



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

6/6/2008

ROBERT WALSH
P.O. BOX 820 31109 PAYNE RD.
SORRENTO, FL 32776-

Re: Project No. 2007050017, Application No. 1115

Description: TALON'S RIDGE
Rezoning from R6 / AG to PUD. 25.1 Acres

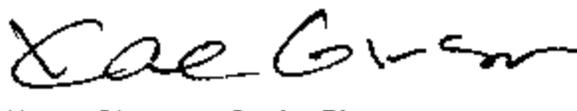
Dear Mr. Walsh,

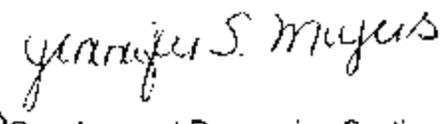
Your rezoning application has been reviewed by Lake County Development Review Staff. Comments and Staff recommendation were based on consistency with the Lake County Comprehensive Plan and the Lake County Land Development Regulations. Staff comments are attached to this document.

You are scheduled for the June 12th DRS meeting. This meeting is your opportunity to discuss your application and the rezoning process with staff. Please find the meeting schedule and location information attached.

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

Sincerely,


Karen Ginsberg, Senior Planner
Division of Planning and Community Design
(352) 343-9739


Development Processing Section
(352) 343-9855

P.O. BOX 7800 • 315 W. MAIN ST., LAVARIS, FL 32778 • P 352 343-9739 • F 352 343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

CLAIRE KENICK
District 2

DERBIE STIVENDER
District 3

LINDA STEWARD
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN DIVISION

Karen Ginsberg, (352) 343-9739

Comments

Please see attached draft Staff Report

PUBLIC WORKS DEPARTMENT

Seth Lynch, (352) 483-9052

Comments

Item: STORMWATER

Remarks:

All stormwater, for the site and the access for the site by way of Payne Road, shall be stored onsite.

Item: ACCESS TO SITE

Remarks:

1. The proposed site shall need to have paved access from SR 46. The improvements shall need to be built to County standards.
2. The proposed emergency access to for the proposed site is unclear on R/W. Direct access to Margie Owens is unclear.

Item: OFFSITE ROAD IMPROVEMENTS

Remarks:

1. Offsite road improvements shall be required on SR 46. The proposed development shall be required to have turn lanes on SR 46.
2. Payne Road shall need to be paved from SR 46 to site entrance. The improvements shall need to be built to County standards.

Informational Comments

Item: TRANSPORTATION

Remarks: Comments after official submittal for development review --Seth Lynch - May 14, 2008

An Affidavit of Deferral of Concurrency Determination was filed on Feb 29, 2008 prior to applicant calling Public Works for determination of Traffic Study. Public Works received the package on 5/7/2008 by email from the Development Processing Staff. There for no traffic study is required by Public Works at this time.

_____ previous comments

4/29/08 Sharon Lewis - Traffic Study will be required prior to approval.

Item: RIGHT-OF-WAY

Remarks:

1. Site appears to front on Payne Rd and Margie Owens R., both roads are 50 feet total and dedicated to the public, however they are NOT county maintained roads.
2. Direct access to Marie Owens is unclear.

FIRE COMMENTS

Brian Hawthorne, (352) 343-9653 EXT. 5788

Informational Comments

Item: REVIEW IS COMPLETE

Remarks: Informational Comments

Fire hydrants installed on well systems and/or pumps must be pressurized at all times. Pumps must auto engage when hydrants are opened.

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

1. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided

(a) Water Supply System. For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used.

TABLE INSET:

Distance between Buildings Needed Fire Flow

>=3 750

11--30 1,000

10' or lcs 1,500

There shall be a minimum of one (1) fire hydrant provided for every one thousand (1,000) gpm required

Two Fire Hydrants are required within 500' of each lot. 1500 gpm @ 20psi required for minimum fire flow with 8" minimum size lines.

Hydraulic Modeling for the water system shall be provide with the Construction Plans for the project.

Fire flow duration Shall be two (2) hours for Needed Fire Flows up to two thousand five hundred (2,500) gpm, and three (3) hours for Needed Fire Flows in excess of two thousand five hundred (2,500) gpm.

