



LAKE COUNTY
DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

June 11, 2012

Mike Galvin
CG Land Investments, LLC
Clearwater, FL 33760

RE: CG Land Development Pre-submittal Application
Project No. 2012060002, Application No. 2064

Dear Mr. Galvin:

The Development Review Staff (DRS) has reviewed your pre-submittal application for a residential subdivision - single family homes. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for Thursday, June 21, 2012 at 1:00 pm. The meeting will be held in Growth Management Conference Room located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations, nor does it constitute an approval of your proposal.

INFORMATIONAL REVIEW COMMENTS

Planning & Community Design Division

1. The density (2.57 dwelling units/acre) of the proposed development is consistent with the Urban Low future land use of the land area.
2. Although the density of proposed residential development (2.57 dwelling units/acre) is consistent with the Urban Low future land use, the density is inconsistent with the density for Agriculture zoning. The property must be rezoned to Planned Unit Development (PUD) to accommodate the 192-lot development.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

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District 2

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District 3

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District 4

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District 5

3. Residential structures must be setback 10 feet for side and rear property line. Corner lots will require a secondary front setback of 15-feet from the property line for lots less than 75-feet wide or a 25-foot setback for lots wider than 75-feet. The primary front setback may be 50-feet or 25-feet, depending on whether the road will be a county-maintained road or county-maintained secondary road.
4. The Applicant will be required to demonstrate the provision of water and sewer utilities to the proposed development. A utility notification form will be required from the City of Leesburg when the rezoning application and preliminary plat application is submitted.
5. Although the project is not within an official joint planning area (JPA), the City of Leesburg will be encouraged to participate in the application review with development comments.
6. When the rezoning application is submitted, the concept plan should be updated to show the connection to the CR 44 and Radio Road rights-of-way. The concept plan should specify the project size (acreage), density, and proposed lot number. Rather than specifying the lot dimensions of 75-feet by 110-feet, the minimum lot size of 8,250 square feet should be specified as all the lots may not conform to the 75-feet by 110-feet dimensions.
7. A landscape plan prepared by a licensed landscape architect must be provided with the preliminary plat when submitted. Specific details of what will be required will be detailed in the PUD Ordinance, if approved.
8. The tree removal section of the preliminary plat application must be completed and the information should be reflected in the landscape plan, when submitted.
9. The preliminary plat application should contain information regarding the development impact on groundwater and surface water quality and quantity. Any adverse impacts to these resources must be mitigated consistent with the comprehensive plan.
10. An Environmental Assessment (EA), no older than 6 months, will be required with the preliminary plat application.
11. An initial review indicates there are wetlands on the property. The wetlands and associated 50-ft buffer cannot be developed and must be placed in a conservation easement.
12. If threatened and/or endangered species are found to inhabit the property, permits from the Florida Fish and Wildlife Conservation Commission (FWC) and/or the US Fish and Wildlife Service (FWS) will be required.
13. The concept plan will need to be updated to include the following information (when submitted):
 - A. The PUD shall include the following submittal format requirements:
 1. All plans shall be drawn to a scale of one (1) inch equals one hundred (100) feet, unless the County Manager or designee determines that a different scale is sufficient or necessary for proper review of the proposal, or another provision of these regulations requires a different scale.
 2. The plans shall be twenty-four (24) inches by thirty-six (36) inches in size. A three-quarter ($\frac{3}{4}$) inch margin shall be provided on all sides except for the left binding side where a two (2) inch margin shall be provided unless the County Manager or designee determines that a different size is sufficient or

necessary for proper review of the proposal.

3. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.

B. The front cover sheet of each plan shall include:

1. A general vicinity or location map drawn to scale (both stated and graphic) showing the position of the proposed site in the Section(s), Township and Range, together with the principal roads, city limits, and/or other pertinent orientation information.
2. A complete legal description of the property.
3. The name, address and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
4. Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).
5. Each sheet shall contain a title block with the name of the site, the stated and graphic scale, a north arrow, and date.
6. The plan shall show the boundaries of the property with a metes and bounds description reference to Section, Township and Range, tied to a Section or Quarter-Section or Subdivision name and Lot number(s).

