes to develop an RV Campground with shower and laundry facilities; along with an RV Storage area on a combined total land area of 7.72 acres.

Recreational Vehicles / Storage Area: Permitted in RV Zoning District.

Per the Lake County Land Development Regulations (LDRs), Section 3.02.08 (A), Campgrounds and Recreational Parks shall contain a minimum of ten (10) acres and shall be subject to the following requirements:

B. Setbacks

1. There shall be a setback of 150 feet from any road or highway for any commercial building or accessory building.
2. Property adjacent to federal, state or County highways, shall maintain a minimum setback of 50 feet from the highway right-of-way for any structure or recreational vehicle space.
3. All recreational vehicles and additions must maintain a 10 foot setback from other additions and recreational vehicles open adjacent spaces.

C. Screening: The entire park shall be enclosed by a fence five (5) feet in height, with the exception of that portion fronting on the County or state highway; a Landscaped Buffer zone of five (5) feet in depth shall be maintained on all sides except Road Frontage.

D. Space Size: Each space shall contain a minimum of 2,400 square feet in area. The Gross Density of existing and future recreational vehicle parks shall not exceed 8.71 spaces per acre of land.

E. Roadways: Each space shall abut at least 20 feet on a roadway which shall have an unobstructed width of 20 feet for two-way drives and 12 feet for one-way drives.

F. Trash Disposal: Adequate trash disposal facilities shall be provided within easy access of each site.

G. Space markers: each campsite shall be identified by a marker clearly visible at a minimum distance of 20 feet.

H. Additions: All additions on individual spaces must be constructed to Standard Building Codes. Additions are limited to screen rooms, awnings, vinyl windows, and storage sheds.

I. Building Permits for Additions shall only be issued to a licensed contractor who has written permission from the owner or manager of the RV Park authorizing the construction or placement of the addition.

J. Electricity: each site shall meet the County adopted National Electric Code.

K. Dwelling Units: A maximum of one single-family dwelling

In addition to the above requirements, the maximum allowable ISR shall be .75 with a maximum building height of 40 ft.

Therefore, the proposed RV use is inconsistent with these requirements and approval of the proposed development could not be granted.

Commercial/Retail/Convenience

The applicant also proposes to construct a motel, convenience store and retail (Dollar General) store. Per the Lake County Land Development Regulations, those uses are permitted in the CP (Planned Commercial), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) Zoning Districts, provided the criteria of the Comprehensive Plan and LDRs are met.

Comprehensive Plan Policy 1-1.6, Urban Expansion, allows new commercial development without a Comprehensive Plan Amendment provided the development meets the locational criteria for commercial activity centers and meets the criteria established within other policies of the Comprehensive Plan.

In order to establish 20,500 square feet of commercial uses (motel, fuel sales and retail), the proposed commercial convenience uses must meet the criteria established by the Comprehensive Plan for a Neighborhood Convenience Center. Policy 1-3A.1 of the Comprehensive Plan states: **(4) Neighborhood Convenience Centers shall be**

a. Located at the intersections of collectors roads or at the intersection of a collector and arterial road. The policy explains that these centers are intended to accommodate the convenient shopping needs of residents living within the immediate surrounding area, and have a minimum market area of one mile.

Based on the above policy, SR 40 is classified as an Arterial road and Veterans Way Road is a private road, and does not appear to be county-maintained.

Therefore, as proposed the subject property cannot be considered a Neighborhood Activity Center and does not meet this criterion.

b. Allows for **combined** commercial and retail allocations of 2,500 to 5,000 square feet.

The uses west of the proposed site combined commercial square feet are 10,730, which exceeds the commercial allocations above. Based on the existing uses, no additional commercial activity is available.

Item: PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

Remarks: The proposed use would be consistent with the Urban Expansion Future Land Use Designation, provided the property is approved for a zoning change to CP (Planned Commercial) with C-1 and C-2 uses to allow for those uses of the convenience store, retail store and motel; and RV zoning for the RV campsites with accessory uses and the storage area.

Item: SETBACKS PROPOSED

Remarks: Setbacks shall be determined in accordance with the applicable landscaping/buffering requirements of the Land Development Regulations.

