

HERNANDO COUNTY DEVELOPMENT SERVICES

CODE COMPLIANCE REVIEW AGENDA

**Meeting Date: December 16, 2010**

Meeting Location: Hernando County Engineering Dept. Meeting Room

Address: 1525 E. Jefferson St. Brooksville, FL 34601

Meeting begins: 9:00 a.m.

- 1) Lighthouse Baptist Church  
Project # 1251887  
Location: Sunshine Grove Rd  
Public Contact Person: Tim Johnson (813) 918-3355

Conceptual Review

**COMMENTS DUE: DECEMBER 14, 2010**

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT BECKY CROSBY, HERNANDO COUNTY DEVELOPMENT DEPARTMENT, 789 PROVIDENCE BOULEVARD, BROOKSVILLE, FLORIDA 34601, (352) 754-4050. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.**

# Board of County Commissioners

Hernando County, Florida

Visit Us on the Internet: [www.co.hernando.fl.us](http://www.co.hernando.fl.us)



Development Services:	352-754-4050	Spring Hill Fire:	352-754-5825
Engineering:	352-754-4062	H. C. Utilities:	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning:	352-754-4057
City of Brooksville Utilities:	352-540-3810	Health Department:	352-540-6800

**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/14/2010

**Reviewed By:** STOKES TERRI

**Department:** BUILDING DEPARTMENT

**Phone #:** (352) 754-4050 Ext: 29107

**Fax #:** (352) 754-4151

Your application has been reviewed by the above agency for compliance with the codes and development regulations. Comments specific to this agency's review are listed below. To facilitate completion of the review and issuance of your permit, please provide a complete response to each comment as soon as possible. Please be sure to include a written response letter with your resubmittal. Additional comments or issues may arise based on the information submitted with your response. If you have any questions on the comments, or need additional information, please contact the appropriate reviewer directly.

## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/14/2010

e mail address: [tstokes@hernandocounty.us](mailto:tstokes@hernandocounty.us)

- Both buildings must meet Hernando County Commercial Design Standards as outlined in Appendix A Zoning Ordinance , Article III, Section 3, K. 1-7.  
Must meet 3 primary facade standards for each side of building(s) which either face a street or have a primary entrance. Must meet 2 roof treatment standards to include a variation in the roof line on all primary facade sides of both buildings.
- If there will be any exterior building and /or site lighting, a site lighting plan is required. This plan should include a lumen schedule and identify all fixtures as semi or full cutoff types.
- All buildings, decks, signs, irrigation, fences, etc., will require separate permits.
- Impact fees for church building are \$756.00 and for church/office building are \$403.21. These fees are payable at time of building permit issuance or may be deferred until prior to certificate of occupancy issuance.

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## Hernando County

### Development Services

789 Providence Boulevard  
Brooksville, Florida 34601

Visit Us on the Internet:  
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Department 352-754-4050

Fax: 352-754-4416 Permitting - Brooksville  
Fax: 352-688-5056 Permitting - Spring Hill  
Fax: 352-754-4159 Licensing and Administration

**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/02/2010

**Reviewed By:** DULIN DENNIS

**Department:** BUILDING DEPARTMENT

**Phone #:** (352) 754-4050 Ext: 29106

**Fax #:** (352) 754-4416

Your permit application has been reviewed for compliance with adopted codes and regulations and the deficiencies listed below were found. The application review is delayed until the deficiencies are addressed. The information below must be provided to continue the review process. Additional deficiencies may follow based on the resubmittal. All faxed items must be legible for acceptance. Please do not fax site plans/surveys for dwellings.

#### Comments:

Application Submitted on: 12/01/2010

Reported on: 12/02/2010

COMMENTS: by: Dennis J. Dulin, P.E.;Sr. Plans  
Examiner;email:DennisJD@co.Hernando.fl.us

Note that Conceptual Reviews usually only address Site issues; but this submittal included building drawings, so, some building comments are listed:

- 1.Show all entry and exit doors on Site plan C-3.
- 2.Show sanitary waste lines from both buildings to the septic tank.
- 3.Please clarify the condition at the north end of the 42'x60' building: the sidewalk appears to conflict with the trailer towing apparatus and the air conditioning units.
- 4.Provide complete site-specific design drawings for all decks, ramps and stairs.
- 5.The entry/exit doors are different on Drawings A-1 and SD-1. Please correct.
- 6.Each building requires a high-low drinking fountain.
- 7.Note that all Electrical work in an Assembly Occupancy (.100 occupants) must meet NEC 2008 Article 518.

End.

LighthouseBaptistChurchConcept#2.1251887ccr121610Fax \_\_\_\_\_ Email  X

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**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/15/2010

**Reviewed By:** RIECSS CARLENE

**Department:** ENGINEERING

**Phone #:** (352) 754-4062 Ext: 17030

**Fax #:** (352) 754-4423

Your application has been reviewed by the above agency for compliance with the codes and development regulations. Comments specific to this agency's review are listed below. To facilitate completion of the review and issuance of your permit, please provide a complete response to each comment as soon as possible. Please be sure to include a written response letter with your resubmittal. Additional comments or issues may arise based on the information submitted with your response. If you have any questions on the comments, or need additional information, please contact the appropriate reviewer directly.

## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/15/2010

1. Update all sheets with current details from the 2008 Hernando County Facility Design Guidelines.
2. Handicap striping is not per current Hernando County Facility Design Guidelines sheet V-09. Must be shown correctly on appropriate sheets.
3. Show sight distance at intersections or commercial driveway entrances. (HCFDG Sheet IV-24).
4. Provide plans for offsite improvements. IE Turn Lanes, etc. Include MOT Plans.
5. ROW use permit required prior to commencing any work in ROW. Submit approved construction plans and MOT plans to DPW, phone# (352) 754-4060.
6. Provide a sidewalk from building to the right of way.
7. Provide a sidewalk along the property on Sunshine Grove Road or pay into the County's sidewalk fund.
8. Note: the subject proposal generates 45 Peak Hour of the Generator trips. A Traffic Access Analysis IS NOT required at this time; however, any further development of this site will generate analysis. Refer to HCFDG sheet IV-18.
9. Show driveway profile at right of way to edge of pavement.
10. The northern driveway internal to the site is limerock which is a deviation to the rules and would require a variance.
11. Site Grading:

A) Northerly limerock driveway: provide swale to direct runoff to structure. Grading shown is directing runoff away from detemintion pond and bucks grade (northwest corner)

B) westerly paved driveway: provide additional definition to proposed grading to direct water around proposed building. Existing grades director water under building.

C) FEMA flood map extract shows wrong site (West avenue, Brooksville?). Should be 120110 0150 B (east edge of Panel).

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**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/14/2010

**Reviewed By:** WIECZOREK PAUL

**Department:** PLANNING DEPARTMENT

**Phone #:** (352) 754-4057 Ext: 28027

**Fax #:** (352) 754-4420

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## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/14/2010

An application for a Certificate of Concurrency was filed for this project on November 18, 2010. The application number is COC 10-14. In order to complete the application please submit a copy of a septic permit, permit application, or a letter from the Health Department stating that the project may be served by a septic system.

The requirements for the transportation portion of the concurrency application have recently changed. Please contact Paul Wieczorek at 754-4057 to discuss the revised requirements.

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According to the Hernando County construction Code this application becomes void if the permit is not issued within 180 days from the application date. Failure to obtain the permit in the time noted may require you to submit a new application with new supporting documentation, including building plans.

If you would like to appeal any of the deficiencies listed above, please submit a detailed letter clearly stating your position and code basis for the appeal. Be sure to include applicable code references/sections. Send your letter to: HERNANDO COUNTY DEVELOPMENT DEPARTMENT, ATTN: BUILDING OFFICIAL; 789 PROVIDENCE BLVD., BROOKSVILLE, FL 34601.

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Fax: 352-754-4416 Permitting - Brooksville  
Fax: 352-688-5056 Permitting - Spring Hill  
Fax: 352-754-4159 Licensing and Administration

**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/03/2010

**Reviewed By:** JACKIE HARTLEY

**Department:** PLANNING DEPARTMENT

**Phone #:** (352) 754-4057 Ext: 28030

**Fax #:** (352) 754-4420

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#### Comments:

Application Submitted on: 12/01/2010

Reported on: 12/03/2010

The applicant has met all the environmental requirements on this project.

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City of Brooksville Utilities: 352-540-3810      Health Department: 352-540-6800

**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/07/2010

**Reviewed By:** DAVID A PATRICK

**Department:** HERNANDO CO FIRE RESCUE

**Phone #:** (352) 540-6405

**Fax #:** (352) 799-3100

Your application has been reviewed by the above agency for compliance with the codes and development regulations. Comments specific to this agency's review are listed below. To facilitate completion of the review and issuance of your permit, please provide a complete response to each comment as soon as possible. Please be sure to include a written response letter with your resubmittal. Additional comments or issues may arise based on the information submitted with your response. If you have any questions on the comments, or need additional information, please contact the appropriate reviewer directly.

## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/07/2010

HERNANDO COUNTY FIRE RESCUE  
OFFICE OF THE FIRE MARSHAL  
352-540-6405?352-754-4919  
David Patrick, Interim Fire Marshal  
Plan Review Deficiency Statement

Date: December 7, 2010  
Permit Application #: 1251887  
PROJECT: Lighthouse Baptist Church

## COMMENTS:

Building:

1. Structures (NEW or EXISTING) built using lightweight roof trusses or floor joists shall comply with FL Administrative Code 69A-60.008 or FL Statute 633.027. Each building shall have "Lightweight Truss" signs at appropriate exits.
2. Provide occupancy load calculations on plans.
3. Locate a 2A:10BC fire extinguisher at each exit.
4. Locate emergency lighting in restrooms.
5. Provide a Life Safety Plan in plans and email a copy in pdf format to : [dpatrick@hernandocounty.us](mailto:dpatrick@hernandocounty.us).
6. Foyer shall provide a 1 Hr. rating per NFPA 101:7.1.3.1
7. Locate an exit light at door leading into foyer and at exterior door as well as a fire extinguisher as noted in comment #3.