C. The development plan should consist of a general sketch with supporting information (the plan shall be drawn to scale; the proportions and location of land use may be generalized). Each development plan shall show and specify:

1. Existing Conditions

- a. The location of existing property or right-of-way lines both for private and public property, streets, sidewalks, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, stormwater management systems, fire hydrants, and any public or private easements.
- b. Any land rendered unusable by deed restrictions or other legally enforceable limitations.
- c. Contour lines at five (5) foot intervals unless it is determined that lower intervals are more appropriate for the size or location of the development.
- d. All water courses, water bodies, floodplains (FEMA), wetlands, jurisdictional wetlands, important natural features and wildlife areas, existing U.S.D.A. Soil Conservation Service soil types and Florida Land Use and Classification System (FLUCS) vegetative cover overlain on the plan.

- e. Existing zoning district of the parcel.
- f. A depiction of the abutting property within five hundred (500) feet of the proposal, not including public right-of-way in the measurement, showing:
 - (i) Land uses and locations of principal structures and major landscape features.
 - (ii) Densities of residential use.
 - (iii) Traffic circulation systems.
 - (iv) Existing and proposed driveways and roadways.
- g. Location of proposed site in relation to any established urban service areas and utilities.
- h. A depiction of the proposed development entranceway/driveway in relation to other access locations sufficient to insure compliance with access management criteria.

2. Proposed Site Activities and Design.

- a. The approximate location and intensity or density of the proposed site. Place a north arrow and a bold demarcation line to distinguish the northern development area from the southern development area. Please a full description of the purpose and use of the Land Use Conversion Matrix specified on Page 9. Please distinguish the difference between the single-family townhomes and single-family paired homes as being either fee simple ownership or rentals indicated on Page 14.
- b. A general parking and circulation plan of the points of ingress to and egress from the site with relation to existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.
- c. Proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management systems.
- d. Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.
- e. Proposed open space areas on the site and types of activities proposed to be permitted on them. Please describe the amount of common area amenities because the amount of trails (lineal feet) is not delineated within the amount of open space identified.

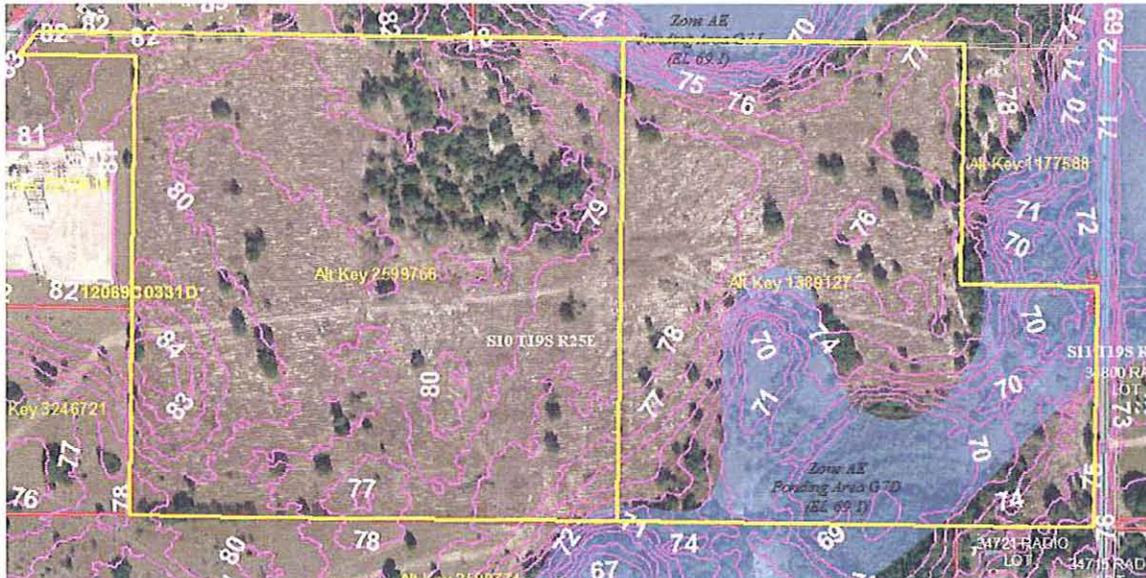
A fifty-foot (50-ft.) buffer is required along the perimeter property line, adjacent to agricultural land areas and agriculture zoned properties. This buffer area can be used to accommodate the required Type-B landscape buffer. The landscape buffer will be assessed during the review of the required preliminary plat or site plan.

