



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

June 4, 2008

Mr. David Littiken  
7100 Sampey Road  
Groveland, Florida 34736

Re: Project #2008040005, Application Request #1136

Description: SOUTH LAKE CHRISTIAN CHURCH EXPANSION  
14,400sf building (auditorium) and associated infrastructure

Dear Mr. Littiken:

The site plan application for South Lake Christian Church Expansion has been reviewed by the Lake County Development Review Staff (DRS). The review comments are attached to aid in modifying the application to comply with the Lake County Comprehensive Plan and Land Development Regulations (LDR). Please address these comments at your earliest convenience and resubmit the application for review.

In preparing the application for resubmittal, please provide a written response to all comments and four (4) sets of signed and sealed plans. Please include revision dates in the title block and indicate plan revisions by calling out their location on the plans or in the written response letter.

The DRS will review the revised plans and the engineer's response to comments for compliance with the Comprehensive Plan and LDR. We will contact you if additional information is needed or when the application has been approved.

Please contact me if you have any questions.

Sincerely,

Stacy Allen, Senior Planner  
Division of Planning & Community Design Division  
(352) 343-9739 x5574

Development Processing Section  
(352) 343-9855

PO BOX 7800 • 315 W MAIN ST TAVARES FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION - Stacy Allen, Senior Planner (352) 343-9739 x5574**

**Please address the following items:**

**1. Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00**

NOTE: This site plan amendment proposes an increase of impervious surface (structure and/or parking area) on the site by more than 25%. The Applicant is required to comply with all landscaping requirements (LDR 9.01.02);

PLEASE MAKE THE FOLLOWING CORRECTIONS / ADDITIONS:  
Correctly number Sheet 5;

**ON THE COVER SHEET:**

Continue to reserve a 7" x 7" space for the County approval stamp;  
Add to the "Vicinity Map",  
a stated scale,  
a bar/graphic scale and  
Section-Township-Range;  
Include aerial photograph with property boundaries overlain;

**Under "Site Statistics":**

Add Ordinance #2000-98 to Zoning District;  
Note Future Land Use Category - Suburban;  
Note that there are no jurisdictional wetlands on site (according to the Environmental Assessment conducted by Modica & Associates, Inc., dated September 2007);

Note that the maximum impervious surface ratio allowed is 0.80 or 80% (CP Policy 1-1.13: 6. and LDR 3.02.06);

Note existing floor area;  
Note proposed floor area;  
Note total floor area;  
Note (total) floor area ratio (FAR);  
Note that the maximum FAR allowed is 1.0 or 100% (CP Policy 1-1.13: 6. and LDR 3.02.06);

Remove all notes and references to "Open Space" and note/refer only to Pervious Area (Open Space and Pervious Area are different and separate items according to the Countys definitions of Open Space and Pervious Area);

In this case, there is no minimum Open Space requirement;

Note that the maximum height allowed is 50' (CP Policy 1-1.13: 6. and LDR 3.02.06);

Correctly note "Building Setbacks" as  
50' from all roads and right-of-ways (LDR 3.02.05 and Ordinance #2000-98, Section I. B.),  
sides and rear - 75' (Ordinance #2000-98, Section I. B.);

Provide more detailed "Parking Spaces" information as breakdown of existing and proposed using 0.36 spaces per seat;

**ON SHEET 3, SITE DIMENSIONS & UTILITY PLAN:**

Include legal description of property;  
Some of the boundary information is missing. Make sure all of the legal description / boundary information is shown on this sheet;

Show and label the landscape buffer;

Note complete FIRM panel information and flood zones;  
If the site is not in a floodplain, note that it is not in a floodplain;  
If the site is in a floodplain,  
show and label floodplain boundary and  
label floodplains;

Correctly show and label "Building Setbacks" as  
50' from all roads and right-of-ways (LDR 3.02.05 and Ordinance #2000-98, Section I. B.),  
sides and rear - 75' (Ordinance #2000-98, Section I. B.);

Add traffic pattern/circulation arrows;

Show and label existing/proposed ground sign;

ON SHEET 4, PAVING, GRADING & DRAINAGE PLAN:

Add note that "The total amount of material removed offsite is not greater than 200% of the minimum stormwater retention/detention volume required." [LDR 6.06.01 F. 2. a. (1.)].

