



August 21, 2009

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

**Re:** Howey-in-the-Hills Community Church  
Rezone from "A" to "CFD"  
(Project No. 2009080001 Application Request No. 1484)

Dear Mr. Senatore:

This letter is to notify you that the Development Review Staff has reviewed the resubmitted documents and determined the rezoning application to be sufficient (approved with comments – please see attached).

Your application is tentatively scheduled for a public hearing before the Zoning Board for consideration on October 7, 2009 at 9 a.m., located at 315 West Main Street, Tavares, Florida in the Administrative Building. The Zoning Board will consider the application based on the standards set forth in the Land Development Regulations and Comprehensive Plan. The Zoning Board may recommend approval, approval with conditions, or denial to the Board of County Commissioners (BCC).

The BCC will consider your application at a public hearing on October 27, 2009 at 9 a.m., at the location stated above. The BCC shall consider the recommendation made by the Zoning Board, the staff report, and consistency with the Land Development Regulations and Comprehensive Plan.

A copy of the staff report will be available five (5) working days prior to the hearing. The Development Review agenda and staff comments for all projects are available for viewing on the website at [www.lakecountyfl.gov](http://www.lakecountyfl.gov) under Board Agendas/Minutes.

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) 343-9739 ext. 5587  
e-mail: [misaac@lakecountyfl.gov](mailto:misaac@lakecountyfl.gov)

cc: Howey-in-the-Hills Community Church ,Inc. ([davehof@juno.com](mailto:davehof@juno.com))  
Richard A. Campanale, P.E., Civil Design & Permitting, Inc. ([richard\\_campanale@yahoo.com](mailto:richard_campanale@yahoo.com))  
File

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 511, TAVARES, FL 32778 • P 352.343.9739 • F 352.343.9595  
*Board of County Commissioners • [www.lakecountyfl.gov](http://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**

**Review Status:** APPROVED

**PUBLIC WORKS DEPARTMENT - ROSS PLUTA (352)483-9041/SETH LYNCH (352)483-9052**

**Informational Comments**

**Item:** TRANSPORTATION

**Remarks:** 8/11/09 SNL

Offsite road maybe required as determined by FDOT when proceeding with development plans.

**Review Status:** APPROVED W/COMM

**FIRE - GUTTING/SIKES (352)343-9653 EXT. 5427/5407**

**Informational Comments**

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

**Remarks:** Will be required during site plan review.

**Item:** PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

**Remarks:** Will be required during site plan review.

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

**Remarks:** Will be required during site plan review.

Fire Sprinklers maybe required depending on occupant load.

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

**Remarks:** Will be required during site plan review.

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

**Remarks:** Will be required during site plan review.

**Item:** LOCATION AND SIZE OF FUEL STORAGE TANKS

**Remarks:** Will be required during site plan review (If any such as LP tanks, etc., for generators).

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

**Remarks:** If fire sprinkler system or gates. Will be required during site plan review.

**Item:** MISCELLANEOUS FIRE REQUIREMENTS

**Remarks:** Will be required during site plan review.

**Review Status:** APPROVED W/COMM

**HEALTH DEPARTMENT - ELIAS CHRIST (352)253-6130**

**Informational Comments**

**Item:** WATER SUPPLY

**Remarks:** Proposed well for site. This water system will be regulated by either DOH or DEP depending on total flows. Will require an operating permit and an operator. Testing and fees will apply.

**Item:** WASTEWATER DISPOSAL

**Remarks:** Proposed septic system on site will be permitted and inspected by DOH. Sizing will be based on seating. ec 8/20/09

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

**Remarks:** Appears to be adequate space, but will not be able to determine lot flow until numbers of seats is determined. ec 8/20/09

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

**Remarks:** Appears to be adequate space, however will not be able to determine for sure until permit applied for. 8/20/09 ec

**Item:** SURROUNDING FEATURES (WELL, ETC.)

**Remarks:** Show any and all neighboring wells and septic within 100' of property lines. ec 8/20/09

**Review Status:** APPROVED W/COMM

**ENVIRONMENTAL - JENNIFER COTCH (352)343-9739 EXT. 5419**

**Informational Comments**

**Item:** PROTECTED SPECIES

**Remarks:** There may be gopher tortoises on site. More than one abandoned gopher tortoise burrow was located during a site inspection conducted by county staff. A gopher tortoise survey must be submitted during site plan review.

**Item:** NATURAL UPLAND COMMUNITIES

**Remarks:** The property was previously used to grow citrus. The citrus grove has been removed and scattered trees remain on the property. The property is not a natural upland community.

**Item:** WETLANDS

**Remarks:** There are no wetlands on the property. Adjacent properties do contain wetlands. It appears as though the adjacent wetlands are more than 50 feet away from the property boundaries and therefore should not be a factor when reviewing for wetland setbacks on this property.

**Review Status:** APPROVED W/COMM

**CONCURRENCY MANAGEMENT - DEVELOPMENT PROCESSING (352)343-9855**

**Review Status:** NOT REQD

**TRANSPORTATION CONCURRENCY - SHARON E. LEWIS (352)483-9050**

**Informational Comments**

**Item:** TRANSPORTATION CONCURRENCY

**Remarks:** 08/06/09 SL:

The standard LOS for the impacted roadway of SR 19 is "C" with a capacity of 810. This segment of roadway is currently operating at twenty three percent (23%) of its capacity. This project will be generating 39 pm peak hour trips which will have an impact on SR19, segment from Central Ave to CR 455.

Currently there is no CIP improvements scheduled for this roadway segment.

Comment:

Due to the number of trips generated by the Howey-in-the Hills Community Church project a traffic study will be required per the Lake-Sumter MPO Traffic Impact Study Guidelines, prior to Site Plan approval.

Recommended Condition in Ordinance:

For the rezoning application for the Howey- in - the Hills Community Church project, we recommend approval.

**Item:** COMMENTS

**Remarks:** 08/06/09 SL:

See Transportation Concurrency for comments.

**Review Status:** APPROVED W/COMM

**LANDSCAPE - GRANT WENRICK (352)343-9739 EXT. 5832**

**Informational Comments**

**Item:** LANDSCAPE PLAN

**Remarks:** 08/19/09

1) Informational - During the future site plan submittal phase, a landscape plan shall be submitted that meets the requirements of the landscape code, as amended. Generally, the landscape plan will be signed and sealed by a landscape architect and depict perimeter buffering, internal landscaping at parking lots and any other landscape required by code. Florida-Friendly landscape should be utilized.

2) Informational - The applicant is advised that pending updates are proposed to the landscape code that could affect the requirements in the landscape plan.

**Item:** TREE REMOVAL APPLICATION

**Remarks:** 8/19/09

1) Informational - During the future site plan submittal phase, the applicant is advised that a Tree Removal Permit would be required if any trees classified as protected are removed.

**Review Status:** APPROVED W/COMM

**DEFERRAL OF CONCURRENCY DETERMINATION - DEVELOPMENT PROCESSING (352)343-9855**

**Review Status:** APPROVED

**PUBLIC WORKS TRANSPORTATION**

**Informational Comments**

**Item:** TRANSPORTATION CONCURRENCY

**Remarks:** 08/06/09 SL:

SEE TRANSPORTATION CONCURRENCY FOR INFORMATION

**Item:** COMMENTS

**Remarks:** 08/06/09 SL:

SEE TRANSPORTATION CONCURRENCY FOR INFORMATION

**Review Status:** APPROVED W/COMM