



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/9/2008

GATEWAY CHURCH OF CLERMONT, INC.
P.O. BOX 121081
CLERMONT, FL 34712

Re: Project No. 2008060017, Application No. 1192

Description: GATEWAY CHURCH OF CLERMONT, INC.
Amend existing Ordinance #36-93 to allow for the use of a daycare/preschool

Dear GATEWAY CHURCH OF CLERMONT, INC.:

In order to process your application and complete a staff report for consideration by the Development Review Staff, the review comments attached will need to be addressed to verify consistency with the Comprehensive Plan and Land Development Regulations (LDR).

When the above referenced documents are received and found sufficient, your application will be placed on the agenda for the next available Public Hearing.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Melving Isaac, P.E., Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739

Jennifer Myles
Development Processing
(352) 343-9855

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District 3

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District 4

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District 5

PLANNING & COMMUNITY DESIGN DIVISION – MELVING ISAAC (352)343-9739 EXT. 5587

7/2/2008

Comments:

1. Site Data, sheet #1:
Please add the existing future land use (URBAN EXPANSION, EMPLOYMENT CENTER) map designation to the front cover sheet as required by LDR Section 14.09.01(B)(2)(i)(5).
2. Site plan shows a 40 feet right-of-way from the center line of County Road 565A. Ordinance #36-93, Terms 1.C., indicates "applicant should dedicate additional right-of-way to provide for 50 feet from center line of County Road 565A". Please be advice that additional right-of-way dedication may be required.
3. Comments by others may result in additional conditions being added to the zoning ordinance.

***** END OF PCD FIRST REVIEW *****

Informational Comments

Item: COMMENTS

Remarks: Note:

Consistency Rationale - The church activity is recognized as an "existing non-conformity" to the Employment Center land use designation. Federal legislation (RLUIPA) requires the County to treat church activity (religious activity) on equal terms with a non-religious assembly. Additionally, the County shall not impose or implement a land use regulation that unreasonably limits religious assemblies within its jurisdiction. Should the religious activity cease to exist at this location, the new activity must conform to the Employment Center land use designation. As it pertains to the church's proposal to add "day care/pre-K education" activity; this activity shall be interpreted as a commercial service use "providing employees of the employment center with necessary services".

Ordinance Preparation - day care/pre-K education will be added as a new activity. Elementary, secondary, or post-secondary education activities are prohibited. Future use of the site beyond what is currently proposed will require a site plan amendment.

Review Status: NEED MORE INFO

PUBLIC WORKS DEPARTMENT - SETH LYNCH 352-483-9052

Comments

Item: TRANSPORTATION

Remarks: July 8, 2008 SL

1. A Traffic Impact Study will be required for this project. Please contact Lake County Public Works for methodology for the study. (Submit 4 signed and sealed studies)
2. Offsite road improvements will be required for this project. The offsite improvements that are required include, but not limited to a left and right turn lanes.

Informational Comments

Item: RIGHT-OF-WAY
Remarks: July 8, 2008 SL

Additional right-of-way may be required.

Item: STORMWATER
Remarks: July 8, 2008 SL

Project may require St. Johns River Water Management District Permit.

Review Status: NEED MORE INFO

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

Review Status: APPROVED

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

Informational Comments

Item: REZONING ONLY

Remarks: 07/08/2008 - No objection to rezoning only, however, future submittals will need to address the following:

- >The proposed additional use will require a DOH evaluation/permitting to determine whether the existing OSTDS is sufficient for the proposed uses.
 - >Food hygiene and day-care permits (and inspection) through the DOH, DCF, and/or DBPR will be required depending on the final # of students, workers, & whether there will be meals prepared on-site.
 - >Site plans for future submittals must include the location of potable water lines.
 - >The existing application states that this property is connected to a central water supply - future submittals must identify the nature of the existing well shown on the site plan & must show all wells within 100-ft of the property lines.
- MJB-

Review Status: APPROVED W/COMM

ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419

Informational Comments

Item: WETLANDS

Remarks: Environmental concerns will be addressed at site plan. Please note that the current survey has a "25-ft. wetland setback". Lake County LDR's require a 25-ft wetland buffer and a 50-ft wetland setback. Please feel free to contact me with any questions.

Review Status: APPROVED W/COMM

CONCURRENCY - DEVELOPMENT REVIEW

Review Status: HOLD

