



Lake County Department of Growth Management
Planning and Development Services Division

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Review Supervisor
Through: Brian Sheahan, AICP, Planning Director
Planning & Community Design
From: Mary Harris, Associate Planner
Re: Dura-Stress, Inc. Fleet Maintenance Facility
Date: December 11, 2007 **DRS MEETING DATE:** December 13, 2007

TYPE OF DEVELOPMENT:

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

Other (specify): **Commercial Development Presubmittal Application**

Proposed Use of Property: Fleet Maintenance Facility for Precast Concrete Plant

ZONING AND LAND USE:

The total property is approximately 144 acres with the precast being proposed on 1 acre, based on the information provided on the submitted application. The property is currently zoned HM (Heavy Industrial) and is designated in the Employment Center land use designation. The proposed use is a permitted use associated with the existing concrete plant. The property is located N of SR 44, approximately 1/4 mile East of Emerald Avenue.

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? **No outside agency approvals have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval. Additional information to be discussed at the meeting.**

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

Is an Environmental Assessment required? **Yes, a preliminary environmental assessment addressing wetlands issues will be required with the submittal of the site plan for review.**

Landscape and other buffers provided? **No landscape plan was provided for review and comments. A landscape plan meeting the requirements of LDR 9.01.00 will be required.**

Parking, loading and waste disposal? **Must be addressed on site plan**

Access Management and ROWs correct? **This will be reviewed and commented on by Lake County Public Works Department.**

Water/sewer plans? **See attached Comments for Department of Health**

Setbacks shown/correct? **Building setbacks are 50 feet from road rights-of-way and 50 feet from the wetlands jurisdictional line. Wetlands appears to be on site.**

Open Space shown/correct? **The maximum building height is 50 feet; maximum floor area not to exceed 1.0; and impervious surface (ISR) shall not exceed .80%.**



Charlie Crist
Governor

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

Date: November 29, 2007

To: Mary Harris

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Dura-Stress, Inc. Fleet Maintenance Facility"

Section/Township/Range: 36-18-25

JPA: N/A

Comments:

- A DEP-designed system will be required for the industrial wastewater stream. It may be practical to have the DEP system permitted to handle all wastewater produced.
- If a DOH-designed OSTDS is applied for, a letter stating the DEP has no objection to the DOH permitting a system for **domestic wastewater only** will be required.
- Update the existing IM-permit through the DOH (IM-33).
- Update the existing well permits. An increase in well use may result in further permitting requirements.
- Future submittals must show all proposed and existing wells and septic systems (on or within 100-ft of the property), water lines, and structures.
- Changes to any existing structures or number of employees will require an existing system evaluation/permit for that structures septic system.

Memo

To: Marry Harris, Associate Planner
From: Brian Hawthorne, Fire Inspector
Date: 11/1/2007
Re: Fire Comments, Dura-Stress, Inc. Fleet Maintenance Facility

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.

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.

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.

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.

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)

Due to the high density required for this occupancy, and the lack of adequate water supply, we will require the applicant to consult a Fire Protection Engineer and conduct an analysis to determine what additional on site water storage tanks and fire pumps are needed to provide the required Needed Fire Flow for the building, and to supply the Fire Protection Systems. A copy of the Engineering analysis shall be provided for review with the Site Plan.

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