



LAKE COUNTY  
DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

January 28, 2011

Doug Teel  
Calvary Chapel of the Lakes  
351 Plaza Drive  
Eustis, Florida 32726

RE: Calvary Chapel of the Lakes - Pre-Submittal Application  
Project #2011010004/Application Request #1761

Dear Mr. Teel:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a church and educational use to be located on Bay Street in the Mt. Dora area. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal rezoning or development application.

A meeting to discuss the comments with DRS has been scheduled for February 7, 2011 at 9:00am. The meeting will be held in Conference Room 235 located on the 2nd Floor of the Lake County Administration Building, 315 W. Main Street in Tavares. Please call me if you desire an earlier meeting date.

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,



Steve K. Greene, AICP  
Chief Planner

Cc: file  
Chuck Hiott, P.E., BESH, Inc., 350 North Sinclair Ave., Tavares, FL 32778

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management  
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*District 4*

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*District 5*

Project No. 2011010004, Application Request No. 1761

**PLANNING & COMMUNITY DESIGN DIVISION, Steve K. Greene, 352-343-9739**

**Informational Comments**

**Item:** PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

1. The pre-submittal application requests the redevelopment of former skating rink (including a separate residential dwelling) for a place of religious worship and education.

**Item:** PROPERTY ACREAGE/SIZE

1. The subject property is approximately 1.78-acres and contains a former skating rink & residential dwelling.

**Item:** PROPERTY LOCATION

1. The property is located in the Mt. Dora area, at the convergence of Bay Street & CR 19A.

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

1. The property is designated as Urban Future Land Use and currently zoned as Planned Commercial (CP). It contains an indoor & outdoor roller skating rink, with parking lot. It also contains a residential dwelling. Although the proposed church use is permissible within CP zoning as long as the impacts don't exceed the former commercial use; however, Community Facility District (CFD) is the more appropriate zoning for the proposed use. You are encouraged to submit a rezoning application for approval by the BCC.

**Item:** OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)

1. A copy of all SJRWMD, DEP, US ARMY COE, and FFWCC will be required for site plan approval of the proposed use.

**Item:** PARKING PROPOSED

1. An aerial of the property shows approximately 43 paved parking spaces. We estimate that approximately 88 spaces will be needed. The concept plan shows 100+ parking spaces that may satisfy the parking demands of the proposed church & the 299-seats. However, those spaces along the southern property line may encroach into the landscape buffer.

**Item:** WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)

1. As this project falls within the Mt. Dora JPA, that jurisdiction will be providing comments on any future development applications for this property.

**Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT**

1. As the conceptual plan does not contain a scale it's difficult to assess the setbacks of the existing buildings to the property line and ROW. The setbacks will have to be confirmed with any future development application for this property. The setbacks can be established by CFD rezoning ordinance or a variance application.

**Item: LANDSCAPE PLAN**

1. A landscape plan prepared by a registered landscape architect will be required with any future site plan application.

**Item: TREE REMOVAL PERMIT**

1. A tree removal permit must accompany the required landscape plan with any future site plan application.

**Item: WATER QUALITY**

1. It appears that the property does not contain any stormwater management facilities. Any future development will have to provide the required stormwater management permit to manage any stormwater runoff onto adjacent properties and to ensure water quality maintenance of local sources.

**Item: POTENTIAL REVIEW FEES**

1. Estimated fees by Planning & Community Design's review of the rezoning application may be approximately \$1,250.

2. The estimated fees by Planning & Community Design's review of the site plan application may be approximately \$1,150.

**Review Status:** APPROVED W/COMM

**HEALTH DEPT - J. BROWN/E. CHRIST (352) 253-6130**

**Informational Comments**

**Item: POTENTIAL REVIEW FEES**

1. If rezoning application and detailed site plan's resubmitted for site specific facility "change of use" modifications, additional Lake CHD review fee will be needed per fee schedule, which could be approximately \$75.

**Item: OTHER**

1. At site plan submittal, Ground Water Monitoring and Irrigation well installations will need to be identified for construction and/or abandonment permitting through Lake CHD.

In accordance with Chapter 64E-11, FAC, rezoning and change of use modifications for a school facility to include food service will need DOH plan review, application, permit fees, evaluation, submittals, school food service facilities inspected and operations approved through Lake CHD.

**Review Status:** APPROVED W/COMM

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

**Informational Comments** - This information will be needed prior to site plan approval.

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

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:** ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE - This information will be needed prior to site plan approval.

**Item:** PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS) - This information will be needed prior to site plan approval.

**Item:** LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142) - This information will be needed prior to site plan approval.

**Item:** ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12 - This information will be needed prior to site plan approval, (if applicable)

**Item:** MISCELLANEOUS FIRE REQUIREMENTS - This information will be needed prior to 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)

Pursuant to NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters: Dumpsters and containers with an individual capacity of 1.5 yd<sup>3</sup> [40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

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

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.

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.

Section 16.4.3.1.2 - there shall be no delay in the installation of fire protection equipment.

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.

**Item:** POTENTIAL REVIEW FEES - Fire Review Fee \$181.00

**Review Status:** APPROVED W/COMM

**PUBLIC WORKS - ROSS PLUTA/SETH LYNCH 352-483-9041**

**Informational Comments**

**Item:** TRANSPORTATION

1. The existing driveway may have to be reconfigured; the parked vehicles shall not back-up into County maintained road.

**Item:** RIGHT-OF-WAY

1. Additional right-of-way may be required. Vehicles shall not park within County right-of-way.

**Item:** POTENTIAL REVIEW FEES

1. Public Works will need to review for CFD rezoning.

**Review Status:** APPROVED W/COMM

**ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739**

**Informational Comments**

**Item: ENVIRONMENTAL ASSESSMENT**

1. An Environmental Assessment will not be required with the site plan

**Review Status: APPROVED**

**TRANSPORTATION CONCUR - SHARON LEWIS (352)483-9050**

**Review Status: NOT REQD**

**ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776**

**Review Status: APPROVED**

**CONCURRENCY MGMT/DEV PROCESSING (352)343-9855**

**Informational Comments**

**Item: CAPACITY AND ENCUMBRANCE**

1. As part of your site plan application, you must apply for a Capacity Encumbrance Letter (CEL). Receipt of a CEL encumbers capacity for public facilities and services for 120 days from the date of issuance. Prior to expiration of the CEL, you must either have a building permit issued or apply for and receive a Capacity Reservation Certificate. In order to receive the Certificate, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are based on 100% of the estimated transportation impact fees for commercial.

**Review Status: APPROVED W/COMM**