System Size Computation. If system is to be used for domestic and fire flow, the minimum design for water distribution system Shall provide for at least one hundred (100) percent of the combined maximum day demand rate and required fire flow for said rate, with special provisions for peak flows in excess thereof. The allowable minimum service pressure under said design condition Shall not be less than twenty (20) pounds per square inch. Design flows and method of computation shall be subject to review and approval by the County.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition. Fire Depart met Access will be reviewed at the time of Preliminary Plat or Site Plan Review.

The Florida Building Code 903.2.7 Group R states the following:

An Automatic Sprinkler System installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Indicate the Point of Service as defined in Florida Statue 633 for all residential buildings requiring sprinklers.

The Florida Building Code - Residential Section R202 states the following Definition for a Townhouse:

Townhouse. A single family dwelling unit constructed in a group of three or more attached units with property lines separating each unit in which each unit extends from foundation to roof and with open space on at least 2 sides.

The following note shall be added to the Plans for each building containing Townhomes: Each unit in this building is a Townhouse as defined in The Florida Building Code - Residential R202 Townhouse.

This can be include on the Preliminary Plat or the Site Plan

HEALTH DEPARTMENT COMMENTS

Marcelo Blanco, (352) 253-6130

Informational Comments

Item: REZONING ONLY

Remarks: No objection to rezoning, however future submissions should address the following:

>The application states central water and sewer are available, but the letter from the City of Mount Dora states this is not so. Amend the application to show that (as per the

concept plan) a new private utility will be created for both water and sewer.
>Scaled site plans will need to show potable and wastewater connections to their respective plants.
>Surrounding wells and septic systems within 100-ft of the property lines (200-ft if public wells) will need to be shown on a scaled site plan.
-MJB-

ENVIRONMENTAL REVIEW

Jennifer Cotch, (352) 343-3776

Informational Comments

Item: ADDITIONAL INFORMATION NEEDED

Remarks: Environmental Concerns will be address during site plan review

CONCURRENCY - DEVELOPMENT PROCESSING

Kelly Messer (352)343-9855 ext 5439

No Comments

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
August 6, 2008



BOARD OF COUNTY COMMISSIONERS
August 26, 2008

| | | |
|--|--|-----------------------|
| Case Number: PH #21-08-4 (Talon's Ridge/Walsh) | Case Manager: Karen Ginsberg, Senior Planner | Agenda Number: |
|--|--|-----------------------|

- Application Request -

| | | | |
|--------------------------|--|------------------------------|--|
| Owners: | Robert Walsh (the "Owner") | Applicant: | Robert Walsh (the "Applicant") |
| Future Land Use: | Mt. Plymouth/Sorrento Urban Compact Node (Non- Wekiva) | Zoning District: | Agriculture (A) and Urban Residential District (R-6) |
| Land Use Density: | Maximum 5.5 dwelling units/ 1 net acre | Existing Density: | 1dwelling unit/ 5 acres (A) and 6 dwelling units / acre (R-6) |

Requested Action: The Applicant is requesting to rezone 25.1 acres from Agriculture (A) and Urban Residential District (R-6) to Planned Unit Development District (PUD) to allow for 118 residential dwelling units.

Proposed Density: The Applicant is requesting a density of 5.5 dwelling unit/gross acre.

- Site Information -

- Size of Parcel:** 25.1 +/- Acres, Agriculture = 12.6 acres, R-6 = 12.5 acres
- Map Location:** Sections 30/ Township 19S/ Range 28E
- Location:** Sorrento area – the property is on Payne Road, southeast of the intersection of SR 46 and CR 437 North AK# 2585323.
- Joint Planning Area:** N/A
- Utility Service Area:** City of Mount Dora (Proposed)
- Site Utilities:** Central Water & Sewer (Proposed)
- Road Classification:** Payne Road, non-County maintained road
- Site Visit:** May 27, 2008 **Signs Posted:**
- Commissioner's District:** 4 (Stewart)

| Surrounding Land Uses | | Surrounding Zoning | |
|-----------------------|--|--------------------|---|
| NORTH | Vacant Commercial, Commercial, Single-Family Residential | NORTH | Planned Commercial (CP) Urban Residential (R-6) |
| SOUTH | Single and Multi-Family Residential, 2.8 du/na | SOUTH | Planned Unit Development (PUD), Sorrento Village |
| EAST | Single and Multi-Family Residential, 2.8 du/na | EAST | PUD, Sorrento Village |
| WEST | Single-Family Residential Single and Multi-Family Residential, 2.8 du/na | WEST | Urban Residential (R-6) PUD, Sorrento Village |

