SUMTER COUNTY BOARD OF COMMISSIONERS

EXECUTIVE SUMMARY

SUBJECT: Approve The Villages – Fairway Christian Church, Phase II Preliminary Plans reviewed at the July 11, 2011, Development Review Committee (DRC) Meeting (Staff recommends approval).

REQUESTED ACTION: **Approve Preliminary Plans reviewed at the July 11, 2011, DRC meeting**

☐ Work Session (Report Only) **DATE OF MEETING:** **August 9, 2011**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: **Planning**

BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:
The Development Review Committee is compiled of staff from several county agencies and consulting engineers. The Committee meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plans were reviewed and found to be in compliance with the Land Development Code with only minor changes required.

The Villages - Fairways Christian Church, Ph II – Sanctuary Building – Major Development - Preliminary Approval
Property Owner: The Villages of Lake-Sumter, Inc. – Property Developer: Fairway Christian Church Inc. - Property Location: C – 466, East of Morse Blvd on north side of road/The Villages - Total Acreage of Project: 8.25 acres MOL - Project Proposal: Construct 21,099 sq ft sanctuary building for an existing church.

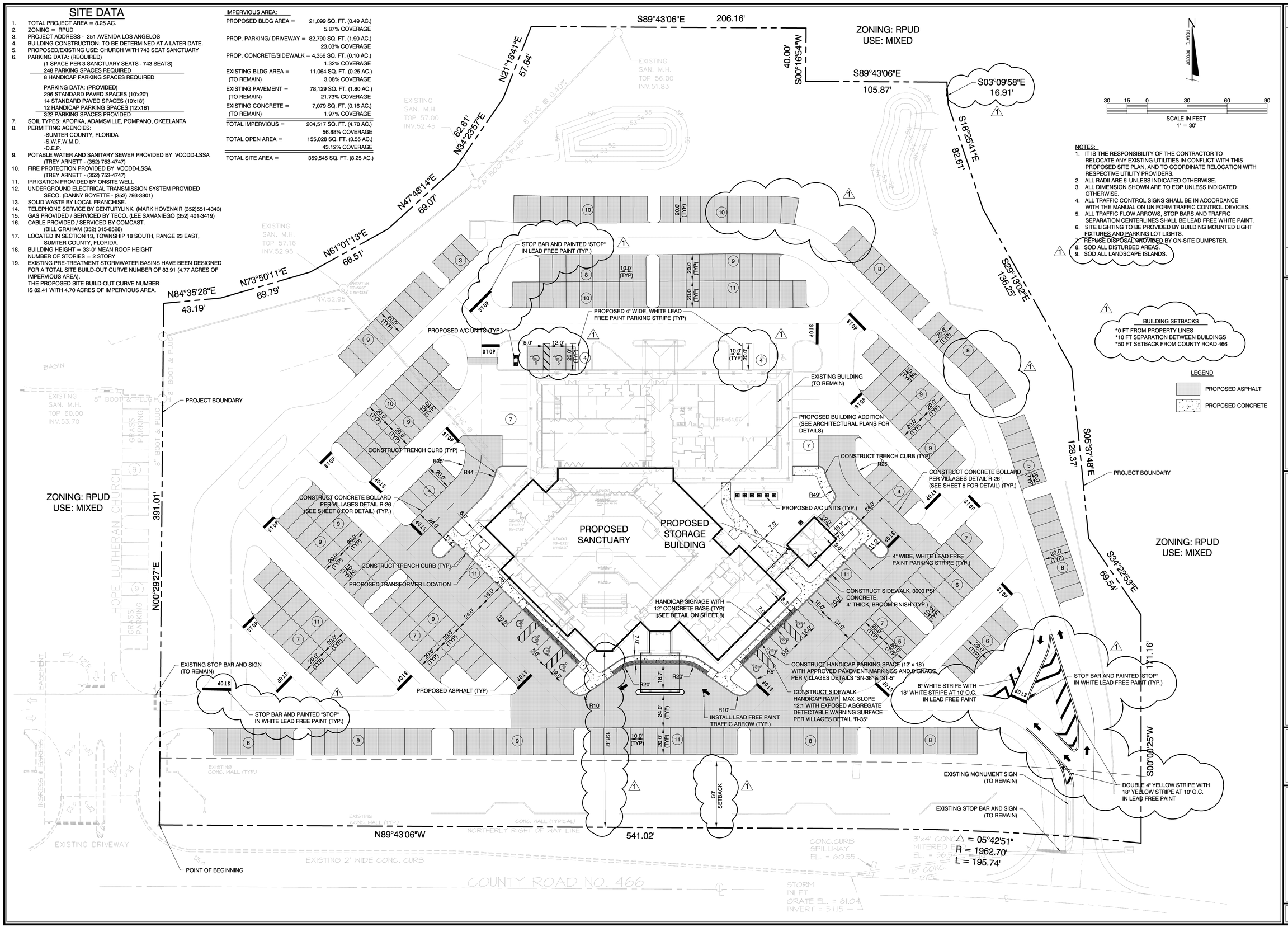
SITE DATA

1. TOTAL PROJECT AREA = 8.25 AC.
2. ZONING = RPUD
3. PROJECT ADDRESS - 251 AVENIDA LOS ANGELOS
4. BUILDING CONSTRUCTION: TO BE DETERMINED AT A LATER DATE.
5. PROPOSED/EXISTING USE: CHURCH WITH 743 SEAT SANCTUARY
6. PARKING DATA: (REQUIRED)
   (1 SPACE PER 3 SANCTUARY SEATS - 743 SEATS)
   248 PARKING SPACES REQUIRED
   8 HANDICAP PARKING SPACES REQUIRED

   PARKING DATA: (PROVIDED)
   296 STANDARD PAVED SPACES (10'x20')
   14 STANDARD PAVED SPACES (10'x18')
   12 HANDICAP PARKING SPACES (12'x18')
   322 PARKING SPACES PROVIDED
7. SOIL TYPES: APOPKA, ADAMSVILLE, POMPANO, OKEELANTA
8. PERMITTING AGENCIES:
   -SUMTER COUNTY, FLORIDA
   -S.W.F.W.M.D.
   -D.E.P.
9. POTABLE WATER AND SANITARY SEWER PROVIDED BY VCCDD-LSSA (TREY ARNETT - (352) 753-4747)
10. FIRE PROTECTION PROVIDED BY VCCDD-LSSA (TREY ARNETT - (352) 753-4747)
11. IRRIGATION PROVIDED BY ONSITE WELL
12. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED SECO. (DANNY BOYETTE - (352) 793-3801)
