



February 11, 2010

Dr. Robert Drachenberg  
8059 Laurel Ridge Dr.  
Mount Dora, Florida 32757-9131

RE: Sorrento Seventh Day Adventist (SDA) Church  
(Project #2010010020/ AR# 1566)

Dear Dr. Drachenberg:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a religious sanctuary (300 capacity), 4 classrooms, 3 offices, 1 all-purpose gym for related church services. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for February 18, 2010 at 9:00am. The meeting will be held in Growth Management Conference Room, located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Steve K. Greene, AICP  
Chief Planner

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Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)

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District 1

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District 2

JIMMY CONNER  
District 3

LINDA STEWART  
District 4

WELTON G. CADWELL  
District 5

**PLANNING & COMMUNITY DESIGN, STEVE K. GREENE, AICP, 352-343-9773**

**Required Items**

**Item:** PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

**Remarks:** 1. The property will have to be rezoned from Agriculture (for agriculture uses) to CFD (community facility district) to accommodate the proposed religious use. Places of religious worship are allowable in the Suburban future land use, with CFD zoning.

**Informational Comments**

**Item:** PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

**Remarks:** 1. Please clarify the size of the proposed uses, individually and cumulatively (sanctuary, offices, classrooms & multi-purpose room/gym). Also, specify whether the classrooms are for religious instruction/training or formal K-12 education. Will child day-care be conducted on the site?

**Item:** PROPERTY LOCATION

**Remarks:** 1. The property is located in the Sorrento area of rural Lake County, on the south side of Wolfbranch Rd., where it connects to Avington Rd. The property is situated near Mt. Dora within Section 26, Township 19S, Range 27E. It is located within the Mt. Dora JPA and the Mt. Dora Utility Notification Area. Input from that jurisdiction will be requested during the course of rezoning and site plan review.

**Item:** OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)

**Remarks:** 1. Copies all appropriate state, regional, and jurisdictional permits (SJRWMD, FDOT, DEP, FFWCC, etc.) shall be required in conjunction with development plan review and approval.

**Item:** SETBACKS PROPOSED

**Remarks:** 1. The building setback distances from the property lines must be shown on the site plan. Stormwater ponds must be setback in accordance with SJRWMD & PW standards. All uses on the property must comply to current setbacks standards ie., 50-ft. front setback in accordance to Ch. 3 and Ch. 9, where applicable.

**Item:** PARKING PROPOSED

**Remarks:** 1. Current parking standards require 1 parking space per .3 church seats. This rate generates a parking need for 90 spaces. While the concept plan proposes 119 parking spaces, it's uncertain whether this amount is adequate because the size of classrooms, offices, and multi-purpose gym is not specified. Multi-purpose gym could be considered a community assembly use where the parking generation rate is 1 space per 100 square feet. Please provide the square footage size of all the uses. In addition specify the use of the classrooms as, religious instruction, day-care, K-12, etc.

**Item:** WATER/SEWER PROVISIONS

**Remarks:** 1. The property is within the Mt. Dora Utility Notification Area. An updated concept plan specifying the water and sewer service provider will be required at rezoning. Mt. Dora will have to complete a utility notification form to specify the availability and capacity of water and sewer at the time.

**Item:** WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)

**Remarks:** The project is within the Mt. Dora JPA. That jurisdiction will provide input on the rezoning request.

**Item:** CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

**Remarks:** 1. The proposed size of the multi-purpose gym, classrooms, offices, and sanctuary areas should be provided with the concept plan at rezoning.

2. Be advised that the use of the property for religious purposes shall be considered an institutional use within the Suburban future land use. The following development standards shall apply; the maximum floor area ratio (FAR) is 1.0, the maximum impervious surface area (ISR) is .80, the minimum open space (OS) is .20, the maximum building height is 50-feet.