- Summary of Staff Determination -

Staff finds that the proposed rezoning request is consistent with the Comprehensive Plan and Land Development Regulations as discussed in the analysis below and therefore, staff recommends **APPROVAL**, with conditions, of the application.

ZONING BOARD RECOMMENDATION:

-Summary of Analysis-

The 25.1-acre parcel is located in the Mount Plymouth area, southeast of the intersection of SR 46 and CR 437 North at the end of Payne Road. The property is within the Urban Compact Node Non-Wekiva Future Land Use Category (UCN Non-Wekiva FLUC). This parcel is split-zoned, consisting of 12.6 acres in the Agriculture (A) Zoning District and 12.5 acres in the Urban Residential District (R-6). The Applicant is requesting to rezone the property to a Planned Unit Development (PUD) for a residential development consisting of 78 townhomes and 40 single family homes for a total of 118 dwelling units.

Comprehensive Plan Policy 1-20.4(2)(d) indicates that land within the Mount Plymouth-Sorrento Urban Compact Node and outside of the Wekiva River Protection Area Boundary may be developed to a maximum density of five and one-half (5.5) dwelling units per one (1) net acre and shall utilize the development regulations of Lake County which pertain to the Urban FLUC. The subject property was evaluated accordingly.

A net acre is derived by subtracting the following from the entire area of a parcel of land: All wetlands as defined by the St. Johns River Water Management District or the Lake County Code or Land Development Regulations; lands within the Wekiva River Hydrologic Basin Riparian Habitat Protection Zones established pursuant to Florida Statute Section 373.415; areas within the 100 year floodplain; road rights-of-way; and easements for ingress and egress (Comprehensive Plan Policy 1-20.1). Using this definition, 3.68 acres of right of way was subtracted from the gross acreage of 25.1 acres, resulting in a net acreage of 21.42 acres.

LDR Section 3.03.02, *Determination of Maximum Allowable Density in the Urban, Urban Expansion, Suburban and Transitional Areas*, specifies that maximum densities within Urban areas shall be determined through the use of the Urban Area Residential Density Chart. The subject property was evaluated to the Urban Area Residential Density Chart and qualified for 61 points, which allows a maximum density 5.5 dwelling units per net acre. The proposed density of 5.5 dwelling units per acres is consistent with the maximum density allowable per the Urban Area Residential Density Chart. At a density of 5.5 dwelling units per acres, 21.42 net acres would provide for a maximum of 118 dwelling units (5.5du/a x 21.42 acres = 118du).

LDR Section 14.03.03 (C) requires Lake County Staff to consider whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses. The Sorrento Village Planned Unit Development (PUD) abuts the site to the west, south and east. This PUD was approved in 2006 with an overall residential density of 2.8du/na. Zoning districts abutting the site to the north and west are Planned Commercial (CP) and R-6. Within a mile radius, there is a large quantity of properties zoned Urban Residential (R-6). Other zoning classifications within this boundary include Agriculture (A) and a variety of commercial designations. A total of three PUDs (including Sorrento Village), averaging a density of 2 dwelling units per acre, also fall within a mile radius of this property. The proposed rezoning is consistent with the surrounding densities.

Sections 5.03.02 (B) & (E) of the LDR's indicate that developments that are proposing or are required to connect to public facilities must obtain a letter indicating that the provider has or will have the capacity to serve the proposed development. The Applicant proposes that the water and sewer services will be provided by the City of Mount Dora. Pending a decision to extend services to the Mount Plymouth-Sorrento area, the City believes it would be premature to commit to provide service or provide a letter of unavailability. The Applicant has stated that interim onsite facilities for sewage treatment and potable water will be provided at time of construction if public utilities are not available. Commitment from the City or interim utility service will be required prior to the approval of any development order for construction.