Item: IMPERVIOUS SURFACE AND OPEN SPACE

Remarks: A minimum of 20% open space shall be provided for the total development; and a maximum 70% Impervious Surface Ratio with a building height not to exceed 50 ft.

Item: CONCURRENCY REVIEW

Remarks: This project would be subject to meeting concurrency. An application for capacity encumbrance would be required as part of the site plan process. If approved and issued, the applicant would have 120 days to have building permits issued or would have the option of paying reservation fees to reserve capacity for four (4) years. Reservation fees are based on the estimated transportation impact fees for the project. Based on the information provided in this presubmittal application, reservation fees would be in excess of \$113,000 if the development could be approved:

- \$536 per space for the RV lot for a total of \$17,688
- 2,816 per 1,000 SF for the Dollar General for a total of \$29,286.40,
- \$774 per room for the motel – unable to estimate because the number of rooms is not provided, and
- \$14,834 per 1,000 SF for the convenience market with gas for a total of \$66,753

This estimate is based on the current impact fee schedule and is subject to change should the fee schedule change. If the applicant elects not to reserve and doesn't have building permits issued within the 120 encumbrance window, the concurrency approval would expire. The project would be required to reapply for a new capacity encumbrance letter to proceed.

Item: PARKING PROPOSED

Remarks: Dollar General (10,400 sq ft) would require 52 spaces based on the requirement of 1.0 space per 200 square feet of gross leasable land. The proposed conceptual plan indicates 76.

Convenience Store (4,500 sq ft) would require 23 spaces; the proposed conceptual plan indicates 20, therefore an additional 3.0 spaces would be required to meet the Parking Requirements of the Land Development Regulations (1 space per 200 sq ft of gross leasable land).

Motel require 1.0 space per room, plus 1 space per employee.

RVs require 1.0 space per campsite.

HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130

Informational Comments

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks: if there are any surrounding existing wells or septic lines within 100' of property lines, they should be noted on plans. ec 8/27/09

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Informational Comments

Item: LANDSCAPE PLAN

Remarks: 1) A formal landscape plan signed and sealed by a licensed landscape architect shall be submitted at time of site plan submittal.

2) The applicant is advised that a pending update to the landscape code is anticipated by late 2009 or early 2010 that could impact this project. Generally, projects that have a pre submittal by the date before the Landscape Ordinance hearing and if approved within six months from the date of the adoption may use the existing landscape code.

3) Depending on what is permitted with the current zoning, perimeter buffering could be as follows;

Buffer C - 20 feet wide along US Hwy. 40

Buffer B- 15 Feet wide along the eastern property line from the rec. vehicle area south.

Buffer C - 20 Feet wide to the north of the rec. vehicle area.

Buffer A - 10 Feet wide to the east where the adjacent property is zoned CP and CFD.

No buffer currently required between existing Ag to Ag uses.

The minimum parking landscape island between the proposed convenience store and the Dollar General Store should be fifteen (15) feet wide Type B buffer.

The site shall generally have minimum internal landscaping at parking islands and comply with the minimum amount of six (6) canopy trees per acre.

The above landscape requirements are subject to change based on any potential rezonings, adoption of a new landscape ordinance when the existing code or any other conditions placed on the site during the site plan process.

4) Improvements such as parking lots and the recreational vehicle storage may not be located within the buffer areas.

Item: TREE REMOVAL APPLICATION

Remarks: Any protected trees that are planned for removal during the site plan stage shall require a Tree Removal Permit and associated mitigation plan. Currently, approximately one-third of the protected trees that are cut down require replacement; quantity not caliper inches. This requirement is subject to change pending the proposed landscape ordinance.

FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427

Required Items

Item: PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING (S) PER LDR CHAPTER 9.08 ON THE PLANS

Remarks: This information is needed for site plan approval.

Fire Protection Water Supply Requirements

Provide needed fire flow calculations for the buildings. 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. All required fire hydrants shall be indicated on the plans.

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 protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

Item: PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

Remarks: This information is needed for site plan approval.

Fire Department Access Requirements

Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 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.

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

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)

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.

Item: ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

Remarks: This information is needed for site plan approval.

Fire Protection Systems Notes

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.

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

Item: PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

Remarks: FFPC 101, 7.5.4 requires that each required exit be accessible to people with mobility impairment, and be continuous to a public way.

