



May 4, 2012

James P. Senatore, Architect  
1317 Sumter Street  
Leesburg, FL 34748

Re: Pre-submittal Application - Grand Highway Baptist Church (Alternate Key #1110955)  
(Project No. 2009070002, Application Request No. 2040)

Dear Mr. Senatore:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed church use on property located on Johns Lake Road, in Clermont area. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

A meeting with the DRS is not required, however if you would like to schedule a meeting to discuss these comments please contact staff.

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

### **Planning & Community Design Division**

1. Since Lake County does not have an approved site plan on record, we understand this application proposes eventual site plan approval for a church use within a 2,887 sq. ft. building (attached garage to be used as a fellowship hall). This property is located within the Clermont Joint Planning Area.

Please note that the use of the property is limited by Ordinance #2009-49 and does not include residential use or parsonage. Unless the ordinance is amended, via a rezoning application, the site plan shall not reflect any residential use.

2. Please add the following information to the site data of the required site plan:
  - a. Future Land Use Category: Urban Low
  - b. Zoning: Community Facility District (CFD) by Ordinance #2009-49

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management  
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767  
Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)

3. The following requirements apply to this property and calculations shall be included on the site plan:
  - a. Impervious Surface Ratio (ISR): 0.60 maximum
  - b. Floor Area Ratio (FAR): 0.35 maximum
  - c. Open Space: 25%
  - d. Maximum building height: 50 feet
  - e. Parking Space Requirements: 1 parking space per 3 church-seats.
  - f. Bicycle parking is required at a ratio of .10 per motor vehicle parking spaces per Section 9.03.07 LDR. Please show location on the site plan.

4. Setbacks:

Southern property line (Johns Lake Road) building setback: A minimum setback of 50 feet from the right-of-way is required by LDR Table 3.02.05.

West easement building setbacks: A minimum setback of 50 feet from the eastern side of the west easement is required by LDR Table 3.02.05, unless the easement is vacated.

5. Landscape Plan:

- a. A landscape plan prepared by a landscape architect is required with the site plan application. Please show any existing and/or proposed trees on the landscape plan. Existing mature trees and shrubs may be used to meet the requirements below.
- b. A Landscape Buffer Type A is required along Johns Lake Road. Landscape requirements with three options available are listed below:

Width Options	Landscape Requirements (per 100 linear feet)
20 Feet	<ul style="list-style-type: none"> <li>• Two (2) canopy trees</li> <li>• One (1) ornamental trees</li> <li>• One single row of shrubs</li> </ul>
15 Feet	<ul style="list-style-type: none"> <li>• Three (3) canopy trees</li> <li>• Two (2) ornamental trees</li> <li>• One single row of shrubs</li> </ul>
10 Feet	<ul style="list-style-type: none"> <li>• Two (2) canopy trees</li> <li>• One (1) ornamental trees</li> <li>• One single row of shrubs</li> </ul>

- c. North and east landscape buffers: No landscape buffer is required by LDR Section 9.01.06(B), Table 1, between CFD and adjacent Zoning Districts A and AR.
- d. Parking: Please show landscape islands with a minimum pervious area of 300 square feet and a minimum width of 12 feet for single row parking per LDR Section 9.01.07(A.1). Landscape islands shall be provided at each end of a single row parking bay and shall contain one (1) canopy tree and a maximum two-foot high screening shrubs the entire length of the landscape island. A single row parking bay shall not contain more than ten (10) contiguous parking spaces.
- e. Building Perimeter Landscape: A minimum of three (3) feet wide landscape area, around a minimum of 40 percent of the building perimeter, and located within 25 feet of the building walls shall be provided per LDR Section 9.01.07(B). One (1) canopy tree or three (3) ornamental trees and 28 shrubs required per 100 linear feet.

- f. A tree removal permit is required for trees being removed (unless exempted by LDR Section 9.02.04).

\*Note: Landscape review based on Amended Landscape Ordinance pending to be officially effective.

6. Environmental:

- a. An environmental assessment, conducted within the last six months, will be required with the site plan application.
- b. The property is located along the Lake Wales Ridge, contains sandy soils, and it at an elevation above 78 feet over sea level. These factors make it necessary to conduct a sand skink survey. Please contact Erin Gawera with the US Fish & Wildlife Service (FWS) at 904-731-3121 for more information.
- c. The property also appears to support gopher tortoises. Please submit a gopher tortoise survey and/or a permit issued by the Florida Fish and Wildlife Conservation Commission (FFWCC) with the development application, (352) 732-1225/Fax (772) 778-7272 for more information.

**Public Works Department**

1. Lake County Driveway Permit will be required for the revised driveway and must be submitted with the site plan application.
2. A construction detail is necessary for the proposed stabilized driveway/parking alleys to determine pervious/impervious classification. According to St. Johns River Water Management District semi-impervious areas subject to traffic are being counted toward the maximum 9,000 SF exemption.
3. Additional right-of-way dedication may be required. This will be assessed during the site plan submittal.

**Florida Department of Health**

1. In accordance with Chapter 64E-8, Florida Administrative Code, existing well change of use for 25 or less daily users will need operational permitting, water sampling clearance, inspection, and approval through Lake County Health Department.
2. Usage greater than 25 persons per day will need clearance and approval through the Department of Environmental Protection Central District Orlando Office Drinking Water Section at phone # 407-897-4100.
3. Pursuant to Chapter 64E-6, Florida Administrative Code, change of use and building additions to existing onsite sewage treatment and disposal system (septic system) will require modification permitting, evaluation, inspection, and approval through Lake County Health Department.