Based on these findings, staff recommends **APPROVAL** of this request for a Planned Unit Development, with a condition that central water and sewer is to be provided.

**Project Name: PH#21-08-4 Robert Walsh PUD Rezoning
Request (Talon's Ridge)**

URBAN AREA RESIDENTIAL DENSITY CHART

Proximity to a Designated Commercial Activity Center, Commercial Corridor, Commercial Corridor, Municipality or Employment Center designation on the "Future Land Use Plan Map, Lake County - 2005" shall be subject to this Residential Density Chart:

| | Potential Points | Points Awarded | |
|--|------------------|----------------|-------------------|
| 1/8 mile of a Commercial Activity Center: | | | |
| Regional | 25 | - | SR437North & CR46 |
| Community | 25 | - | |
| Neighborhood | 20 | 20 | |
| Municipal | 25 | - | |
| 1/8 mile of a Commercial Corridor | 20 | - | |
| 1/8 mile of a Employment Center | 25 | - | |
| 1/4 mile of a Commercial Activity Center: | | | |
| Regional | 25 | - | |
| Community | 25 | - | |
| Neighborhood | 10 | - | |
| Municipal | 25 | - | |
| 1/4 mile of a Commercial Corridor | 25 | - | |
| 1/4 mile of a Employment Center | 25 | - | |
| 1/2 mile of a Commercial Activity Center: | | | |
| Regional | 20 | - | SR437South & CR46 |
| Community | 20 | - | |
| Neighborhood | 5 | 5 | |
| Municipal | 20 | - | |
| 1/2 mile of a Commercial Corridor | 10 | - | |
| 1/2 mile of a Employment Center | 10 | - | |
| 3/4 mile of a Commercial Activity Center: | | | |
| Regional | 15 | - | CR435&CR46 |
| Community | 15 | - | |
| Neighborhood | 0 | 0 | |
| Municipal | 15 | - | |
| 3/4 mile of a Commercial Corridor | 5 | - | |
| 3/4 mile of a Employment Center | 5 | - | |
| 1 mile of a Commercial Activity Center: | | | |
| Regional | 10 | - | |
| Community | 10 | - | |
| Neighborhood | 0 | - | |
| Municipal | 10 | - | |
| 1 mile of a Commercial Corridor | 0 | - | |
| 1 mile of a Employment Center | 5 | - | |

Vehicular Access to an Arterial:

That portion of any property within the following stated distance of a major State or County roadway as identified on the 2005 Future Transportation Plan (Functional Classification):

| | | | |
|--|----|----|-------|
| 1/2 mile of an arterial | 25 | 25 | SR 46 |
| 1/8 mile of a collector within one mile from an arterial | 15 | - | |
| 1/8 mile of a collector greater than one mile from an arterial | 10 | - | |
| Less than 2 miles from an arterial via local roads | 5 | - | |

| | | |
|--|----|----------------------|
| Fire Protection: | | |
| A fire district having a rating of 6 or better | 5 | <input type="text"/> |
| Water Supply | | |
| An existing central system/franchise area meeting County Water quality standards with adequate capacity to serve proposed development | 5 | <input type="text"/> |
| Central system | 3 | <input type="text"/> |
| Individual well | 0 | <input type="text"/> |
| Sewer Service: | | |
| An existing wastewater treatment franchise area having a treatment capacity of at least 1 mgd, with adequate reserve capacity and meeting County standards to serve proposed development | 5 | <input type="text"/> |
| Central system | 3 | <input type="text"/> |
| Innovative septic system | 1 | <input type="text"/> |
| Individual septic system | 0 | <input type="text"/> |
| Water Reuse: | | |
| Use of the lowest water quality for irrigation purposes as defined in the Conservation and Public Facilities Element | 5 | <input type="text"/> |
| *Water reuse (on or off-site) | 5 | <input type="text"/> |
| *Surface water | 3 | <input type="text"/> |
| *Superficial aquifer | 2 | <input type="text"/> |
| *Potable water | 0 | <input type="text"/> |
| Affordable Housing*: | | |
| 100 percent of units classified as affordable housing | 30 | <input type="text"/> |
| 30 percent of units classified as affordable housing | 20 | <input type="text"/> |
| 20 percent of units classified as affordable housing | 15 | <input type="text"/> |
| 10 percent of units classified as affordable housing | 10 | <input type="text"/> |

