



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT

Planning & Community Design Division

7/17/2007

WICKS CONSULTING SERVICES, INC.
225 W MAIN ST
TAVARES, FL 32778-

Re: Project No. 2007060002, Application No. 957, FINAL STAFF REPORT

Description: NORTH LAKE SEVENTH DAY ADVENTIST CHURCH
CONSTRUCT NEW WORSHIP FACILITY

Dear WICKS CONSULTING SERVICES, INC.:

Your site plan application has been reviewed by the Development Review Staff. The review comments are attached. All comments must be satisfied by the applicant prior to receiving staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. **Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block
 - Plan revisions must be either circled or their location indicated in the written response letter,
2. **Provide a written response to all comments,**
3. **All plans shall provide a space five (5) inches wide by six (6) inches high on the front page of each set of submittals to be used for the County approval stamp,**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee,**
5. **When all requested information has been received, it will be circulated to the Development Review Staff for review.**

The Development Review Staff will then review the revised plans and the engineer's response to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

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

Sincerely,

Development Review

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739
Project No. 2007060002, Application Request No. 957

PLANNING & COMMUNITY DESIGN - STACY ALLEN, SENIOR PLANNER (352) 343-9739
X5574 and GRANT WENRICK, LANDSCAPE ARCHITECT (352) 343-9739 X5832
Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 07-12-07 / 1st Review / Stacy Allen

Please make the following corrections/additions to the Site Plan:

According to LDR Tables 3.02.05, the building setbacks for the CFD Zoning District are as follows: All buildings shall be set back no less than 50 feet from all roads and/or right-of-way easements bounding the project area. For institutional/commercial uses, other/side building setbacks correspond to the width of the required landscape buffer, which is 10 feet for this project.

Note correct building setbacks on Sheet 1 of 2 AND

Show and label correct building setbacks on Sheet 2 of 2 (the proposed building must be moved at least 20 feet to the west to meet the required 50-foot setback):

front - 50' (right-of-way, Emerald Island Road),

rear - 50' (right-of-way easement, as described in Warranty Deed),

east side - 50' (right-of-way easement, as described in Warranty Deed)),

west side - 10' (corresponding width of required landscape buffer).

For places of worship, the County uses the standard of 0.36 parking spaces per seat. This project requires 65 parking spaces (0.36 spaces per seat x 180 seats).

Add bar/graphic scale to all applicable sheets.

Note project area in SQUARE FEET and acres.

Note the Floor Area Ratio (FAR) of the project.

Show travel circulation arrows.

Show location and label ground sign (if any).

According to LDR Section 6.06.01 (F) (2) (a) add note on Sheet C-5 under "Earthwork" that, "The total amount of material removed off site will not be greater than 200% of the minimum stormwater retention/detention volume required."

07-17-07 / 1st Review Additional Comments / Stacy Allen

Regarding Landscape Architect Grant Wenrick's comments below dated 07/09/07, "Please show the landscape buffer "A" to the east of the entrance road (move the existing buffer A to the east if feasible) to screen the access drive from the adjacent uses."; if the

landscape buffer is moved to abut the east property line, the easement and the building would also move to the west. The survey, legal description and warranty deed for the site would require updating to reflect the new position of the entrance road. In addition to that, the legal description and warranty deed for the Graham's property to the north would require updating to reflect the new position of the entrance road/access to their property.

Informational Comments

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 07/09/07 2nd Review Grant Wenrick

Please show the landscape buffer "A" to the east of the entrance road (move the existing buffer A to the east if feasible) to screen the access drive from the adjacent uses.

Item: ENVIRONMENTAL ASSESSMENTS SUBMITTED NOT OLDER THEN SIX (6) MONTHS

Remarks: 07-12-07 / 1st Review / Stacy Allen

An EA dated February 28, 2007 has been submitted. The EA indicates that there are no issues/concerns.

This EA will remain effective for a period of six (6) months and will expire August 28, 2007. If the Site Plan has not received final approval by August 28, 2007, an updated EA will be required to be submitted prior to final approval.

Review Status: REJECT

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

Rejection Comments

Item: TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE

Remarks: July 12, 2007

Who owns the Easement? Please identify on plans the the owner/information about the easement.

Please provide a uniform driveway pavement. It will need to be paved to commercial standards.

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: July 12, 2007

St. Johns River Water Management District Permit is required before the final approval. (Site Plan Approval)

Item: RETENTION POND DESIGN/GRADING

Remarks: July 12, 2007

Please provide pond details with typical section showing existing grade and proposed grade elevations. (Typical Section WRA)

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

Remarks: Site fronts on Em En El Grove Rd. (#8037) with 25 feet of recorded right of way from centerline. Classified as a Rural Local Road requiring 33' from centerline (66' total). Requesting a Dolan test.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Informational Comments

Item: SIGNED AND SEALED GEOTECHNICAL SOILS REPORT

Remarks: July 12, 2007

Geotechnical investigation provided in stormwater calculations. May need further information when details of pond are revealed.

Review Status: REJECT

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

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE

Remarks: A Permit is required for the Underground Fire Tank prior to installation. BDH

Review Status: COMPLETE

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

Rejection Comments

Item: SURROUNDING FEATURES (WELLS ETC.)

Remarks: 07/10/07 - Show all existing wells and septic systems within 100-ft of property lines. -MJB-

Informational Comments

Item:

Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item: APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)

Remarks: 07/12/2007 SC

EA dated 7/26/2007 by Ronald Lewis (Environmental Property Appraiser) indicates there were no wetlands and no threatened or endangered species observed within the proposed project site. While the ranking of the site is listed as S2 - Imperiled in Florida because of its rarity it was noted that due to the relatively small acreage of the site, proximity to a paved county road, and the unlikely aspects of preservation due to surrounding development, disturbed areas, activities and uses and the absence of species of special concern, the FNAI natural status of the site should not be a limiting factor.

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE