



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

May 26, 2010

Todd Herold, Pastor
First Baptist Church of Okahumpka
PO Box 117
Okahumpka, FL 34762

Re: First Baptist Church of Okahumpka
3,200 s.f. Addition, Classrooms for Sunday School
(Project No. 2010050005, Application Request No. 1631)

Dear Mr. Herold:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a 3,200 square feet addition to accommodate classrooms for religious education. Please find attached our review comments for your reference. Please use this information in the preparation of your formal development application.

A meeting to discuss the comments with the DRS has not been scheduled at this time. Please contact me if you would like to schedule a DRS meeting to discuss your proposal. The meetings are conducted on Thursdays at 9:00 am 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 do not hesitate to contact me at 352-343-9739.

Sincerely,

Melving Isaac, P.E.
Case Manager

Enclosure(s): as stated

cc: File

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

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Planning & Community Design Division – Melving Isaac (352)343-9739 Ext. 5587
Informational Comments

1. Proposed Development Description (Redevelopment or New Development):

This is a Presubmittal for the addition of 3,200 s.f. Classrooms for the Sunday School to the existing 8,988 s.f. Fellowship Hall/Sanctuary.

2. Property Acreage/Size:

Property is approximately 6.39 acres.

3. Proposed Development Consistent With Current Future Land Use & Zoning

Property is currently zoned CFD (Ordinance 1996-83) which is allowed in the Urban Expansion FLUC as per Land Development Regulations (LDR) Table 3.00.03.

Recommended at site plan review to specify the existing and proposed Impervious Surface Ratio (ISR), Floor Area Ratio (FAR) and Open Space consistent with Comprehensive Plan and LDR. In addition, please include the phasing in accordance to page #2 of the attached Community Facility District (CFD) Ordinance #1996-83. Please refer to the LDR Table 3.02.06, CFD Zoning District for maximum ISR, FAR and building height.

4. Setbacks Proposed:

Please note that the location of the Classrooms for Sunday School will need to comply with the minimum setbacks and/or landscape buffer requirements from property lines per Land Development Regulations (LDR).

See Ordinance 1996-83 page #2, Section 1.B, "the applicant shall maintain a setback of 50 feet for any principle structures from front, side and rear property lines".

5. Parking Proposed:

At site plan review, revise the amount of provided parking spaces to reflect the elimination parking spaces due to the location of the Classrooms for Sunday School. Any increase in the # of seats will also increase the minimum require parking spaces.

6. Water/Sewer Provisions

Application indicates there is an existing septic tank and that no well will be added since water is provided by the City of Leesburg.

7. Conceptual Plan of Proposed Development:

The applicant is proposing Classrooms for Sunday School as per proposed site plan and class room layout.

Review Status: Approved with Comments

Public Works Department - Ross Pluta (352)483-9041/Seth Lynch (352)483-9052
Informational Comments

1. Transportation:

A Traffic Study or Traffic Exemption Letter will be required for site plan approval. Please contact Lake County Public Works Engineering (352-483-9040) for further information on performing a traffic evaluation of the addition to the site when preceding a site plan.

2. Stormwater:

A St Johns River Water Management Permit Modification and Stormwater Drainage Calculations will be required for site plan approval.

3. Right-Of-Way (R/W):

Additional R/W for CR 33 may be required to meet CFD Ordinance and/or current road classification requirements.

Review Status: Approved with Comments

Health Department - Elias Christ (352)253-6130 Ext. 5822
Informational Comments

1. Wastewater Disposal:

Existing septic system will need to be reevaluated to verify that the system is still functioning correctly. Depending on the use, the system may need to be upgraded.

2. Unobstructed Area For Septic & Well:

Appears to be enough, however cannot determine for sure until we evaluate the site. The usage will determine any change for the system.

3. Surrounding Features (Well, Etc.):

Show any neighboring wells or septic systems within 100' of property lines.

Review Status: Approved with Comments

Environmental - Jennifer Cotch (352)343-9739 Ext. 5419

Review Status: Approved

Landscape - Grant Wenrick (352)343-9739 Ext. 5832
Informational Comments

1. Landscape Plan:

Since the proposed expansion is less than fifty (50%) percent of the existing building only the new improvement would need to be buffered which appears to already exist along the eastern and southern property lines. Any increase to the parking area may require some minor interior landscaping such as additional landscape islands. Parking spaces above what is required shall be of a pervious material.

2. Tree Removal Application:

Does not appear that any protected trees three-inch (3") caliper or larger will be removed. There is an allowance to remove up to three (3) trees or thirty (30) caliper inches without a Tree Removal Permit.

Review Status: Approved with Comments

Environmental Utilities - Gary Debo/ Wanda Andino (352)253-1652 Ext. 1652

Informational Comments

At the time of Site Plan Review, provide the total estimated amount of solid waste that will be generated from the development/project at the time the development/project is completely built out.

Solid Waste Generation = _____ Tons per Year.

Review Status: Approved Conditional

Public Works Transportation - Sharon E. Lewis (352)483-9050

Review Status: Approved

Fire - Gutting (352)343-9653 Ext. 5427

Informational Comments

1. Provide Needed Fire Flow Calculations for The Building(s) per Land Development Regulations (LDR) Chapter 9.08 On The Plans:

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 (FFPC). 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.