* Note. A rental unit is defined as "affordable housing" when the rent is equal to or less than the affordable housing value specified in Policy 5-1.1, Housing Element. An owner unit is defined as "affordable housing" when the purchase price is equal to

BONUS POINTS

Additional bonus points may be possible under the following condition:

| | | |
|---|---|----------------------|
| Access to Public Primary and Secondary Schools | | |
| That portion of any property within: | | |
| 1/2 mile radius of an existing school linked by sidewalks and/or bicycle paths | 5 | <input type="text"/> |
| 1/2 mile radius of an existing school without sidewalks or bicycle paths | 4 | <input type="text"/> |
| 1/2 mile radius of a school site | 2 | <input type="text"/> |
| 1 mile radius of an existing school linked by sidewalks and/or bicycle paths | 4 | <input type="text"/> |
| 1 mile radius of an existing school without sidewalks or bicycle paths | 2 | <input type="text"/> |
| 1 mile radius of a school site | 1 | <input type="text"/> |
| Proximity to Public Parks (10-acre min.) | | |
| That portion of any property within: | | |
| 1/2 mile radius of a developed park | 3 | <input type="text"/> |
| 1/2 mile radius of a developed park crossing an arterial or collector | 2 | <input type="text"/> |
| 1 mile radius of a developed park without crossing an arterial or collector | 1 | <input type="text"/> |
| 1 mile radius of a developed park crossing an arterial or collector | 0 | <input type="text"/> |
| (In all cases regarding proximity to public parks 1/2 value given for County designated park sites) | | |

Submission of Project as a Planned Unit Development MUQD or other development that includes innovative design 5

Use of Land Previously Altered (non-native since 1981) 10

61 Total Points Earned

| | | |
|---|---|-------------------|
| Urban Area Residential Density Evaluation Table | | 4.5 du/1 net acre |
| Points Scored | Maximum Allowable Density (dwelling units/acre) | |
| 86-100 | 61 | 10.0* |
| 76-85 | | 9.0* |
| 66-75 | | 8 |
| 56-65 | | 6.5 |
| 46-55 | | 4.5 |
| 31-45 | | 3.5 |
| 16-30 | | 2.5 |
| 15 or less | | 1 |

This Chart is derived from the Lake County Land Development Regulations, Appendix E of the Lake County Code. Any discrepancies between this chart and the Code are unintentional. This Chart is meant only as a worksheet to be used in conjunction with Section 3.03.03 of the Land Development Regulations in order for County Staff to perform analysis on development requests submitted for approval or comment by the Planning and Development Services Division of the Department of Growth Management, Lake County, Florida.

Growth Management Department
Development Processing Section
Development Review Staff Meeting

**Final Agenda
for
Thursday, June 12, 2008**

DISCLAIMER

This booklet has been prepared for the convenience of the Lake County Staff in discussing development review matters before them. Every effort has been made to include all items to be discussed at this Staff Meeting. However, there is no preclusion from any item being brought before the Staff and/or others, which are not a part of this Agenda. While it has been the goal to present error-free information, we do not represent that documentation is without error or omissions.

The staff welcomes written comments prior to and during consideration of issues that will be discussed during meetings. If you have comments or questions regarding the subject matter of any meeting, please deliver your written comments to appropriate County Staff or mail to Development Processing, Post Office Box 7800, Tavares, FL, 32778-7800, or you may contact us at telephone number **(352) 343-9855** or **(352) 343-9640**

Growth Management Department
Development Processing Section
Development Review Staff Meeting

Final DRS Agenda for

Thursday, June 12, 2008

The meeting will begin promptly at **9:00 am** in the Lake County Administration Building, 315 W. Main Street, Tavares, Florida. The meeting will be held in Conference Room (#235) located on the 2nd floor. Each case is allotted thirty (30) minutes. Applicants should be present at least fifteen minutes prior to the scheduled time for an agenda item.

