



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

12/3/2007

KENNETH L. STEWART, P.E.  
PO BOX 539  
MINNEOLA, FL 34755-0539

**Re: Project No. 2007100014, Application No. 1017**

**Description:** MARTIN'S LANDING DOCK ADDITION  
ADDITION OF 390 SQ FT WOODEN OBSERVATION DOCK IN RECREATION AREA

Dear KENNETH L. STEWART, P.E.:

Your site plan application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

**Please respond to comments in the following manner:**

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
  - Revised sheets shall have revision dates in the title block.
  - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review  
Division of Planning and Community Design  
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816  
*Board of County Commissioners • www.lakecountyfl.gov*

JENNIFER HILL  
*District 1*

ELAINE RENICK  
*District 2*

DEBBIE STIVENDER  
*District 3*

LINDA STEWART  
*District 4*

WELTON G. CADWELL  
*District 5*

Project No. 2007100014, Application Request No. 1017

**PLANNING & COMMUNITY DESIGN KAREN ROSICK-352-343-9739 EXT5567**

**Rejection Comments**

**Item:** SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

**Remarks:** 11/19/2007

2nd review - Karen Rosick

Please indicate Future Land Use Category (FLUC) and place in "project characteristics" box on sheet 2 of 2. FYI the FLUC is Urban Expansion.

Please correct zoning category as the correct zoning is R-2

Please indicate total existing dock square footage, proposed addition and total build out square footage on Cover Sheet.

Please add a graphic scale along with the stated scale to all sheets.

The dock as shown on the submitted site plan does not meet required setbacks. Setbacks as shown indicate 22 feet from the north property line. LDRs 10.04.02 requires a min. of 25 feet. Please correct setbacks.

Section 10.04.02 (C) (Ord. No. 1997-44, § 10, 6-17-97)

C. If a common boat dock, common boat ramp or common recreational area is adjacent to property not within the Subdivision, a Setback of one hundred (100) feet from the Applicant's property line Shall be required. A minimum of ten (10) feet within the one-hundred-foot Setback Shall be Landscaped so as to provide a Visual Screen and reduce noise. However, an Applicant with a recorded Plat on the effective date of this ordinance which designates a parcel for recreational uses, common elements or common areas Shall be Permitted to set back less than one hundred (100) feet but Shall provide at a minimum a Setback of twenty-five (25) feet in lieu of the one-hundred-foot Setback otherwise required.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

**PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** COMPLETE

**FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** COMPLETE

**HEALTH DEPT. - MARCELO BLANCO (352) 253-6130**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:** WATER SUPPLY  
**Remarks:** 11/27/07 - Application proposes no plumbing. -MJB-

**Item:** WASTEWATER DISPOSAL  
**Remarks:** 11/27/07 - Application proposes no plumbing. -MJB-

**Review Status:** COMPLETE

**ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:** APPLICATION AND PLAN COMPLETE (WRM CAN SIGN OFF)

**Remarks:** 11/09/2007 SC

A copy of the permit determination letter from Dillon Reeves (Regulatory Scientist) with St. John's WMD dated July 6, 2007 was faxed to County staff for review on 11/09/2007. Determination letter exempts this particular project because it falls below their 500 sq ft threshold.

11/07/2007 SC

A community dock such as the one proposed, typically requires an Environmental Resource Permit issued by the Water Management District. Please provide a permit determination letter by the St. John's Water Management District indicating if an ERP is required for this project. If an ERP is required then the approved permit (not the application) must be submitted prior to site plan sign off.

**Review Status:** COMPLETE

**PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:**  
**Remarks:**

**Review Status:** COMPLETE

**CONCURRENCY - DEVELOPMENT REVIEW**

**Rejection Comments**

**Item:**  
**Remarks:**

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** CANCEL