



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

11/19/2007

RIDDLE-NEWMAN ENGINEERING, INC.  
Attn: Keith Riddle  
115 NORTH CANAL STREET  
LEESBURG, FL 34748-

**Re: Project No. 2007090006, Application No. 1004**

**Description:** GATOR BAY MARINA  
MARINA/RESTAURANT

Dear RIDDLE-NEWMAN ENGINEERING, INC.:

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,

Rick Hartenstein, Senior Planner/Case Manager  
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 352.343-9595  
*Board of County Commissioners • www.lakecountyfl.gov*

Project No. 2007090006, Application Request No. 1004

**PLANNING & COMMUNITY DESIGN**

**Rejection Comments**

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

**Remarks:**

Stage 2 - First Review 11/14/07 RH

Per LDR 14.09.01(B)(2)(g), show area of property in square feet and acres.

Per LDR 14.09.01(B)(2)(i)(5), show zoning and future land use for the property.

Per LDR 14.09.01(B)(2)(j)(9), if a sign is proposed for the project, show the location on the site plan subject to the sign regulations contained in LDR 11.02.03 regarding single occupancy commercial sites.

**Item:** LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

**Remarks:** 11/14/07 1st Review Grant Wenrick

Per Rick improvements are less than a 25% increase, therefore a landscape plan is not needed.

**Informational Comments**

**Item:**

**Remarks:**

**Review Status:** REJECT

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

**Rejection Comments**

**Item:** 100-YEAR FLOOD

**Remarks:** The plans need to show where the flood zone is located. Also state the elevation of The Flood Zone AE on the plans.

**Informational Comments**

**Item:** RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

**Remarks:** Site fronts CR 44 (#5731) with varying R/W that appears to meet road classification requirements for a Revised Urban Collector of 50 feet from centerline (100' total). No R/W requested.

**Item:** PERMITS

**Remarks:** Please get all the applicable permits for this project.

**Review Status:** REJECT

**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:** LOT SIZE WILL ACCOMADATE PROJECTED SEPTIC FLOWS

**Remarks:** 11/14/07 - Unable to determine estimated sewage flow without further information (see unobstructed area comments). Provide proposed use for all buildings. - MJB-

**Item:** UNOBSTRUCTED AREA FOR SEPTIC & WELL

**Remarks:** 11/14/07 - Unable to determine whether sufficient unobstructed area is available without further information regarding:

>Services offered (restaurant only? lounge? etc.)

>Total number of seats for the restaurant.

>Hours of operation.

>Type of restaurant (full-service, single-service, etc.)

-MJB-

**Item:** SURROUNDING FEATURES (WELLS ETC.)

**Remarks:** 11/14/07 - Show surrounding wells and septic systems within 100-ft of property lines (200' if public wells). -MJB-

**Informational Comments**

**Item:** WATER SUPPLY

**Remarks:** 11/14/07 - Non-availability letter provided for central water. Limited-use or DEP well operating permit will be required depending on proposed usage. -MJB-

**Item:** WASTEWATER DISPOSAL

**Remarks:** 11/14/07 - Non-availability letter provided for central sewer service. An existing system evaluation/permit will need to be obtained through the DOH and may result in upgrade requirements to the existing system. -MJB-

**Review Status:** REJECT

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

**Rejection Comments**

**Item:**

**Remarks:**

**Informational Comments**

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

**Remarks:** 10/10/2007 SC

EA dated September 17, 2007 by Daniel Gough (Project Manager) of Bio-Tech Consulting Group Inc. indicates there are no wetlands or threatened or endangered species or species of special concern noted onsite.

Existing septic system may not meet the 100' setback from WJL, if new septic system is required for proposed expansion then a relocation meeting the 100' setback from WJL or as far landward as possible should be considered at this time.

**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:** COMPLETE

Cc: Steve Greene, Chief Planner  
File  
Norma J. Goodson, Trustee 29224 David Ct. Tavares FL 32778