



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

October 16, 2009

Ronald A. Marshall  
PO Box 311622  
Tampa, FL 33680

RE: Mt. Moriah Missionary Baptist Church  
(Project No. 2009090018 Application No. 1520)

Dear Mr. Marshall:

The Lake County Development Review Staff reviewed your site plan application request. Based on that review, we have concluded that additional information is needed to meet the requirements of the Lake County Comprehensive Plan and the Land Development Regulations (LDR). Our latest review comments are attached for your reference to aid you in modifying your application to comply with the Lake County Comprehensive Plan and LDR. Be advised that additional comments may be forthcoming under separate cover.

Please address these comments at your earliest convenience, resubmit them for review and provide a written response to all comments. If necessary, provide four (4) signed and sealed sets of plans or revised pages for insertion into the current plans. Ensure that the revision dates are noted in the title block and indicate plan revisions as revision clouds on the revised plans.

The Development Review Staff will review the additional information within seven (7) working days of receipt for compliance with the Comprehensive Plan and LDR. Upon completing that review, you will be contacted of whether your application has been approved or requested to provide additional information.

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

Sincerely,

Rick Hartenstein, AICP, Senior Planner (Case Manager)  
Division of Planning and Community Design  
Phone: (352) 343-9739 ext. 5400  
email: rhartenstein@lakecountyfl.gov

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*District 5*

**PLANNING & COMMUNITY DESIGN DIVISION**  
**The following is a request for additional information.**

**Item:** MEETING REQUIREMENTS OF LDR CH. 14.09.00

**Remarks:**

Please review the Site Plan submittal requirements contained in Section 14.09.00, Land Development Regulations to assist you in your preparation and submittal of the revised site plan. It may be necessary to provide additional pages for this re-submittal to address all requested information. The following items need to be addressed:

1. Please provide the contour lines at five (5) foot intervals for the proposed site.
2. Please provide the soil type or types located on the property and indicate the soil boundaries on the plan. Please provide the Florida Land Use Classification System (FLUCS) vegetative cover overlain on the site plan.
3. Please show the existing Zoning District and Future Land Use Category in the data section of the site plan. The Zoning District is "(CFD) Community Facility District" and the Future Land Use Category is "Urban Expansion".
4. Show a depiction of the abutting property within 500 feet of the proposal not including right-of-way in the measurements. Show the following items:
  - a. Land uses and locations of principal structures and major landscape features.
  - b. Intensity of Non-residential uses.
  - c. Traffic circulation systems including median cuts.
  - d. Existing and proposed driveways and roadways.
5. Show the location of the proposed site in relation to any established urban service areas and utilities.
6. Show the existing and proposed Impervious Surface Ratio (ISR) for the project.
7. Show the Floor Area Ratio (FAR) for the project.
8. Please provide a parking and circulation plan for the proposed project. Identify the number of required parking spaces including handicap accessible parking spaces. The total required parking spaces shall be determined using the formula of "1 vehicle space per 0.36 seats of the sanctuary. The required number of handicap accessible parking spaces is contained in the Florida Accessibility Code.
9. Show the location (existing and proposed) of the ground sign. If no sign is to be located on the property, please provide a statement on the plan indicating there is no sign to be provided for the site.
10. Show the proposed and existing stormwater management system on the plan.
11. Provide a noise study meeting the requirements of Section 9.09.00, Land Development Regulations. Provide a description of how the plan mitigates or avoids potential conflicts between land uses, including incorporation of all noise study recommendations to mitigate noise impacts.

**Item:** THIS PROJECT IS CONSISTENT WITH OTHER APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

**Remarks:** 1st Review 10/05/2009 RH

Please be advised that Comprehensive Plan policy 1-1.6B states, "With respect to water and sewer services in the Urban and Urban Expansion, and Ridge land use categories, if a public system is available, the development shall be required to connect to the system. Please contact the City of Tavares Utility Department as they indicated in a phone conversation and a revised Utility Notification that water and sewer are available.

**Review Status:** Need additional information

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

**The following is a request for additional information.**

**Item:** RETENTION POND DESIGN; STORM SEWER DESIGN

**Remarks:**

Please provide stormwater retention along the west and south side of the property to prevent any additional runoff from the site. A swale and berm design maybe used showing a 4 to 1 slope. Please add a note on the plan to Sod the berm and swale.

**Item:** EROSION CONTROL PLANS

**Remarks:**

Provide silt fence erosion control for the site. Show on the site plan the placement of the silt fence and notes for erosion control.