- f. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
 - g. A description of how the plan mitigates or avoids potential conflicts between land uses.
- D. **Water Quality:** Please provide information regarding the potential impacts on groundwater and surface water resources pursuant to Comprehensive Plan Future Land Use Objective 1-2 for Planning for Environmental Sensitive Lands and other Natural Resources and Conservation Element Objective 7-2 for protecting Groundwater Quantity and Quality and Objective 7-3 for Surface Water Quality and Quantity, including LDR Section 6.09.00, Groundwater Aquifer Recharge.
- E. Please provide an electronic version of the legal description in Word format for incorporation into the PUD ordinance.

Public Works

1. The proposed project will impact two major roadway in Lake County; CR 44 from Silver Lakes Blvd to the CR 473 and Radio Rd from the CR 44 to Morningside Dr. The standard Level of Service (LOS) for the impacted roadway of CR 44 is "D" with a capacity of 792, and Radio Rd is "D" 572. The proposed project is estimated to generate one hundred and ninety two (192) pm peak hour trips distributed on both major roadways.
2. Currently, the CR 44 segment from Silver Lakes Blvd to the CR 473, is operating at one hundred and eight percent (108%) of its capacity. The proposed project is estimated to generate sixty four (64) directional pm peak hour trips increasing the volume to capacity (v/c) ratio to one hundred and sixteen percent (116%).
3. The Radio Road segment, from CR 44 to Morningside Drive, is operating at thirty four percent (34%) of its capacity. The proposed project is estimated to generate sixty-four (64) directional pm peak hour trips increasing the volume to capacity (v/c) ratio to forty five percent (45%).
4. A Tier 2 Traffic Impact study will be required with a development application.
5. Transportation Mitigation will be required on the failing roadway. Currently, there are no County funded improvements scheduled for these roadway segments.
6. The CR 44 entrance must be aligned with East Treasure Island Avenue. Left and right turn lanes will be required at both entrances.
7. Stormwater Management System must be designed to meet Lake County and St. Johns River Water Management District Standards.

8. Additional right-of-way dedication may be required - it will be determined during Preliminary Plat submittal.
9. The property is subject to FEMA Flood Zone AE Ponding Area G7D - Elevation 69.1. If the Floodplain is altered, a Letter of Map Revision from FEMA will be required prior to Final Plat approval. Compensating storage will be required for all fill placed in the Flood Zone.



Concurrency Management/Development Processing

1. Transportation impact fees are suspended until March 1, 2013. School impact fees (\$9324 per lot) are suspended until April 1, 2013. During the respective suspension time frames, the associated capacity reservation fees are also suspended. In order to reserve capacity, which will give the Applicant a four-year reservation, provided valid Capacity Encumbrance Letter was received, the Applicant will only be required to pay the non-refundable Capacity Reservation Certificate application fee of \$165 and the park capacity reservation fee. The park reservation fee is \$111 per lot. Even though the reservation fees for road and school are suspended, you would still receive the full four-year reservation for those facilities.
2. If a building permit be issued prior to the suspension dates, the amount of \$827.09 per lot will be assessed for Fire, Parks and Library.

Florida Department of Health

1. If public water and/or sewer are not available, well and/or septic system installations will be required in accordance with State of Florida Department of Health (DOH) Rule-Chapter 64E-6, Florida Administrative Code (FAC).
2. In accordance with Chapter 64E-6, Florida Administrative Code (FAC), the number of lots may be limited with requisite 1/2 acre per lot for Onsite Sewage Treatment and Disposal Systems (OSTDS) on private well. Pursuant to Ch 64E-6, FAC, OSTDS sizing with public water requires minimum of 4 lots per acre.

