Lake County Department of Growth Management
Planning and Development Services Division

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Email: mharris@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Review Supervisor

From: Mary Harris, Associate Planner

Re: Woodlands Lutheran Church and School

Date: April 1, 2008 **DRS MEETING DATE:** April 17, 2008

TYPE OF DEVELOPMENT:

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

■ Other (specify): **Community Facility District**

PROPOSED USE OF PROPERTY:

The applicant proposes to do interior remodeling to create a new entrance to the existing church and also add on a patio and bathroom facilities. According to the application submitted a new school and Sunday school building are also being proposed. The proposed use of a school building will require an amendment to the existing CFD Ordinance (#1995-55) prior to any site plan amendment or approval.

ZONING AND LAND USE:

Based on the information provided, the property is zoned CFD (Community Facility District) as adopted by Ordinance #1995-55, and is located in the Urban Expansion and Suburban Future Land Use designations. The property is located west of CR 455 and northeasterly of the Florida Turnpike in the Montverde area, also being in the Joint Planning Area.

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 District Permit may be required.
The site shall comply with all applicable State, Federal, and Local Governments rules, laws, and regulations.

Is an Environmental Assessment required? **Yes, must address wetlands, wildlife (threatened and endangered) species. [See comments attached]**

Landscape and other buffers provided? Landscaping shall be provided, prior to site plan approval, in accordance with the landscape provisions as outlined in the Lake County Land Development Regulations, as may be amended.

Parking, loading and waste disposal? Parking for the sanctuary shall be provided at a ratio of .36 spaces per seat in the sanctuary; and I one (1) space per 200 sq ft of gross leaseable area for the proposed school. Additional requirements may be required upon site plan submittal.

Access Management and ROWs correct? See attached comments provided by Lake County Public Works

Water/sewer plans? The application indicates that the site will be provided service via central water & sewer.

Setbacks shown/correct? **Setback shall be addressed and outlined on site plans, meeting the requirements of the Lake County Land Development Regulations.**

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% with 20% provided for open space.**

MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: April 10, 2008

Re: Woodlands Church (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.

Please Note:
Additional information may be required once the Environmental Survey is completed and submitted.

MEMORANDUM

PUBLIC WORKS DEPARTMENT
Engineering Division
437 Ardice Avenue
Eustis, Fl 32726

LAKE COUNTY
FLORIDA

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To: Jim Arrington, Woodlands Lutheran Church and School

From: Seth Lynch, Development Review Engineering

Date: April 7, 2008

Subject: Public Works comments for Woodlands Lutheran Church and School

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary –plat are submitted by the applicant there maybe additional items required through the review of the plans.

The project may require meeting access management, sight distance standards, and erosion control.

The site will require offsite road improvements which will be determined at site plan review stage. The turn lanes will need to comply with proper storage length and taper per Lake County Standards.

Additional right-of-way may be required. This will be determined at site plan review stage.

The project may require Lake County Permits such as driveway connection permits, right-of-way utilization permits, and others as they apply.

The project may require St. Johns River Water Management District Permit to be determined at site plan review stage. If required a copy will need to be received by the County before site plan could be approved.

The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan could be approved.

The site plan will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. The site plan will need to comply as applicable with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP) and others as they apply.

The project shall be required to have a Traffic Impact Study (Analysis) for the proposed site.

Please Note:
Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There maybe other requirements when a proposed site plan is submitted.

JENNIFER HILL *District 1* | ELAINE RENICK *District 2* | DEBBIE STIVENDER *District 3* | LINDA STEWART *District 4* | WELTON G. CADWELL *District 5*

Lake County Building Services Division

Memo

To: Mary Harris, Associate Planner

From: Brian Hawthorne, Fire Inspector

Date: 4/9/2008

Re: Fire Comments, Woodlands Lutheran Church and School

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.

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.

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

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