### **Informational Comments**

#### **1. Item: COMPLETED APPLICATION**

This project is required to connect to central water service according to letter from City of Groveland dated April 16, 2008 stating that City will provide water utilities and Ordinance #2000-98, Section I. A. 2. stating development shall connect to central water when available.

City of Groveland Planner Michael Wheeler notified the County that the Applicant is requesting city water and will need a Covenant to Annex. Please contact Michael Wheeler with the City of Groveland regarding a Covenant to Annex:

Mr. Michael Wheeler, Planner  
City of Groveland  
156 South Lake Avenue  
Groveland, Florida 34736-2597

(352) 429-2141 x238  
michael.wheeler@groveland-fl.gov.

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

#### **Please address the following items:**

- 1. Item: ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING**  
Provide a sight distance analysis for the proposed entrance. The proposed entrance seems to be too close to the curve. Please move the entrance further from the curve on Villa City Road.
- 2. Item: INTERNAL TRAFFIC CIRCULATION, PARKING DESIGN**
  1. Provide curb transitions for the curb on the driveway connection onto Villa City Road.
  2. The minimum allowable radius for a commercial driveway is 35 ft. Please reflect this on the plans.
- 3. Item: TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE**  
Provide the pavement details for the proposed site. Also provide a cross section for the connection to the county road (Villa City Road).
- 4. Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT**  
Provide the Geotechnical Report for this project.
- 5. Item: DRAINAGE CALCULATIONS; STORM EVENTS**  
Provide the stormwater drainage calculations for the project.
- 6. Item: RETENTION POND DESIGN/GRADING**  
Provide a maintenance berm of at minimum of 10 ft around the retention ponds.
- 7. Item: EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL**  
Provide an erosion control plan for the proposed project. Also provide the appropriate notes for the erosion control following NPDES, DEP, and St. Johns requirements.

### **Informational Comments**

- 1. Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)**  
County Driveway Permits are required for this project. Please submit the applications to Lake County Public Works Department after the site plan approval and before construction commencement.
- 2. Item: OFF-SITE UTILITIES CONNECTIONS; RIGHT-OF-WAY UTILIZATION PERMIT**  
A Right-of-Way Utilization Permit will be required before construction begins. Any work within the County right-of-way requires an approved Right-of-Way Utilization Permit. Please submit the permit to Lake County Public Works after site plan approval.
- 3. Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST**  
No R/W required per Dolan Test dated 5/20/08.

Site fronts on CR 565 aka Villa City Road (#2215) w/40 feet of recorded R/W from centerline (80' total). Classified as a Rural Minor Collector requiring 50 feet from centerline (100 total). Requesting a Dolan test (# 08-09).

### **FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

#### **Please address the following items:**

- 1. Item: PROVIDE ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW**  
A written analysis was submitted from a Fire Protection Engineer regarding Fire Protection Water Supply but no information is included on the plans.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthest point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

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.

The Fire Department Connection shall be located within 100' of a fire hydrant.

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

FFPC 1, 18.2.2.5.4 DEAD ENDS. 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. Provide an approved turnaround at the end of the parking lot by the proposed Auditorium.

### **HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

#### **Please address the following items:**

1. **Item: SURROUNDING FEATURES (WELLS ETC.)**  
Identify use of surrounding wells and show appropriate setback being met (75-ft for private potable, 100-ft for limited use, 200-ft for community (>2000gpd), etc.).
2. **Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)**  
Show existing OSTDS, indicate if it is to remain in use. If this is to remain in use, an existing system eval/permit will be required; otherwise, show connection to the new OSTDS and indicate that the existing system will be abandoned.

**Informational Comments**

1. **Item: WATER SUPPLY**  
Application proposes connection to City of Groveland central water supply. Indicate whether the existing well will be abandoned or converted to use as irrigation-only. Any existing well operating permits through the DOH will need to be amended.

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

**Please address the following items:**

1. **Item: PROTECTED SPECIES**  
Please provide a copy of the FFWCC permit authorizing the relocation of gopher tortoise(s).

**LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832**

**Please address the following items:**

1. **Item: TREE REMOVAL APPLICATION**  
Please submit a tree removal permit with the appropriate number of trees to be removed. Sufficient numbers of replacement trees are shown on the landscape plan.

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Review Status: COMPLETE**

**CONCURRENCY - DEVELOPMENT REVIEW - Kelly Messer (352) 343-9855**

**Review Status: COMPLETE**