Potential Review Fees

1. After the approval of the PUD rezoning, a preliminary plat application will be required for review and approval to develop the residential PUD. The potential review fees are estimated below.
2. The estimated rezoning application fees are approximately \$2305.00 (not including notification and recording fees), as specified below. Please contact Planning and Community Design to confirm the application fees prior to submitting the rezoning application.

Rezoning to Planned Unit Development (PUD) - \$1,250
Public Works Review - \$1055.00

Notification and recording fees will be assessed as determined necessary.

3. The estimated preliminary plat application fees are approximately \$4497.00, as specified below. Please contact Planning and Community Design to confirm the application fees prior to submitting the preliminary plat application.
Planning and Community Design- \$1,000 +\$6.50 per lot (192)= \$2248.00
Landscape review-\$200.00
Capacity Encumbrance-\$1055.00
Public Works-\$460.00
Fire Review-\$359.00
Department of Health - \$175

Comments from the Building Division's Fire Section as well as the School Board are attached. Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,



Jennifer M. Cotch
Environmental Specialist
Division of Planning and Community Design
(352) 343-9739 ext.5419
Email: jcotch@lakecountyfl.gov

Enclosures: Rezoning Application
Preliminary Plat Check List and Fee List
School Board Comment Letter
Building Division-Fire Section Comments



Leading our Children to Success

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Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Jim Miller
District 2
Rosanne Brandeburg
District 3
Tod Howard
District 4
Debbie Stivender
District 5
Kylene Fischer

June 8, 2012

Mr. Brian Sheahan, Director
Division of Planning and Community Design
Growth Management Department
Lake County
Post Office Box 7800
Tavares, Florida 32778-7800

RE: CG Land Investments (Lake County Project #2012060002; Application Request #2064)

Dear Mr. Sheahan:

The County is currently reviewing a preliminary plat proposing 192 residential dwelling units. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida believes the preliminary plat will not have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2012-2016, and student generation rates from the Impact Fee Study.

The proposed preliminary plat has the potential to add 192 new single-family dwelling units that will contribute 79 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed preliminary plat and their projected five-year capacity status are as follows:

- | | |
|-----------------------------|--------------------|
| • Tavares Elementary School | 3% Under Capacity |
| • Tavares Middle School | 27% Under Capacity |
| • Tavares High School | 5% Under Capacity |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed preliminary plat on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY Lake County Division of Planning and Community Design
NAME / CASE NUMBER CG Land Development
DEVELOPER/OWNER CG Land Investments / Mike Galvin
ITEM DESCRIPTION The County is currently reviewing a preliminary plat proposing 192 residential dwelling units.
LOCATION Section 10; Township 19; Range 25
 Located north of Misty Meadows Road, south of Poe Road, east of CR 44, and west of Radio Road
CURRENT ZONING Lake County Agriculture District
PROPOSED ZONING Lake County Urban Low Density (4 dwelling units/1 acre)

NEW DU IMPACT
STUDENT GENERATION:
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	SF Impacts	
			192	DUs
0.410	0.254	0.145	79	
0.186	0.131	0.065	36	
0.100	0.057	0.036	19	
0.124	0.066	0.044	24	

SCHOOL NAME
 Tavares Elementary
 Tavares Middle
 Tavares High

Projected Enrollment 2015-2016*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
892	954	94%	928	97%	No
1,029	1,427	72%	1,048	73%	No
1,420	1,514	94%	1,444	95%	No

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2012-2016

CSA 7

Elementary School
 Middle School
 High School

Student Enrollment 2015-2016*	Permanent Student Capacity*	% of Permanent Capacity
966	1,001	97%
0	0	0%
0	0	0%

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2012-2016

COMMENTS:

The applicant proposes 192 residential dwelling units, which will not adversely impact Lake County Schools.

School Concurrence became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrence process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrence regulations, including the school concurrence requirements in the Lake County School Concurrence Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District

Date: 6/8/2012

DRS FIRE PLAN REVIEW ADDENDUM

Date: 6/6/2012	Project: 2012060002 AR#2064 @ CG Investment LLC [Presubmittal]
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If you have questions please contact Robin Gutting [Fire Plan Examiner] @ 352-343-9653 * 5427; via email rgutting@lakecountyfl.gov or contact Gene Brewer [Fire Plan Examiner] @ 352-343-9653 * 5407; via email gbrewer@lakecountyfl.gov

Note: Please copy the case manager when conducting email correspondence.

