



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

3/12/2008

Dan Hayes, P.E.  
WICKS CONSULTING SERVICES, INC  
225 WEST MAIN STREET  
TAVARES, FL 32778-

**Re: Project No. 2005070004, Application No. 1105**

**Description: WHITNEY BAPTIST CHURCH**

Dear Mr. Hayes:

Your **site plan** application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a 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 by six (6) inches 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 DRS staff for review.**

The Development Review Staff will then review revised plans and responses 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  
Division of Planning and Community Design  
(352) 343-9739

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](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**

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

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

**Remarks:** Level 2 Plan Review - Steve Greene 2/26/08

Per LDR 14.07.04 (A)(5)(e), delineation of proposed parking spaces, other vehicular areas, access drives, and aisles. Dimension the access points of the driveway connections to the public ROW, in addition to the drive isles within the parking area. As the plan does not show the existing parking spaces, its uncertain whether the number of spaces indicated are adequate. Specify the number of parking spaces that can be accomodated by the grass overflow parking area. Additionally, bicycle parking is required at 3.6 spaces.

Per LDR 14.09.01 (B)(2)(i)(5), existing zoning district of the parcel and future land use map designation as appearing in the Comprehensive Plan. The property must be rezoned as CFD to be consistent with the LDR 3.01.03.

Revise the cover sheet of the plan to specify the current future land use in the site data table.

Per LDR 14.09.01 (B)(2)(j)(1), the approximate location and intensity or density of the proposed site. Specify the proposed FAR in the site data table.

A landscape plan meeting the requirements of LDR 9.01.04 and 9.01.06 is required.

Per LDR 14.07.04 (A)(1)(e), please show open space as required.

Per LDR 14.07.04 (A)(3)(c), show the location of all exterior lighting.

Per LDR 14.07.04 (A)(3)(d), show the location and specifications of any proposed garbage dumpsters.

Per LDR 14.07.04 (A)(8)(g), existing stormwater management features (ditches, roadways, ponds, ect.) are to be shown a minimum of one thousand (1,000) feet downstream of the proposed development unless the ultimate outfall system is a lesser distance.

Per LDR 14.07.04 (A)(8)(h), show stormwater management features, including locations of swales, stormwater ponds, and general location of proposed stormwater works.

Per LDR 14.07.04 (A)(8)(m), provide preliminary stormwater calculations justifying the location and area of retention ponds, approved by a professional engineer, as determined to be necessary.

Clarify the notation, "A" w/CUP 888-2 for church, within the site data table to read as follows: "Agriculture (A) w/CUP approval granted by Ordinance #888-2, for church activity".

**Review Status:** REJECT

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

**Rejection Comments**

**Item:** INTERNAL TRAFFIC CIRCULATION, PARKING DESIGN

**Remarks:** March 4, 2008 SL

Please show the parking layout for the grass parking. The drive aisles and parking spaces will need to be shown.

**Item:** TYPICAL PAVEMENT SECTION(S) AND PAVEMENT DRAINAGE

**Remarks:** March 4, 2008

Please provide pavement details for the proposed asphalt shown on the plans.

**Item:** ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

**Remarks:** March 4, 2008 SL

St. Johns Permit Determination maybe required for this project. Please provide a certified engineers letter of analysis and determination of the stormwater drainage system for permit requirement.

9.06.03 Permit Requirements

D. For the purpose of this section, the following activities any alter or disrupt Stormwater runoff patterns and Shall, therefore, unless exempt in accordance with Section 9.06.04, require a Permit prior to the initiation of any project.

6. Increasing by five hundred (500) square feet or greater the impervious area of any Parcel of Land

**Item:** DRAINAGE CALCULATIONS; STORM EVENTS

**Remarks:** March 4, 2008 SL

Provide stormwater calcs for the additional impervious area proposed on the site plan.

**Item:** RETENTION POND DESIGN/GRADING

**Remarks:** March 4, 2008 SL

Provide stormwater drainage for the proposed addition shown on the site plan. Show the drainage system on the plans (swales, ponds, ditches)

**Item:** EROSION CONTROL PLANS SHALL BE INCLUDED IN THE SITE PLANS SUBMITTAL

**Remarks:** March 4, 2008 SL

Please provide the appropriate erosion control for this site plan along with all the notes and details.

**Item:** SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

**Remarks:** March 4, 2008 SL

Provide the appropriate sidewalk details for the proposed sidewalks on the site plan.

**Item:** CONCURRENCY (TRANSPORTATION & STORMWATER)

**Remarks:** March 4, 2008 SL

This project will require stormwater drainage system. Please refer to stormwater, pond design, and Permit comments.

**Informational Comments**

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

**Remarks:** A Dolan was requested (#05-79) on Whitney Rd (#4603) 10/19/05, returned requiring 33 feet from centerline. A deed was prepared, R/W donated (ORB 3097/181). R/W has no further concerns, plans accurately reflect 33 feet R/W dedication.

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

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

**Rejection Comments**

**Item:** WATER SUPPLY

**Remarks:** 02/29/2008 - Provide documentation from the controlling utility stating whether central water or sewer are available. The existing well will require an operating permit if one is not already in place. -MJB-

**Informational Comments**

**Item:** WASTEWATER DISPOSAL

**Remarks:** 02/29/2008 - An existing system evaluation/permit will be required; the proposed septic system will be sized to serve the entire structure or will require engineer design (if the existing tanks are to remain, they will need to be pumped-out and certified as structurally sound). -MJB-

**Item:** COMMERCIAL

**Remarks:** 02/29/2008 - Document whether a kitchen will be added or is existing; an annual IM-operating permit for the OSTDS will be required if kitchen waste is generated. -MJB-

**Item:** WATER LINES

**Remarks:** 02/29/2008 - Ensure all water lines are shown on the scaled site plan. -MJB-

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

**Remarks:** 02/29/2008 - Final unobstructed area requirements to be determined via the DOH permitting process. -MJB-

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

**Remarks:** 02/29/2008 - Ensure all surrounding wells and septic systems within 100-ft of the property lines (200-ft if public wells) are shown on the site plan. -MJB-

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** COMPLETE

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

**Rejection Comments**

**Item:** LANDSCAPE PLAN

**Remarks:** 03/05/08 1st Review Grant Wenrick

Per LDR 9.01.02 Paragraph B - Owner shall comply with requirements of this section when there is a 25% increase in the parking or structure size. Based on the future rezoning to "CFD" of the property per Chief Planner Steve Greene, please install a landscape buffer "A" around the entire (north, south, east and west) perimeter of the property. Landscape buffer shall have three (3) canopy trees and a single row of screening shrubs for every one-hundred lineal feet of buffer. Two optional ornamental may be utilized for every one-hundred linear feet of buffer. The minimum size of trees is 2" to 2-1/2" caliper x 8' height x 4' spread. The minimum size of screening shrubs shall be 3-gallon or 30" height and spacing shall be per the recommended shrub list in Chapter 9.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**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: NOT REQD**