**Review Status:** NEED MORE INFO

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

**Required Items**

**Item:** WATER SUPPLY

**Remarks:** need to provide utility availability letter from Mt. Dora. There are no utilities identified on the conceptual plan. Well and septic must be shown. Any neighboring wells or septics within 100' of property line must also be shown to verify setbacks. ec 2/9/10

**Item:** WASTEWATER DISPOSAL

**Remarks:** No septic system is shown on the site plan. Need Mt. Dora utility notification and sewer availability. Any neighboring wells and septics within 100' of property line must be shown on site plan. ec 2/9/10

## **Informational Comments**

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

**Remarks:** cannot verify for sure until utility notification is recieved. ec 2/9/10

**Item:** WATER LINES

**Remarks:** need to show potable water lines on site plan. ec 2/9/10

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

**Remarks:** cannot verify until utility notification is recieved. ec 2/9/10

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

**Remarks:** need to show these features within 100' of property lines.

**Review Status:** NEED MORE INFO

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

### **Informational Comments**

**Item:** LANDSCAPE PLAN

**Remarks:** 02/05/10 1st Review Grant Wenrick

1) The future landscape plan, to be submitted at the site plan stage, shall be signed and sealed by a licensed landscape architect.

2) The landscape comments and buffering are based on the assumed requirement to be rezoned to CFD - Community Facility District. Please see the Planner's comments for more information regarding rezoning. Based on CFD rezoning, Landscape Buffer Type A is required around all sides of the perimeter of the site. Two width options are available for the buffer, twenty (20) or fifteen (15) feet.

3) Internal landscaping will be required for parking areas. The new parking standards calls for landscape islands every ten (10) spaces with a 300 square foot landscape island and one canopy tree and screening shrubs on each island. Fifty (50%) percent of the internal trees within parking areas shall be Live Oak Trees. For parking lots that exceed 80 spaces, an additional 300 SF landscape island shall be provided with a canopy tree for every 20 spaces over and above the first 80 spaces. Parking over and above the required amount shall be pervious. Canopy trees shall be planted an average of every fifty (50) feet around the perimeter of parking areas. Other existing or required trees that are within thirty (30) feet of the parking areas may be credited to meet the perimeter parking tree requirement.

4) Retention Pond Landscaping - An average of three (3) canopy trees are required for every 150 linear feet of retention pond bank. Qualifying trees within forty (40) feet from top of pond bank would qualify to meet this requirement.

5) Other Landscape Requirements.

i. Cypress Mulch shall be prohibited. (LDR Section 9.01.03 (C) (1))

ii. Turf areas and irrigation. If permanent irrigation is utilized, then turf areas shall be on a separate zone than shrub areas. (LDR Section 9.01.03 (C) (2)). Irrigation is not required and temporary irrigation is encouraged for water conservation.

iii. Tree Quality. Required trees shall be a minimum of Florida No. 1. (LDR Section 9.01.04 (A) Trees utilized shall be trees as listed that grow in zone 9A and 9B. (Lake County, FL)

a. Canopy Tree Size. As defined by the Florida-Friendly Plant List 2006 as a tree having a mature height of thirty-one feet or greater. Minimum installed size for canopy trees is 2-1/2" Caliper X 8' height X 4' spread 30-Gallon container or equivalent ball & burlap. Ornamental trees are the same specification but allowed to be 2" caliper rather than 2-1/2" caliper.

iv. Native Plants. A minimum of fifty (50) percent of the required trees and shrubs shall be native. The Florida-Friendly Plant List 2006 has a listing of the native plants. (LDR Section 9.01.04 (A) (3))

v. Diversity. When ten (10) or more trees are required no more than one-third (1/3) of the trees planted shall be from the same genus (for example oak). Live Oaks required for internal parking areas are exempt from this requirement.

vi. Minimum number of Canopy Trees - All pervious landscape areas shall have an average minimum of ten (10) canopy trees per acre; excluding permanent water bodies, wetlands and wet retention ponds. All other landscape requirements such as buffering and parking trees, existing qualifying trees and tree mitigation replacements may be used to meet this requirement. (LDR Section 9.01.05 (C) (4))

vii. Limit to type of turf. Turf that has less than an excellent drought tolerant rating, such as St. Augustine sod, shall be limited to a maximum of sixty (60%) of the pervious landscape area. Bahia Grass is not limited by this requirement.