FIRE PLAN REVIEW #1 EXAMINER'S NOTES:

PROVIDE FIRE PROTECTION DURING CONSTRUCTION:

Florida Fire Prevention Code [FFPC 1] mandates a water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates.

Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.

Please denote code mandate on the site plans.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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PROVIDE NEEDED FIRE FLOW CALCULATIONS FOR THE BUILDING(S):

Needed Fire Flow Calculations [Public Utility or Private Utility is Available]:

The Florida Fire Prevention Code requires an approved water supply capable of supplying the required fire flow for fire protection to be provided.

Provide needed fire flow calculations as set forth by the Florida Fire Prevention Code [FFPC 1 Chapter 18].

Needed fire flow calculations determine the required amount of fire protection water supply (gallons per minute [gpm]) at no less than 20 psi residual pressure to be provided at the site.

Design team shall provide hydraulic modeling proving that the utility will provide the required fire protection water supply (needed fire flow) at no less than 20 psi residual pressure at the site.

Needed fire flow calculations are also used to determine the total amount of hydrants to be provided on site for fire-ground operations.

Contact Gene Brewer @ 352-343-9653 * 5407 or email gbrewer@lakecountyfl.gov to obtain a copy of the Lake County Needed Fire Flow Worksheet/Program or contact Robin Gutting @ 352-343-9656-3 *5427; rgutting@lakecountyfl.gov.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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100% of the required fire flow shall be provided within 500 feet [300 feet if within the Clermont Joint Planning Agreement Area] of the most remote portion of the building.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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DRS FIRE PLAN REVIEW ADDENDUM

HYDRANTS:

After the needed fire flow requirements have been determined using FFPC 1 Chapter 18 Section 18.4 Table 18.4.5.1.2; use FFPC 1 Annex I Table I.3 to determine the number of hydrants required and the distribution of the hydrants along fire apparatus access roads and adjacent public streets.

The fire flow requirement column in FFPC 1 Table 1.3 is the required fire flow from FFPC 1 Chapter 18 Section 18.4 Table 18.4.5.1.2; the fire flow requirements should take into account all appropriate fire flow credits or increases.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Fire Hydrants shall be connected to underground fire mains having at least an eight inch minimum size.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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A fire hydrant shall be located within 100 feet of the Fire Department Connection serving an automatic sprinkler system and/or standpipe system. Said hydrant shall be located on the same side of the roadway as the FDC. Said hydrant shall be located a minimum of 40 feet from the building.

<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Hydrants and Fire Protection Appliances: Clearances of seven and one half feet (7 ft - 6 in.) in front of and to the sides of the fire hydrants and fire protection appliances, with a four foot (4 ft) clearance to the rear.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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If hydrants are to be located within islands; island width shall be a minimum of 15 feet to meet said criteria.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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The center of the steamer port shall be no less than eighteen (18) inches minimum or no more than twenty-four (24) inches maximum above final grade. Steamer port shall be correctly positioned for the proper connection.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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No person shall place or keep any post, fence, vehicle, growth, vegetation, trash or storage of other materials that would obstruct a fire hydrant or fire protection appliance and hinder or prevent its immediate use by fire department personnel.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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DRS FIRE PLAN REVIEW ADDENDUM

FIRE PROTECTION WATER SUPPLY ALTERNATIVE[S] FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENTS:

In subdivisions where no public or private water system is available for the needed flow, an alternative means of fire protection water supply shall be provided with the County Manager or Designee's approval, such as:

A residential fire sprinkler system or an aboveground fire protection water supply tank[s]s having a minimum capacity of 30,000 gallons. The number of tanks required and location of the tanks are to be determined by the Lake County Fire Official.

Note: If the developer elects to require automatic sprinkler protection to be mandated in the single family residences; the fire official has determined that fire department tanker shuttle operations would be sufficient to provide the needed fire flow for the structures.

