



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

12/20/2007

MILLER, EINHOUSE, RYMER & BOYD
5323 MILLENIA LAKES BLVD. SUITE 220
ORLANDO, FL 32839-

Re: Project No. 2007110008, Application No. 1042

Description: SUMMER BAY RESORT 8 UNIT CONDO
2-STORY, 8 UNIT CONDO BUILDING

Dear MILLER, EINHOUSE, RYMER & BOYD:

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

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: Karen Ginsberg - 12/17/07

Please provide a table on the Cover Sheet showing the overall number of residential units allowed per the DRI, the number of units developed within the DRI at time of submittal, and the number of units remaining within the allotment.

Please place a note on Sheet 4 stating that the minimum allowable living area is six hundred (600) square feet.

Please specify the number of floors.

The minimum distance between residential buildings shall be fifteen (15) feet or five (5) feet times the sum of the floors for both buildings. Please correct as necessary.

The project is within two parcels. Please provide a Unity of Title.

Please label the two projections at the center of the building. It is unclear as to whether they are paving or structures.

Please specify/label the intended use for the easement running east-west across the property. A vacation may be required.

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

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

Rejection Comments

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: St. Johns River Water Management District Permit is required before the final approval of the site plan.

Item: SIDEWALKS SHALL BE DESIGNED TO BE FLORIDA ACCESSIBILITY CODE COMPLIANT, INCLUDING HANDICAPPED RAMPS AT ALL INTERSECTIONS.

Remarks: Sidewalks must be built to FDOT and ADA standards. All sidewalks must be 5 ft wide according to ADA standards. All other ADA rules apply.

Informational Comments

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

Remarks: Site does not front on a county maintained road. No R/W requested.

Review Status: REJECT

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

Rejection Comments

Item: FIRE HYDRANTS MUST BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

Remarks: 1st review Rejected BDH 12-17-07

All required hydrants shall be indicated on the plan. All hydrants shall be located within the required distance as a truck would lay hose on an approved Fire Department Access Road.

A hydrant shall also be required within 100' of the Fire Department Connection for the Building.

Item: FIRE SPRINKLERS - EACH BUILDING

Remarks: 1st review BDH Rejected 12-17-07

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service, type of pipe, and pipe size for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3

Informational Comments

Item:
Remarks:

Review Status: REJECT

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

Rejection Comments

Item:
Remarks:

Informational Comments

Item: WATER SUPPLY
Remarks: 12/11/07 - Application states Central Utilities will be available through Southlake Utilities.-MJB-

Item: WASTEWATER DISPOSAL
Remarks: 12/11/07 - Application states central sewer service will be available through Southlake Utilities. -MJB-

Review Status: COMPLETE

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

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

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: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks: 11/20/07 - The application is under review. Parks will review the analysis form after staff approval is received by the other departments and agencies.

Informational Comments

Item:
Remarks:

Review Status: REJECT