2. Provide Fire Department Access per Florida Fire Prevention Code 2007:

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)

3. Add Fire Protections Systems Notes for Point of Service, Tamper Switches, and Signage:
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

4. Provide Accessible Route/Path of Travel to a Public Way from All Required Exits (Sidewalks):
National Fire Protection Association (NFPA) 101

3.3.136* Means of Egress. A continuous and unobstructed way of travel from any point in a building or structure to a public way consisting of three separate and distinct parts: (1) the exit access, (2) the exit, and (3) the exit discharge. (A.3.3.136 Means of Egress. A means of egress comprises the vertical and horizontal travel and includes intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, elevators, enclosures, lobbies, escalators, horizontal exits, courts, and yards).

5. Location of Fire Hydrants and/or Fire Protection Water Storage Tanks (Chapter 9 of LDR and NFPA 1142):

Necessary to provide fire protection water supply per the required fire flow.

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

100% of the required fire flow shall be provided within 500 feet of the most remote portion of the building.

Fire hydrants shall be a maximum of 500 feet from the furthest point of any structure, as the fire department would lay hose.

A fire hydrant shall be located within 100 feet of the Fire Department Connection serving an automatic sprinkler system and/or standpipe system. Said hydrant shall be located on the same side of the roadway as the FDC. Said hydrant shall be located a minimum of 40 feet from the building.

6. Miscellaneous Fire Requirements:

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 69A-3.012 shall be placed according to the requirements of 69A-3.012 (size, color, height and placement)

NFPA 1 Chapter 19 Section 19.2.1.4 Rubbish within Dumpsters:

Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

19.2.1.4.1 Areas containing dumpsters or containers shall be protected by an approved automatic sprinkler system and enclosed with a fire resistance rating of 1 hour.

19.2.1.4.2 Structures of Types I and II fire-resistive construction used for dumpster or container storage shall be located not less than 10 ft (3 m) from openings and other buildings.

7. Comments:

Provide the distances between new and existing buildings. Are they being connected by a walkway?

Review Status: Approved with Comments

CONCURRENCY MANAGEMENT/DEVELOPMENT PROCESSING

Informational Comments

Item: CAPACITY AND ENCUMBRANCE

Remarks: Must submit an application for capacity and encumbrance at the time of application for site plan approval.

Review Status: Approved with Comments

REC 23 100
NOV TF 3 50

O.R. BOOK 1475 PAGE 1391

SECRETARY OF STATE

NOV 1 10 12 AM '96

FILED

O.R. BOOK 1476 PAGE 1525

96 73502

ORDINANCE NO. #1996 - 83
Tracking No. #60-96-CFD
PH#37-96-2
First Baptist Church of Okahumpka

~~96 72441~~

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAP, AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the Lake County Planning and Zoning Commission did, on the 2nd day of October, 1996, review petition #37-96-2, to approve a request for rezoning C-2 (Community Commercial) and R-6 (Urban Residential) to CFD (Community Facility District) zoning district on property generally located in the Okahumpka area - From the intersection of SR 48 & SR 33; NE on SR 33 approximately 3/10 mile to property lying E of road. (Sec. 15, Twp. 20S Rge. 24E) (5.86 +/- acres)

LEGAL DESCRIPTION (EXHIBIT 'A' ATTACHED)

AND, after giving Notice of Hearing on petition for rezoning approval, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 22nd day of October, 1996 and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised, and

This document is being rerecorded due to omission of "Filed" and "Effective" date on signature page.

(9/96 c:\word5\files\Okahumpka.wpd)
R: Board Support - MF.

RECORDED
RECORD VERIFIED
LAKE COUNTY, FL
NOV 8 3 57 PM '96
CLERK CIRCUIT COURT
RECORDED
RECORD VERIFIED
LAKE COUNTY, FL
NOV 5 3 28 PM '96
CLERK CIRCUIT COURT

Ordinance #1996 - 83
(Tracking No. #60-96-CFD) (PH#37-96-2) (First Baptist Church of Okahumpka)

1 **WHEREAS**, upon review, certain terms and conditions pertaining to the
2 development of the above described property have been duly approved, and

3 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of
4 Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be
5 altered and amended as they pertain to the above tract of land subject to the following
6 terms and conditions:

7 1. Terms: This Ordinance shall mean and include the following land uses:

8 A. Land Uses: Use of the site shall be limited to the following uses:

9 Phase I: Multi-use facility for use of a church and school; 18
10 classrooms; gymnasium/auditorium; kitchen and cafeteria;
11 several modular buildings for offices and classrooms.

12 Phase II: 20,000 square feet of Worship facility; Main auditorium;
13 additional classrooms and offices;

14 Phase III: Softball field; basketball courts and running track.

15 Normal accessory uses related thereto may be approved by the County
16 Manager or designee. Any other use of the site shall require approval of an
17 amendment by the Board of County Commissioners.

18 B. Setbacks: The applicant shall maintain a setback of fifty (50) feet for any
19 principle structures from front, side and rear property lines.

