

CITY OF LAKE MARY COURTESY REVIEW COMMENTS

CITY OF LAKE MARY

COMMUNITY DEVELOPMENT DEPARTMENT

MUNICIPAL SERVICES COMPLEX 911 WALLACE COURT

LAKE MARY, FLORIDA 32746

P.O. BOX 958445

LAKE MARY, FLORIDA 32795-8445

THE APPLICANT HAS THE RIGHT TO WAIVE A FORMAL DRC MEETING.

REVIEW STAFF COMMENTS

INTENDED USE:	Self-storage
PARCEL ID NO.(s):	18-20-30-300-002E-0000
PROPERTY ADDRESS:	3895 Lake Emma Rd.
LOCATION OF PROPERTY:	East side of Lake Emma Rd., South of Lake Mary Blvd.

A. FIRE DEPARTMENT:

Reviewer: Lillian Sexton, Fire Marshal

1. **18.2.3.2.2** 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 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
2. **18.2.3.2.2.1** When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).
3. **18.2.3.3 *** Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.
4. There are concerns about the access being limited due to traffic back up in front of this facility.
5. There are concerns with the drainage issues that are already occurring due to the elevation differences between this parcel and the parcel to the South.
6. There are access issues with being able to erect a ladder truck to fight a fire due to the lack of access to the sides, rear and front of the structure.

B. COMMUNITY DEVELOPMENT & BUILDING DEPARTMENT:

Reviewer: Sabreena Colbert, Interim Community Development Director

7. The surrounding properties all have similar commercial zoning and are within the Lake Mary Boulevard Gateway Corridor, including the subject property. The maximum

building height in the city's commercial zoning districts is 40 ft. and the use proposed is not permitted. Properties within the LMB gateway corridor, the maximum ht. is 35 ft. The intent of the gateway corridor is to provide uniform standards and to prevent unplanned/uncoordinated uses along the boulevard across jurisdictions. Both the use and building height proposed negate the Gateway Corridor standards and therefore not supported by the city.

8. What is the applicant's justification for the significant increase in building height from the current 35 ft. max.?

A maximum 60 ft. building height is not consistent with the existing (re)development pattern and the city does not support the increased height.

9. How will vehicles maneuver on site? Often, larger type vehicles, vans, box trucks or trucks with trailers frequent self-storage facilities. Has the applicant considered this with the current cross-access drive and potential effects to the intersection?

Reviewer: Chris Carson, Senior Planner

10. The proposed development shall comply with the Gateway Corridor overlay standards.