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

Remarks: Provide adequate amount of fire hydrants (Maximum Flow Credit = 1,000 gpm) necessary to provide fire protection water supply per the required fire flow.

Fire Hydrants shall be connected to underground fire mains having at least an eight inch minimum size.

100% of the required fire flow shall be provided within 500 feet of the most remote portion of the building.

Fire hydrants shall be a maximum of 500 feet from the furthest point of any structure, as the fire department would lay hose.

A fire hydrant shall be located within 100 feet of the Fire Department Connection serving an automatic sprinkler system and/or standpipe system. Said hydrant shall be located on the same side of the roadway as the FDC. Said hydrant shall be located a minimum of 40 feet from the building.

The following clearances shall be maintained for all fire hydrants and fire protection appliances.

Hydrants: Clearances of seven and one half feet (7 ft - 6 in.) in front of and to the sides of the fire hydrant, with a four foot (4 ft) clearance to the rear of the hydrant. [FFPC 1 Chapter 18 Section 18.3.4.1]

If hydrants are to be located within islands; island width shall be a minimum of 15 feet to meet said criteria.

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.

Fire Protection Appliances: Clearances of seven and one half feet (7 ft - 6 in.) in front of and to the sides of the appliance [FFPC 1 Chapter 18 Section 18.3.4.2]

No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel. [FFPC 1 Chapter 18 Section 18.3.3.1]

Item: ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

Remarks: Key Lock Box required contact Lake County Fire Rescue @ 352-343-9458 for details. (if fire sprinklers are required)

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks: Needed information for site plan approval.

If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol (Maltese Cross) per 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement)

.NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters:

Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

19.2.1.4.1 Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

19.2.1.4.2 Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

Informational Comments

Item: COMMENTS

Remarks: Fire Protection prior to combustibles:

Per FFPC 1 Chapter 16 Section 16.4.3.1.1* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.

Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Informational Comments

Item: TRANSPORTATION

Remarks: 8/27/09 SNL

1. The proposed site for the pre-submittal application will be required to provide turn lanes at both entrances shown on the concept plan.
2. The access off of Veterans Way will need to be improved to meet County Standards for paved road up to last entrance for the commercial development from SR 40.
3. The first driveway off of Veterans Drive seems to be too close to the intersection. The driveway may need to be eliminated or moved further back from the intersection.

4. A traffic impact study will be required with site plan submittal. Please contact Lake County Public Works Traffic Engineering Section for the methodology for the traffic impact study for the proposed site.

Item: RIGHT-OF-WAY
Remarks: 8/27/09 SNL

Site fronts State Road 40 and Veterans Dr. - Veterans Dr does not appear to be county maintained per the latest maintainance report. The right-of-way for Veterans Dr is unknown. Please provide right-of-way/easement information at site plan submittal.

Item: FLOODPLAIN
Remarks: 8/27/09 SNL

The proposed site for this Pre-submittal Application contains Flood Zone A - no base flood elevation determined. This flood zone may require further information with future development plans.

--- A Letter of Map Revision may be required for this project.

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739
Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks: 1. 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 FLUCCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FF&WCC & USFWS, and an inventory of any wildlife corridors identified by the FF&WCC, FDEP, FNAI, and /or ECFRPC, will be required with the site plan application.

Item: WETLANDS

Remarks: 1. There are wetlands located on the subject property. All wetlands must be marked on the site plan in addition to wetland buffers and setbacks.

2. Wetland impacts will only be authorized if the impacts meet the requirements set forth in the Comprehensive Plan (Policies 1-2.1B and 7-5) and the Land Development Regulations (Chapter 6).

3. A copy of the St Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) will be required prior to site plan approval.

4. Undisturbed wetlands on the subject parcel will be required to be placed in a Conservation Easement in accordance with Land Development Regulation 6.01.04.

Item: PROTECTED SPECIES

Remarks: 1. Permits from the United States Fish and Wildlife Service (USFWS)and the Florida Fish and Wildlife Conservation Commission (FFWCC) will be required prior to site plan approval if endangered, threatened, or species of special concern are identified on the subject parcel.

TRANSPORTATION CONCUR - SHARON LEWIS(352)483-9050

Review Status: CANCEL

ENVIRONMENTAL UTILITIES - GARY DEBO

Review Status: APPROVED