20 C. Parking: The applicant shall provided parking in accordance with the
21 requirements of the Lake County Land Development Regulations, as
22 amended.

23 D. Transportation Improvements:

24 1. Pursuant to Section 9.04.03 of the Lake County Land Development
25 Regulations, as amended, the applicant should dedicate additional

Ordinance #1996 - 83
(Tracking No. #60-96-CFD) (PH#37-96-2) (First Baptist Church of Okahumpka)

1 right-of-way to provide 50 feet from the centerline of CR-33. The
2 applicant should contact the Right-of-Way office for details.

3 2. Pursuant to Section 9.05 of the Lake County Land Development
4 Regulations, the applicant shall comply with the Access Management
5 Ordinance.

6 E. Concurrency Management Review: Prior to requesting approval, the
7 applicant must undergo Lake County Concurrency Management review or
8 sign an affidavit of deferral deferring concurrency management review.

9 F. Development Review and Approval: Prior to the issuance of any permits, the
10 applicant shall be required to submit formal site plans for review and
11 approval by the County Manager or designee. The site plans shall meet all
12 submittal requirements and comply with all County codes and ordinances.

13 G. Future Development Orders

14 Any requested development order must comply with the Lake County Land
15 Development Regulations, as amended, and Lake County Comprehensive
16 Plan, as amended.

17 H. Future Amendments to Statutes, Code, Plan and/or Regulations:

18 The specific references in this Ordinance to the Florida Statutes, Florida
19 Administrative Code, Lake County Comprehensive Plan, and Lake County
20 Land Development Regulations, include any future amendments to the
21 Statutes, Code, Plan, and/or Regulations.

22 2. Conditions as altered and amended which pertain to the above tract of land shall
23 mean:

24 A. After establishment of the facilities as provided herein, the aforementioned
25 property shall only be used for the purposes named in this ordinance. Any
26 other proposed use must be specifically authorized by the Planning and
27 Zoning Commission and the Board of County Commissioners.

28 B. No person, firm or corporation shall erect, construct, enlarge, alter, repair,
29 remove, improve, move, convert, or demolish any building structure, or alter
30 the land in any manner within the boundaries of the above described land

Ordinance #1996 - 83
(Tracking No. #60-96-CFD) (PH#37-96-2) (First Baptist Church of Okahumpka)

1 without first submitting the necessary plans in accordance with Chapter XIV
2 of the Lake County Land Development Regulations, as amended, and
3 obtaining approval from the County Manager or designee upon obtaining the
4 permits required from the other appropriate governmental agencies.

5 C. This amendment shall inure to the benefit of, and shall constitute a covenant
6 running with the land and the terms, conditions, and provisions hereof, and
7 shall be binding upon the present owner and any successor, and shall be
8 subject to each and every condition herein set out.

9 D. Construction and operation of the proposed use shall at all times comply with
10 the regulations of this and other governmental agencies.

11 E. The transfer of ownership or lease of any or all of the property described in
12 this Ordinance shall include in the transfer or lease agreement, a provision
13 that the purchaser or lessee is made good and aware of the conditions
14 pertaining to this Ordinance, and agrees to be bound by these conditions.
15 The purchaser or lessee may request a change from the existing plans and
16 conditions by following procedures contained in Chapter XIV of the Lake
17 County Land Development Regulations (LDRs), as amended.

Ordinance #1996 - 83
(Tracking No. #60-96-CFD) (PH#37-96-2) (First Baptist Church of Okahumpka)

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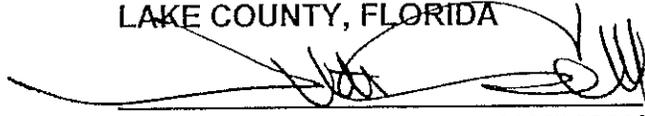
Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 22nd day of October, 1996.

FILED with the Secretary of State November 1, 19 96.

EFFECTIVE November 1, 1996.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA



WELTON G. CADWELL, CHAIRMAN

ATTEST:



JAMES C. WATKINS, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:



Sanford Minkoff, County Attorney

PUBLIC HEARING NO: PH#37-96-2 (First Baptist Church of Okahumpka Inc.)

LEGAL DESCRIPTION: From the SE cor of the NE 1/4 of Sec. 15, Twp. 20S, Rge. 24E, Lake County, Florida, run S 89 deg. 48' 50" W along the S line of NE 1/4, 15.0 feet; thence N 00 deg. 05' 40" E parallel with the E line of said NE 1/4, 912.38 ft.; thence S 89 deg. 30' 40" W, 594.76 ft., to the POB of this description; from said POB, run N 00 deg. 29' 20" W, 300.0 ft.; thence N 83 deg. 51' 45" W, 587.75 ft. to the SE'ly r/w line of SR 33; thence S 44 deg. 39' 00" W along said r/w 435.03 ft.; thence S 72 deg. 17' 22" E, 193.47 ft. to a point on the W line line of the E 1/2 of the NE 1/4 of said Sec. 15; thence N 89 deg. 30' 40" E, 708.56 ft. to the POB.