

Lake County Department of Growth Management  
Planning and Development Services Division



**LAKE COUNTY**

FLORIDA

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Email: [mharris@lakecountyfl.gov](mailto:mharris@lakecountyfl.gov)

**PRESUBMITTAL COMMENTS**

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To: Isaiah Likens, Vice President, Wekiva Falls Resort and RV Park, LLC  
From: Mary Harris, Associate Planner  
Re: Presubmittal Comments / Wekiva Falls Resort and RV Park, LLC  
Date: May 1, 2008 DRS MEETING DATE: May 15, 2008

**TYPE OF DEVELOPMENT:**

Residential Subdivision     Multi-Family Site Plan     Commercial Site Plan     Industrial Site Plan

Other (specify): Travel Trailer Park and Campground with marina, water plant and sewage treatment plant.

JPA: N/A

Proposed Use of Property: Exterior remodeling to existing bathroom and laundry room facilities

ZONING: Agriculture

LAND USE: Wekiva River Protection Area

WILL REQUIRE REZONING:  Yes     No

The proposed use for remodeling the exterior of the existing bathrooms and laundry facilities will not require an amendment to the Conditional Use Permit nor a change in zoning. The applicant proposes to install a shed over the existing slabs, which will not impact the impervious surface of the development; however, the proposed sheds must meet the requirements of the Lake County Building Code.

The property is zoned Agriculture and is located on the west side of the Lake County/Orange County lines, adjacent to the Wekiva River, south of the intersection with SR 46 and Wekiva River Road on the east side of the road. The existing development, known as "Wekiva Canoe Park", is governed by two (2) existing and approved Conditional Use Permits, which permitted the use of a travel trailer

park and campground facilities, with temporary living quarters, mobile homes or other structures within such park (CUP#235-4); and a Marina, water plant and sewage treatment plant (CUP#378-4). Any other use of the site not associated with those uses as approved by the Conditional Use Permits, shall require approval of an amendment by the Board of County Commissioners.

Prior to the placement of the proposed sheds over the existing slabs, the applicant shall provide a site plan to the Lake County Zoning Department for issuance of a zoning clearance for a building permit.

WILL REQUIRE F.L.U.M. AMENDMENT: Yes  No

DEVELOPMENT REVIEW : (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

N/A.

Landscape and other buffers provided? n/a

Parking (including bicycles), loading and waste disposal? n/a

All parking shall remain the same if no increase in density to the existing structures on site.

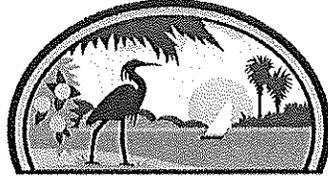
Access Management and ROWs correct?  
See attached comments from Public Works

Water/sewer plans? N/a

Setbacks shown/correct?

Setbacks shall remain as previously existing.

Open Space shown/correct? n/a



# LAKE COUNTY

## FLORIDA

### MEMORANDUM

To: Mary Harris, Associate Planner

From: Jennifer Cotch, Environmental Specialist

Date: May 7, 2008

Re: Wekiva Falls RV Resort (Presubmittal Application)

**Comments:**

There are no questions or comments for this project.

# M E M O R A N D U M

## PUBLIC WORKS DEPARTMENT

Engineering Division  
437 Ardice Avenue  
Eustis, FL 32726



## LAKE COUNTY

FLORIDA

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**To:** Isaiah Likens, Wekiva Falls Resort and RV Park, LLC  
**From:** Seth Lynch, Development Review Engineering  
**Date:** May 7, 2008  
**Subject:** Public Works comments for Wekiva Falls RV Resort

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. Eventually when a site plan or preliminary-plat are submitted by the applicant there maybe additional items required through the review of the plans.

The project shall require St. Johns River Water Management District Permit determination.

The project must meet Stormwater Concurrency and Transportation Concurrency before the site plan or preliminary-plat could be approved.

Additional right-of-way may be required. This will be determined at site plan or preliminary-plat review stage.

The project will need to comply with all Lake County and Department of Environmental Protection (DEP) erosion control practices and Saint Johns River Water Management District (SJRWMD).

The project will need to comply with all applicable State, Federal, and Local Governments rules, laws, and regulations. Also the project will need to comply as applicable with all the following organizations: Florida Department of Transportation (FDOT), Lake County Land Development Regulations, ADA: Handicap Accessibility requirements, Saint Johns River Water Management District (SJRWMD) or Southwest Florida Water Management District and Department of Environment Protection (DEP) and others as they apply.

### **Please Note:**

Lake County Public Works may have additional comments and requirements at the time a site plan is submitted for County review. These comments contained in this Memo are informational to help in determining where to proceed with future development. There maybe other requirements when a proposed site plan is submitted.

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

# Memo

**To:** Mary Harris, Associate Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 5/8/2008  
**Re:** Fire Comments, Wekiva Falls RV Resort

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 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.

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 protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement

(Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
Fifth Floor of Administration Building (Round building)  
315 W. Main Street  
Tavares, Florida 32778

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