



September 26, 2011

Anwar Latib
Islamic Center of Clermont, Inc.
Clermont, Florida 34711

RE: Islamic Community Center
Project No. 2011080010, Application No.1910

Dear Mr. Latib:

The Development Review Staff (DRS) have reviewed your pre-submittal application for the Islamic Community Center. We have attached our review comments for your reference. Please feel free to 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 nor is one required. However, we encourage you to contact our office to schedule a DRS meeting to discuss your proposal if you have any questions.

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.

Informational Comments

Planning & Community Design Division

1. Applicant is proposing a religious community center with residential housing.
2. The property is located in the Rural Future Land Use Category (FLU) with Agriculture (A) zoning. The property is approximately 4.7 acres excluding right of way.
3. The property is located in the Clermont Area, north of Lost Lake Road and west of Hancock Road.
4. Civic Uses such as Community Centers are a permitted within the Rural Future Land Use Category.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
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However, the property would need to be rezoned from Agriculture to Community Facility District (CFD). The rezoning process would consider whether the proposed uses meet all the criteria to be granted the rezoning. This would be determined through the public hearing process. The proposed residential housing would not be consistent with the Rural Future Land Use Category that allows a maximum of one dwelling unit per five acres and the impervious area appears to exceed 30%.

Site plan approval would be required if a rezoning was approved. .

5. The concept plan provided indicates a 2-story community center. Please be aware that the maximum height requirement in CFD Zoning is 50-ft and the maximum height allowed in A is 40-ft.

In addition, CFD zoning requires that all buildings have a setback of at least 50-ft from all roads and rights-of-way

6. The amount of required parking cannot be determined from the information provided. Additional information would be required to provide this information. One parking space is required for each three (3) chairs or pew seats (or their equivalent) in houses of worship.
7. All state and federal permits will be required prior to site plan approval. For this site and project proposed, this would likely require St. Johns River Water Management District (SJRWMD) for stormwater and US Fish and Wildlife Service (USFWS) for sand skink impacts. Please see the comments below for contacts for these agencies.
8. The site currently has water provided by the City of Clermont and would need to provide septic tanks for any facilities.
9. The project is located within the Clermont Joint Planning Area (JPA) and the Clermont Utility Area. The following comments are from the City of Clermont.
 - a. The residential component does not meet the County or the City codes. Community, apartment, or multi-family housing is not permitted in the Agriculture (A) zoning district with a Rural Land Use. Multi-family of this nature would not be permitted in the City's least intense zoning or land use designation if annexed.
 - b. The concept plan does not appear to meet the impervious surface area maximum of 30%.
 - c. More than 10 parking spaces in a row require a 300 square foot landscape island.
 - d. Please describe in more detail the sports and recreation component of the proposed project.
 - e. A Utility Service Agreement will be required. A site review to City standards is part of that review.

Additional questions regarding to comments provided by Clermont can be addressed to Jim Hitt, Planning & Zoning Director (352)241-7305 or jhitt@clermontfl.org

Environmental comments

If a rezoning is approved to allow the proposed use, the following will be required with a site plan application prior to approval:

1. An Environmental Assessment (EA) no older than 6 months.

The EA must identify all wetlands, natural upland communities, and all threatened and endangered species utilizing the site.

2. Due to the elevation, location, and soils on the property, it is highly recommended that a sand skink survey, conducted to the protocols set forth by the US Fish and Wildlife Service, be done prior to the submittal of a development application. Please contact Dana Hartley with the USFWS for more information at 772-469-4236 or dana_hartley@fws.gov

A copy of all surveys and permits from state and federal agencies must be received by Lake County Growth Management.

Landscape comments

If a rezoning is approved to allow the proposed use, the following will be required with a site plan application prior to approval:

1. A landscape plan signed and sealed by a registered landscape architect.

If the property is rezoned to CFD, a Type-A landscape buffer will be required between CFD and A zoning districts.

Type-A landscape buffer requires one of the two options:

20 feet wide buffer:

- Three (3) canopy trees;
- Two (2) ornamental trees;
- Two (2) foot high hedge; and
- 15% of landscape groundcover other than turf.

15 feet wide buffer:

- Four (4) canopy trees;
- Three (3) ornamental trees;
- Two (2) foot high hedge; and
- 20% of landscape groundcover other than turf.

Please note that you may request a reduction in the amount of landscaping required as part of your rezoning application. Any request must include the reasons for the requested reduction and how the reduced landscaping will meet the intent.

2. If any trees are going to be removed, a tree removal permit will be required.

Lake County Health Department

1. Water Supply

A utility availability letter for public water service connections will be required from the City of Clermont. Any well construction for irrigation, monitoring, drinking or geothermal use will need to be permitted and inspected through the SJRWMD. Onsite community public well operation will need to comply with the Department of Environmental Protection (DEP) requisites. Please contact Jose DePedro with the DEP at 407-897-4100 for more information.