13. SOLID WASTE BY LOCAL FRANCHISE.
14. TELEPHONE SERVICE BY CENTURYLINK. (MARK HOVENAIR (352)551-4343)
15. GAS PROVIDED / SERVICED BY TECO. (LEE SAMANIEGO (352) 401-3419)
16. CABLE PROVIDED / SERVICED BY COMCAST. (BILL GRAHAM (352) 315-8528)
17. LOCATED IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
18. BUILDING HEIGHT = 33'-0" MEAN ROOF HEIGHT
    NUMBER OF STORIES = 2 STORY
19. EXISTING PRE-TREATMENT STORMWATER BASINS HAVE BEEN DESIGNED FOR A TOTAL SITE BUILD-OUT CURVE NUMBER OF 83.91 (4.77 ACRES OF IMPERVIOUS AREA).
    THE PROPOSED SITE BUILD-OUT CURVE NUMBER IS 82.41 WITH 4.70 ACRES OF IMPERVIOUS AREA.

IMPERVIOUS AREA:

PROPOSED BLDG AREA =	21,099 SQ. FT. (0.49 AC.) 5.87% COVERAGE
PROP. PARKING/ DRIVEWAY =	82,790 SQ. FT. (1.90 AC.) 23.03% COVERAGE
PROP. CONCRETE/SIDEWALK =	4,356 SQ. FT. (0.10 AC.) 1.32% COVERAGE
EXISTING BLDG AREA = (TO REMAIN)	11,064 SQ. FT. (0.25 AC.) 3.08% COVERAGE
EXISTING PAVEMENT = (TO REMAIN)	78,129 SQ. FT. (1.80 AC.) 21.73% COVERAGE
EXISTING CONCRETE = (TO REMAIN)	7,079 SQ. FT. (0.16 AC.) 1.97% COVERAGE
TOTAL IMPERVIOUS =	204,517 SQ. FT. (4.70 AC.) 56.88% COVERAGE
TOTAL OPEN AREA =	155,028 SQ. FT. (3.55 AC.) 43.12% COVERAGE
TOTAL SITE AREA =	359,545 SQ. FT. (8.25 AC.)



NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
2. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
3. ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD FREE WHITE PAINT.
6. SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES AND PARKING LOT LIGHTS.
7. REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
8. SOD ALL DISTURBED AREAS.
9. SOD ALL LANDSCAPE ISLANDS.

BUILDING SETBACKS
*0 FT FROM PROPERTY LINES
*10 FT SEPARATION BETWEEN BUILDINGS
*50 FT SETBACK FROM COUNTY ROAD 466

LEGEND
PROPOSED ASPHALT
PROPOSED CONCRETE

DATE	REVISIONS	BY
07-12-11	1 REVISED PER COUNTY COMMENTS	BLK

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS ▲ SURVEYORS ▲ PLANNERS
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road O Wildwood, Florida 34785 O (352) 748-3126

EXPANSION PLANS FOR FAIRWAY CHRISTIAN CHURCH
THE VILLAGES, FLORIDA
SITE PLAN

DATE	5/10/11
DRAWN BY	BLK
CHKD BY	JAH
FILE NAME	SITE
JOB NO.	921141.2221

SHT. 05 OF 8