**Building Division (Fire)**

The following information will be required with the site plan application:

Review - If you have questions please contact Robin Gutting (Fire Plan Examiner) @ 352-343-9653 \* 5427 or rgutting@lakecountyfl.gov

Without full disclosure of the below information, the church maybe looking at Fire Sprinklers being required and the SFR (Single Family Residence) being a new occupancy classification of Group R (Florida Building Code) will also require Fire Sprinklers and possibly a 2 hour separation wall between the SFR quarters and the Fellowship Hall.

Provide Fire Protection During Construction:  
Florida Fire Prevention Code [FFPC] mandates:

Per FFPC 1 Chapter 16 Section 16.4.3.1.1\* A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

Per FFPC 1 Chapter 16 Section 16.4.3.1.2 there shall be no delay in the installation of fire protection equipment.

Per FFPC 1 Chapter 16 Section 16.4.3.1.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

Provide Needed Fire Flow Calculations for The Building(S):

A. Needed Fire Flow Calculations [ If Public Utility or Private Utility is Available]:

Per FFPC 1 Chapter 18 Section 18.3 an approved water supply capable of supplying the required fire flow for fire protection shall be provided.

Provide needed fire flow calculations as set forth by the Florida Fire Prevention Code [FFPC 1 Chapter 18].

After the needed fire flow requirements have been determined using FFPC 1 Chapter 18 Section 18.4 Table 18.4.5.1.2; use FFPC 1 Annex I Table I.3 to determine the number of hydrants required and the distribution of the hydrants along fire apparatus access roads and adjacent public streets.

Fire Hydrants shall be connected to underground fire mains having at least an eight inch minimum size.

If additional information or guidance is needed, feel free to contact me or Gene Brewer.

B. Minimum Water Supplies [No Utility Available]:

Fire protection water supply is required; in areas where public water is not available; an Aboveground Fire Protection Water Storage Tank designed and sized per the National Fire Protection Association; NFPA 1142 may be acceptable to meet this requirement [Calculations will be required].

If additional information or guidance is needed, feel free to contact me or Gene Brewer.

Provide Fire Department Access Per Florida Fire Prevention Code:  
Florida Fire Prevention Code [FFPC] Mandates:

Per FFPC 1 Chapter 18 Section 18.2.2.1; Fire Department Access Roads/Fire Lanes shall be provided for every facility, building, or portion of building.

Per FFPC Chapter 18 Section 18.2.2.2 Access to Building; a fire department access road shall extend to within 50 ft (15 m) of a single exterior door providing access to the interior of the building.

Per FFPC Chapter 18 Section 18.2.2.3.1; 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 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

Per FFPC 1 Chapter 18 Section 18.2.2.5.1.1; Fire Department Access Roads/Fire Lanes shall be not less than 20-ft (6 m) of unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft 6 in. (4.1 m) of vertical clearance.

Per FFPC Chapter 18 Section 18.2.2.5.2 Surface; Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all-weather driving capabilities.

Per FFPC 1 Chapter 18 Section 18.2.2.5.4; An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150-ft (46 m) in length.

The turnaround shall have a minimum centerline radius of 50-ft (15 m). Note: T-turn and Y-turn turn around arrangements complying with criteria set forth by Exhibit 18.4 of the Uniform Fire Code Handbook (NFPA 1)

Note On Plan Any Requirements For A Knox Key Lock Box; A Knox Padlock; Or A Knox Access Control System:

Per Florida Fire Prevention Code [FFPC] 1, 18.2.2; The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. (Applies to projects located within the unincorporated areas of Lake County). An application for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

A. Light Frame Truss Symbol:

If this is light-frame truss-type construction (repetitive wood or light gauge steel framing members) the placement of an identifying symbol [Maltese Cross] per Florida Administrative Code FAC 69A-3.012 shall be placed according to the requirements of FAC 69A-3.012 (size, color, height and placement)

**B. Dumpsters:**

Dumpsters and containers with an individual capacity of 1.5 yd<sup>3</sup> [40.5 ft<sup>3</sup> (1.15 m<sup>3</sup>)] or more shall not be stored in.

**Building Construction Type:**

Note: Correct classification of a building by its type of construction is essential. Many code requirements applicable to the building such as allowable height and area are dependent on its type of construction. Designate the building area.

**Concurrency Management - Development Processing**

The proposed 1,000 sq. ft. addition for use as a church/fellowship hall shall be subject to Transportation Impact Fees in the amount of \$1,322 (based on \$1,322 per 1,000 sq. ft.); and Fire Impact Fees in the amount of \$247 (at \$247 per 1,000 sq. ft.).

Currently, Transportation Impact Fees are suspended until March 1, 2013. Should a building permit be obtained after the suspension date, then the transportation impact fees shall be assessed.

**City of Clermont**

The City of Clermont comments will be forthcoming under separate cover letter.

**Potential Development Review Fees**

The site plan application fees will be approximately \$3,631, when submitted. A breakdown of the fee estimates are specified below:

- Planning and Community Design - \$ 1,250
- Landscape Review and Inspection - (\$200 + \$150) \$350
- Tree Removal Permit (if applicable) - \$200
- Development Processing/Capacity Encumbrance Review - \$140.00
- Public Works - (\$925 + \$310) \$1,235
- Fire - \$181
- Florida Department of Health - \$175
- Zoning Clearance - \$100

Please contact us prior to site plan submittal to confirm the necessary application fees.

After the site plan is approved, a change of use/building permits are required. The building permit application and site plan application may be submitted concurrently.

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) 343-9641 ext. 5587  
e-mail: [misaac@lakecountyfl.gov](mailto:misaac@lakecountyfl.gov)

cc: File