2. Wastewater Disposal

A utility non-availability letter for connection to public sewer will be required from the City of Clermont. If not available, plans with onsite sewage treatment and disposal systems (OSTDS) area will need to be

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identified on any future site plan application for installation of septic system (OSTDS). In accordance with Chapter 64E-6, FAC, OSTDS will need permitting and inspection approval by the Lake County office of the Florida Health Department.

3. When submitting a site plan, please identify all wells or public water service and include the identification of all wells, water lines, and setback distances to all parts of septic system, septic system area and unobstructed area for installation in accordance with Chapter 64E-6, Florida Administrative Code.

Building Division-Fire Section

1. The following will be required (if applicable) on any future site plan submitted if a rezoning is approved for the proposed use:

- a. Fire flow calculations for the building(s) per Chapter 9 of the Land Development Regulation (LDR). Fire flows in the proposed development type must provide a minimum of seven hundred fifty (750) gallons per minute at twenty (20) pounds per square inch (psi) residual pressure.
- b. Placement of fire protections systems notes for point of service, tamper switches, and signage
- c. Provide an accessible route/path of travel to a public way from all required exits (ie. sidewalks leading back to public way).
- d. Provide the location of fire hydrants and/or fire protection water storage tanks (Chapter 9 of LDR's and NFPA 1142).
- e. The site plan should have a note on the plan for a Knox box, lock or access system per NFPA1 Section 10.12.

2. Light Frame Truss Construction:

If light-frame truss-type construction (repetitive wood or light gauge steel framing members) is used, 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)

3. Dumpsters:

Dumpsters and containers with an individual capacity of 1.5 yd³ or more shall not be stored in buildings or placed within 10 feet of combustible walls, openings, or combustible roof eave lines.

4. Additional requirements may apply, please provide what the community residential housing will be used for. (i.e. housing for the students in training, training seminars, rental units etc..)

Public Works Department

Transportation

1. Lost Lake Road will be required to be paved to County standards from Hancock Road to the site entrance.

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2. The provided survey for the parcel of land shows Lost Lake Road to be outside of the easement. This may cause problems with access to the future development. Please verify Lost Lake Road location with future development application.
3. The proposed site appears that it will impact the existing road Hancock Road segment to warrant turn lanes on Hancock Road at the Lost Lake Road intersection.
4. This project will possibly generate thirty three (33) peak hour trips for the Community Residential and seven (7) peak hour trips for the Community Center. Twenty six (26) of these trips are generated in the Pm Peak Hour Peak Direction trips increasing the volume to capacity (v/c) ratio to one hundred and four percent (104%).
5. A Traffic Impact study will be required prior to rezoning; and Transportation Mitigation will be required prior to or in conjunction with Site Plan Approval.

Stormwater

1. The site will require permitting of the stormwater management through St Johns River Water Management District, SJRWMD. The contact information for SJRWMD is:

Maitland Service Center
601 South Lake Destiny Road, Suite 200
Maitland, FL 32751
(407) 659-4800 or (877) 228-1658
Main FAX (407) 659-4805

SJRWMD website is <http://www.floridaswater.com/permitting/index.html>

Right-of-Way

The site fronts Lost Lake Road, a non-County maintained road. Lost Lake Road has 15 feet R/W per Plat Book 9, Page 65 of the Postal Colony Plat. Additional right-of-way or ingress/egress easement maybe required for access for the proposed uses within the presubmittal application.

Concurrency Management/Development Processing

Impact Fees

1. Impact Fees are based on the land use of the proposed site and calculated by the building square feet of 12,500 square feet. Fire Impact Fee in the amount of \$3,087.50 (\$247 per 1000 sq ft) and Transportation Impact fees in the amount of \$16,525.00 (\$1,322 per 1000 sq ft).
2. Impact Fees for the proposed Community Residential Housing cannot be verified at this time, additional information is needed.
3. School Impact Fees are currently suspended until April 1, 2012 and Transportation Impact Fees are suspended until March 1, 2012. Should a building permit be issued prior to March 1, 2012, these fees will not be applied.

NOTE: The fees as quoted are preliminary only and are subject to change upon review of a site plan for approval.

Potential Review Fees

Rezoning fees will be approximately \$2561.00 when submitted. A breakdown of the site plan fee estimates

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are specified below:

Planning and Community Design - \$1000.00

Development Processing - Capacity Encumbrance Review - \$1055.00

Fire - \$181.00

Florida DOH - \$325.00

Please contact Planning and Community Design prior to submitting the rezoning application to confirm the necessary fees.

Site plan fees will be approximately \$4395.00 when submitted. A breakdown of the site plan fee estimates are specified below:

Planning and Community Design - \$ 1650.00

Development Processing - Capacity Encumbrance Review - \$1055.00

Public Works - \$1235.00

Fire - \$181.00

Florida DOH - \$175.00

Zoning-\$100.00

Please contact Planning and Community Design prior to submitting the site plan application to confirm the necessary fees.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,



Jennifer M. Cotch, Environmental Specialist
Division of Planning and Community Design
(352) 343-9739 ext. 5419
Email: jcotch@lakecountyfl.gov

cc: File