Please note the option selected on the site plan.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE:

Fire Department Access Roads/Fire Lanes shall be provided for every facility, building, or portion of building.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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A fire department access road shall extend to within 50 ft (15 m) of a single exterior door providing access to the interior of the building.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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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 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Fire Department Access Roads/Fire Lanes shall be not less than 20-ft (6 m) of unobstructed width, able to withstand live loads of fire apparatus, and have a minimum of 13 ft 6 in. (4.1 m) of vertical clearance.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all-weather driving capabilities.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150-ft (46 m) in length.

The turnaround shall have a minimum centerline radius of 50-ft (15 m). Note: T-turn and Y-turn turn around arrangements complying with criteria set forth by Exhibit 18.4 of the Uniform Fire Code Handbook (NFPA 1)

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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The grade, surface, and location of the fire lane shall be approved by the authority having jurisdiction.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Required fire lanes shall be provided, with the inner edge of the roadway no closer than 10 feet and no farther than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

DRS FIRE PLAN REVIEW ADDENDUM

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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POINT OF SERVICE/POINT OF SUPPLY/UNDERGROUND FIRE MAINS:

Point Of Service:

Plans shall indicate the point-of-service for the fire protection system[s]; "Point-of-service" means the point at which the underground piping for a fire protection system using water as the extinguishing agent becomes used exclusively for the fire protection system.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Point of Supply

Plans shall indicate the point-of-supply;"Point-of-supply" means the point at which the underground piping serves fire hydrants and the sprinkler system. No domestic connections are allowed after the "Point-of-supply."

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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Underground Fire Mains:

Please add the following note to the Site Plans: "Underground fire mains supplying fire protection systems, including fire sprinkler systems and fire hydrants shall be installed by a Florida Licensed Contractor with a Class I; Class II; or Class V."

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
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KNOX KEY LOCK BOX; KNOX PADLOCK; OR KNOX ACCESS CONTROL SYSTEM:

The Florida Fire Prevention Code allows the authority having jurisdiction to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system; this item will be need to be addressed during the site plan permitting process

Email Robin Gutting @ rgutting@lakecountyfl.gov to request a copy of the Access Control Systems Guide or email Gene Brewer @ gbrewer@lakecountyfl.gov for additional gate information.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
--	---	---	---

BUILDING CONSTRUCTION TYPE:

The Florida Building Code mandates that the building construction type be indicated on all plan documents; please indicate the building construction type on the site plan.

If clarification is needed regarding Building Construction Type; please contact the Lake County Building Department .

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
--	---	---	---

DRS FIRE PLAN REVIEW ADDENDUM

BUILDING AREA:

The Florida Building Code mandates the building area be indicated on all plan documents; please indicate the total building area per structure on the site plan.

If clarification is needed regarding Building Area; please contact the Lake County Building Department.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
--	---	---	---

FIRE SEPARATION DISTANCE:

The Florida Building Code mandates the fire separation distance [setback] from the closet lot line; street; alley; public way; or buildings on the same property to be indicated on all plan documents; please indicate the fire separation distance on the site plan.

If clarification is needed regarding Fire Separation Distance; please contact the Lake County Building Department.

<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Item[s] Is In Compliance	<input type="checkbox"/> Item[s] Is Not In Compliance
--	---	---	---

END OF FIRE PLAN REVIEW #1

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Department of Growth Management

Rezoning Application

You have the option to request a Development Review Staff (DRS) meeting or written comments only. Please check which one you would prefer.

_____ DRS meeting requested

_____ Written comments only

1. Project Address: _____

2. Applicant's name: _____

Mailing address: _____

E-Mail address: _____ Telephone number: _____

Status: Owner _____ Appointee _____ Agent _____ Purchaser _____

3. Owner's name: _____

Mailing address (complete) _____

E-Mail address: _____ Telephone number: _____

The property is generally located in the vicinity of the following streets: _____

Property legal description: Section _____ Township _____ Range _____

Alternate Key #(s) _____

4. Area of Property: _____ Acres _____ Sq. Ft.

5. Does property have or intend to provide:

Central water & sewer? Yes _____ No _____ If yes, utility provider documentation required.