Site:

1. Record with Clerk of Circuit Court a signed and notarized Letter of Agreement concerning the installation of a fire hydrant on site AS SOON AS the proposed 16" water line is installed in front of your facility. The

installation of the fire hydrant and all underground water lines shall be permitted, inspected, and comply with all associated regulations. Contact my office for a copy of the Letter of Agreement.

2. Provide fire department vehicle access to within 50' of the nearest fire exit.

3. Provide fire department vehicle access to within 150' of the furthest portion of the building(s)

4. Note that measurements relating to fire department access to fire hydrants, fire exits, etc., are measured CURB DISTANCE, not linear feet.

5. Project is within Hernando County Fire Rescue's jurisdiction and contact person is David Patrick.

6. Proposed limerock driveway if permitted shall be maintained year round to be free of excessive potholes and erosion.

\* It is the responsibility of the Engineer of record, Architect and/or Contractor to ensure that all Florida Fire Prevention Codes 2007 Edition, County codes and/or ordinances are met.

\* There may be deficiencies not noted or identified on the deficiency form, with that being stated, it still does not relieve the above from the responsibility of ensuring that all codes and/or regulations are met. Further deficiencies may be noted after initial review.

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**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/07/2010

**Reviewed By:** RIMBY SCOTT

**Department:** UTILITY DEPARTMENT

**Phone #:** (352) 754-4757 Ext: 35129

**Fax #:** (000) 000-0000

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## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/07/2010

Hernando County Utilities Department (HCUD) Comments #1

I. Building permit approval requirements:

A. HCUD will approve the building permit after an application for commercial sewer and/or water service is completed, the applicable fees are paid and the site plans are revised per plan review comments below:

II. Plan Review Comments:

A. Revise the Site Plan sheet #C-3 as follows:

1. Show the proposed fire hydrant assembly connected to the proposed 16-inch water line. Note the fire hydrant to be installed once the new 16-inch water line is placed into service. The 16-inch water line will be constructed during the Sunshine Grove Road widening project.

2. Add HCUD utility details #1 and #9 to the plan set for the hydrant installation.

B. Add the following notes to the Site Plan sheet #C-3:

1. Contractor to notify HCUD Inspector 48 hours prior to utility construction in the County Right-of-Way. HCUD Inspector must be present for all water and/or sewer connections.

2. Engineer/Developer/Contractor/Owner to complete and dedicate all offsite water and sewer infrastructure to Hernando County Utilities Department (HCUD). Contact HCUD to obtain the Contributed asset form.

III. Items required for HCUD Final Inspection approval (for Certificate of Occupancy):

A. Installation and inspection of a University of Southern California (USC) Certified and Underwriter Laboratories (UL) approved Reduced Pressure Zone-Backflow Prevention Assembly (RPZ-BPA) for potable, irrigation, and/or fire services,

1. Installed per current HCUD Backflow Prevention Assemblies RPZ Detail #8 & tested by a licensed plumber with test results provided to HCUD Inspector Robert Haber.

2. Contact HCUD Inspector Robert Haber at (352) 754-4158 to arrange a time for inspection. This inspection is separate from the plumbing inspection scheduled with the Development (Building) Department.

B. Submit a completed contributed asset form with itemized material cost

list for review and approval for the fire hydrant assembly, pipe, and wet tap.

C. Submit (2) sets of 24"x36" As-Built Drawings and (2) sets of AutoCAD as-built CD's. As-built data must be shown on the original site plan submitted for building permit approval.

D. Submit bacteriological and pressure tests for the fire hydrant assembly installation, as required by HCUD and FDEP.

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**Application:** 1251887 LIGHTHOUSE BAPTIST CHURCH

**Date:** 12/13/2010

**Reviewed By:** LINSBECK CHRIS

**Department:** BUILDING DEPARTMENT

**Phone #:** (352) 754-4050 Ext: 29114

**Fax #:** (352) 754-4151

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## Comments:

Application Submitted on: 12/01/2010

Reported on: 12/13/2010

Please revise for compliance with Hernando County Landscape Ordinance, Chapter 10, Article II:

1. This development requires a permanent screening from the adjacent residential properties. Please indicate how this will be achieved (ie. Fence dominated with greenery, natural vegetation meeting 80% opacity, or both).
2. Please submit an insurance bond, letter of credit, or cash bond to cover the cost of the certified cost estimate. Please email me at [clinsbeck@hernandocounty.us](mailto:clinsbeck@hernandocounty.us) for the surety forms we accept.

If you have any questions regarding these comments please feel free to contact me at your earliest convenience. Thank you.

Chris Linsbeck

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