**Item:** TREE REMOVAL APPLICATION

**Remarks:** 2/05/10 1st Review Grant Wenrick

It does not appear any qualified trees are proposed for removal. Up to three "protected" trees or thirty (30") caliper inches may be removed without a permit.

**Review Status:** APPROVED CONDITIONAL

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

**Required Items**

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

**Remarks:** 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.

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.

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 FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

**Remarks:** Fire Department Access shall be provided in accordance with the Florida Fire Prevention Code, 2007 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.

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

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)

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

**Remarks:** 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.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

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

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

**Remarks:** NFPA 101 Section 3.3.136.1 Accessible Means of Egress. A means of egress that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

FBC Chapter 11 Means of Egress

EGRESS, MEANS OF. A continuous and unobstructed way of exit travel from any point in a building or facility to a public way. A means of egress comprises vertical and horizontal travel and may include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards. An accessible means of egress is one that complies with this code and does not include stairs, steps, or escalators. Areas of rescue assistance or evacuation elevators may be included as part of accessible means of egress.

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

**Remarks:** 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.

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.

**Item:** ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

**Remarks:** add note on plan

#### **Informational Comments**

**Item:** JPA AREA

**Remarks:** mount dora

**Item:** MISCELLANEOUS FIRE REQUIREMENTS

**Remarks:** once new information received; additional comments maybe forthcoming.

**Review Status:** NEED MORE INFO

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

##### **Informational Comments**

**Item:** TRANSPORTATION

**Remarks:** The access driveway off of Wolfbranch Rd will need to be moved further to west to meet access management.

**Item:** STORMWATER

**Remarks:** The proposed project will need to have compensating storage for fill within the flood plain.

**Item:** RIGHT-OF-WAY

**Remarks:** Additional right-of-way will be required through the site plan process.

**Item:** FLOODPLAIN

**Remarks:** The proposed site contains Flood Zone AE - base flood elevation determined. This flood zone may require additional information with future development plans.

**Review Status:** APPROVED W/COMM

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

**Informational Comments**

**Item:** ENVIRONMENTAL ASSESSMENT

**Remarks:** 1. An Environmental Survey/Assessment will be required with the submittal of the site plan application.

**Item:** WETLANDS

**Remarks:** 1. It appears there are wetlands located on the subject parcel.

2. Wetland impacts will need to be permitted through the St Johns River Water Management District (SJRWMD)

3. A copy of the SJRWMD permit will be required prior to site plan approval.

4. Appropriate mitigation for wetland impacts will be required.

**Item:** PROTECTED SPECIES

**Remarks:** 1. The property appears to be suitable gopher tortoise habitat.

2. A gopher tortoise survey may be required.

3. Any impacts to gopher tortoises will require a permit from the Florida Fish and Wildlife Conservation Commission (FFWCC).

4. Any required FFWCC permits will be required prior to site plan approval.

**Review Status:** APPROVED W/COMM

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

**Review Status:** NOT REQD

**ENVIRONMENTAL UTILITIES - GARY DEBO (352) 343-3776**

**Informational Comments**

1. Information regarding the solid waste generated (ton/year) by the activity will have to be provided prior to or in conjunction with rezoning application. This information is necessary to understand the impact on existing solid waste capacities.

**Review Status:** NEED MORE INFO

**CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING**

**Informational Comments**

1. Shall be required to submit a concurrency review prior to the issuance of any site plan approval or building permit.

**Review Status:** APPROVED WITH COMMENT

**WATER QUALITY SERVICES - WALTER WOOD (352) 343-377**

**Review Status:** APPROVED