



April 29, 2011

Lee Chapman
Site Concepts, Inc.
P. O. Box 510057
Melbourne Beach, FL 32951

Re: Liberty Baptist Church (Presubmittal)
(Project No. 2011040009, Application Request No. 1808)

Dear Mr. Chapman:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed camouflaged monopole communication tower. 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 us.

Please be advised that our review of your pre-submittal application is a cursory review before filing 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 (LDR), nor does it constitute an approval of your proposal.

INFORMATIONAL COMMENTS

The following comments are included to inform you of Code requirements, fees, or processes that will be required when you move forward with the Rezoning and Site Plan Application process.

Planning & Community Design Division

1. The applicant is proposing a camouflaged monopole communication tower on existing church facilities with possible installation of fuel tanks for a power generator. The proposed lease area is 4,800 sq.ft (80'x60'). The property is approximately 5 acres.
2. The Future Land Use Category (FLUC) is Suburban and the zoning district is Community Facility District (CFD) by Ordinance #42-88. Camouflaged communication tower is a permitted use under the CFD Zoning District. However, the CFD Ordinance #42-88 will need to be amended to include the proposed use.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
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District 2

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District 3

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District 4

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District 5

3. Tower Height and Setbacks:

- a. The tower height is limited to 140 feet by LDR Section 15.02.04(J) per Clermont Joint Planning Area (JPA) regulations.
- b. The minimum setback requirement is 100 feet from any single family or duplex residential unit per LDR Section 3.13.07(B).
- c. The tower shall be centered within the boundaries of the property recognized as the parent parcel and maintain a minimum setback of 100 feet from the property line. The conceptual plan shows the proposed tower not centered, which is inconsistent with LDR Section 3.13.07(B). Therefore, if the setback requirement cannot be met, a waiver from the Board of County Commissioners (BCC) through the CFD Ordinance amendment will be required or; a variance from the Board of Adjustments (BOA) shall be obtained before proceeding with the amendment of the CFD Ordinance. A variance application is attached to this letter.
- d. A minimum of 25 feet setback is required for the equipment compound area by LDR Section 3.13.07(A).
- e. The tower must be designed so that in the event it falls, it shall collapse only within the property lines of the lot on which is located as required by LDR Section 3.13.03(A). Since the distance to the adjacent property line is less than the maximum allowed height for the proposed tower, the engineer shall demonstrate compliance with the above requirement.

4. Conceptual Plan of Proposed Development:

A conceptual plan for the proposed facilities is required with the rezoning application.

5. Landscape Plan:

- a. Camouflaged Wireless Communications structures designed to blend in with the existing built or natural environment are exempt from the requirements of fencing and landscaping per (LDR Section 3.13.03).

6. Tree Removal Permit:

If any tree will be removed, a tree removal permit is required, unless exempted by LDR Section 9.02.04.

7. Potential Review Fees:

A site plan application is required after approval of the rezoning. A zoning clearance and building permits will also be required for the proposed structures. Please see the attached Rezoning Application Fee Checklist for the list of potential fees.

8. Environmental:

An Environmental Assessment will not be required with a site plan application.

Building Division (Fire)

1. Generator (and its fuel type) will require separate building permits at the time you applying for your tower building permit.
2. A key lock box is required if the compound is gated, you can contact Lake County Fire Rescue at 352-343-9458 for details.

Concurrency Management - Development Processing

Any construction of building shall be subject to Fire Impact Fee, which is calculated under Land Use Code 170 at a rate of \$76 per 1,000 sq. ft.

Transportation Impact Fees are \$1,684 per 1,000 sq. ft. Any buildings constructed on site will be subject to these fees. However, Transportation Impact Fees have been suspended until March 1, 2012.

City of Clermont

Please see the City of Clermont's comments on the attached email dated May 2, 2011. Please contact the City of Clermont prior to submitting any development application.

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
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cc: David Herring, Site Concepts, Inc., dave@siteconcepts.net
File

Attachments: Variance Application, Rezoning Fee Checklist, City of Clermont's comments email