I. Discussion / Action

(9:00 am)

South Lake Christian Church Expansion

Applicant: Dave Littiken, South Lake Christian Church

Engineer/Contact: Dave Littiken, South Lake Christian Church

Site Plan Amendment

Project # 2008040005 Application Request # 1136

Case Manager: Stacy Allen

S-T-R: 30-21-25

Commissioner Distr: 3

Joint Planning Area – Groveland

(9:30 am)

Fabiola R. Gillis

Applicant: Ivan Uribe

Engineer/Contact: Ivan Uribe

Rezoning

Project # 2008050006 Application Request # 1154

Case Manager: Stacy Allen

S-T-R: 31-22-26

PH# 34-08-2

Commissioner Distr: 2

Joint Planning Area – Clermont

(10:00 am)

John R. Arnold/Showcase of Citrus

Applicant: Steven J. Richey, Law Offices of Richey & Cooney

Engineer/Contact: Steven J. Richey, Law Offices of Richey & Cooney

Conditional Use Permit

Project # 2008040006 Application Request # 1140

Case Manager: Rick Hartenstein

S-T-R: 10-24-26

PH# TBD

Commissioner Distr: 2

Joint Planning Area – n/a

(10:30 am)

John R. Arnold/Showcase of Citrus

Applicant: Steven J. Richey, Law Offices of Richey & Cooney

Engineer/Contact: Steven J. Richey, Law Offices of Richey & Cooney

Rezoning

Project # 2008040006 Application Request # 1139

Case Manager: Rick Hartenstein

S-T-R: 10-24-26

PH# 28-08-2

Commissioner Distr: 2

Joint Planning Area – n/a

(11:00 am)

Inshan's Halal Slaughter House

Applicant: Mohamed Inshan

Engineer/Contact: Mohamed Inshan

Conditional Use Permit

Project # 2008020011 Application Request # 1111

Case Manager: Rick Hartenstein S-T-R: 22-21-24

Joint Planning Area – Groveland

PH# TBD

Commissioner Distr: 3

(11:30 am)

Greco (R6 to CP)

Applicant: Terry Greco

Engineer/Contact: Julie Smith

Rezoning

Project # 2008050008 Application Request # 1157

Case Manager: Rick Hartenstein S-T-R: 24-19-25

Joint Planning Area – Leesburg

PH# 31-08-1

Commissioner Distr: 1

Lunch Break – 12:00 to 1:00

(1:30 pm)

Talon's Ridge (A/R-6 to PUD)

Applicant: Robert S. Walsh

Engineer/Contact: Robert S. Walsh

Rezoning

Project # 2007050017 Application Request # 1115

Case Manager: Karen Ginsberg S-T-R: 30-19-28

Joint Planning Area – n/a

PH# 21-08-4

Commissioner Distr: 4

(2:00 pm)

Michael R. & Jennifer A. Gebhardt (C-2 to HM)

Applicant: Christopher J. Shipley, Shipley Law Firm

Engineer/Contact: Christopher J. Shipley, Shipley Law Firm

Rezoning

Project # 2008040010 Application Request # 1145

Case Manager: Julianne Thomas S-T-R: 05-20-26

Joint Planning Area – Tavares

PH# 29-08-3

Commissioner Distr: 3

No other agenda items scheduled for either the morning or afternoon sessions.

A final Staff Report (FSR) will be e-mailed to the applicant as well as all DRS members, and placed on our website. After review of the comments, the Applicant/Engineer may not need to meet with staff in a group. If so, please contact your assigned Case Manager or Development Review so the agenda may be adjusted accordingly.

The process, schedule and milestones for review and approval of all types of applications are Available in paper or digital form from the Development Review staff or by download from the Growth Management website.

Development Processing Staff

Angi Thompson
Development Processing Manager
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e-mail: athompson@lakecountyfl.gov

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Development Processing Supervisor
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