**Review Status:** Need additional information

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

**The following is a request for additional information.**

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

**Remarks:**

Is there any existing fire protection?

**Fire Protection Water Supply Requirements:**

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.

**Item:** PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

**Remarks:**

Please provide existing and/or new access.

**Fire Department Access Requirements:**

1. Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 Edition.
2. 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.
3. 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.
4. 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.
5. When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.
6. A fire department access road shall extend to within 50' of a single exterior door providing access to the interior of the building.
7. 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.
8. 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.
9. 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)

**Item:** ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

**Remarks:**

Is there any existing fire protection?

**Fire Protection Water Supply Requirements:**

1. 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.

2. 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:** PROVIDE ACCESSIBLE ROUTE/PATH OF TRAVEL TO A PUBLIC WAY FROM ALL REQUIRED EXITS (SIDEWALKS)

**Remarks:**

Is there any new or existing sidewalks/access to the public way?

**Item:** LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

**Remarks:**

Is there any existing Fire Protection? (fire water tanks, sprinklers, fire hydrants)

**Item:** MISCELLANEOUS FIRE REQUIREMENTS

**Remarks:**

Is there any existing dumpster? If so show location and setbacks meeting NFPA 1 chapter 19 Section 19.2.1.4

**Item:** COMMENTS

**Remarks:**

Please show all buildings/structures (existing & New).

**Review Status:** Need additional information

**HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130**

**The following is a request for additional information.**

**Item:** WATER SUPPLY

**Remarks:**

Utility letter dated 9/29/09 states that water is not available however, another utility letter signed by Brad Hayes from Tavares on 10/9/09 states that water is available for immediate hook up. The application does not address this issue. Please clarify the most current up to date status.

**Item: WASTEWATER DISPOSAL**

**Remarks:**

Utility letters same as for water comments. Status of availability and proposed use is not clear. Please provide up to date information. Letter dated 10/9/09 signed by Brad Hayes of Tavares states that sewer is available for immediate hook up.

**Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC FLOWS**

**Remarks:**

Don't know yet as we have not determined sewer status.

**Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL**

**Remarks:**

This determination is dependant upon sewer status.

**Item: SURROUNDING FEATURES (WELLS ETC.)**

**Remarks:**

Show any neighboring wells and septic systems within 100' of the subject parcels property lines.

**Review Status:** Need additional information

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

**Review Status:** APPROVED

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

**The following is a request for additional information.**

**Item: LANDSCAPE PLAN**

**Remarks:**

1. It appears the initial site plan application is incomplete. A formal landscape plan shall be submitted that meets the requirements of the landscape code. Since the project is under a one-half (1/2) acre, a landscape architect does not have to sign and seal the plan. Specifically, Type "A" landscape buffer shall be provided around the entire perimeter of the site along with internal landscaping around parking lots. Landscape buffer type A is a minimum of ten (10) feet wide and no building, structure, or parking area may intrude into this area. Existing qualifying preserved trees may be utilized if properly identified on the landscape plan.

2. The plans submitted do not indicate stormwater storage or minimum parking requirements. Please refer to the Planner's and Public Works specific comments. The site layout of the stormwater and parking could have an impact on the landscape layout.

3. There is a pending update to the landscape code that could have an impact on the requirements for this project if the final development approval is not obtained within six (6) months from the date of the ordinance adoption; most likely mid 2010 time frame.

**The following is provided as an informational comment.**

**Item:** TREE REMOVAL APPLICATION

**Remarks:**

1. If any protected trees are to be removed, then a Tree Removal Permit and replacement trees shall be provided.

**Review Status:** Need additional information

**CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING**

**Review Status:** APPROVED

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

**Review Status:** APPROVED

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

**The following is provided as an informational comment.**

**Item:** TRANSPORTATION CONCURRENCY

**Remarks:**

The standard LOS for the impacted roadway of SR 19 is "D" with a capacity of 950. This segment of roadway is currently operating at ninety percent (90%) of its capacity. This project will be generating 2 pm peak hour trips with no adverse effect to the roadway segment capacity (SR 19 from CR 561 to Lake Harris North End).

Currently there is no CIP improvements scheduled for this roadway segment.

**Review Status:** Approved with comments

**ENVIRONMENTAL UTILITIES - GARY DEBO**

**Review Status:** APPROVED

Cc: File (Proj#2009090018 AR#1520)  
Steve Greene, AICP, Chief Planner  
Mt. Moriah Missionary Baptist Church