Individual well and septic? Yes _____ No _____; or explain how services will be provided: _____

6. Existing zoning: _____ Proposed zoning: _____

If amendment, Planned Commercial District (CP) _____ or Planned Industrial District (MP) _____ or Planned Unit Development (PUD) _____ or Community Facilities District (CFD) _____ Existing ordinance # _____

Note: A site conceptual plan is required for CP, MP, PUD and CFD zonings and must be prepared as enumerated on page 7 of this application.

7. Future Land Use Map designation: _____

Wekiva River Protection Area: Yes _____ No _____

Green Swamp Area of Critical State Concern: Yes _____ No _____

8. If the proposed zoning is Planned Unit Development (PUD), indicate type of use(s) requested:

Residential _____ Commercial _____ Industrial _____

THEN, refer to page 7 of this application for submittal requirements.

9. Any waivers or variances to the PUD ordinance requirements must be applied for at the time of rezoning request, including waivers to central utility connection requirements. These WAIVERS or VARIANCES must be attached and made a part of this application.

If additional room is needed to fully answer the following questions please use additional paper.

10. List number of existing structures on site and their present use, and the use of the property:

11. Proposed use(s) of the site: _____

12. A statement describing any changed conditions that would justify the rezoning: _____

A statement describing why there is a need for the proposed rezoning: _____

A statement describing whether and how the proposed rezoning is consistent with the Lake County Comprehensive Plan: _____

A statement outlining the extent to which the proposed rezoning:

A. Is compatible with existing land uses: _____

B. Affects the capacities of public facilities and service: _____

C. Affects the natural environment: _____

D. Will result in an orderly and logical development pattern: _____

13. Affordable Housing Projects: Estimated value of structure(s) and land for each lot.

Structure(s): \$ _____ + Land \$ _____ = Total \$ _____

If the combined value is equal to or less than 80% of the median price of a home in the Orlando MSA and/or at least 30% of the dwellings in each phase are affordable; then the project qualifies for expedited review.

14. Is the proposed use permissible in requested zoning district?

YES _____ NO _____

PLANNER'S INITIALS: _____

15. Has any previous application been filed within the last year in connection with this property?

YES _____ NO _____. If yes, describe briefly the nature of the request: _____

16. Please attach the exact legal description of the property being petitioned for this rezoning on a separate sheet as described on the warranty deed and provide copies of current deed.

17. Please attach a current property record card for the parcel. A property record card may be obtained from the Lake County Property Appraiser's office or website.

To be completed by Staff:

Date: _____ Verbal Pre-submittal Project# _____

Public Hearing #: _____ Project #: _____

Applicant Request #: _____

Existing Zoning: _____

Future Land Use Category: _____

Section: _____ Township: _____ Range: _____

Planning Area: _____

Utility Service Area: _____ Commission District: _____

Notes: _____

Staff Name: _____ Date: _____

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

BEFORE ME, the undersigned authority personally appeared _____, who being by me first duly sworn on oath, deposed of and says:

- 1. That he/she is the fee-simple owner of the property legally described on page 3 of this application.
- 2. That he/ she desires rezoning from _____ to _____ for the property legally described on Page 3 of this Application. Permission is granted for staff to conduct a site visit for purposes of review of this rezoning application.
- 3. That he/ she has appointed _____ to act as Agent to accomplish the above. The Owner is also required to complete the APPLICANT'S AFFIDAVIT of this Application if NO AGENT is appointed to act in his stead.

Affiant (Owner's Signature)

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

Notary Public (Signature)

(SEAL)

My Commission Expires: _____

NOTE:

All Applications shall be signed by the Owner(s) of the Property, or some person duly authorized by the Owner to sign. The authority authorizing such person other than the Owner to sign MUST be attached.

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority personally appeared _____, who being by me first duly sworn on oath, deposes and says:

1. That he/she affirms and certifies that they understand and will comply with all Ordinances, Regulations, and Provisions of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of Lake County, Florida, and are Not Returnable.
2. That he/she desires rezoning from _____ to _____ for the property legally described on Page 3 of this application.
3. That the submittal requirements for the application, which are shown on Page 7, have been completed and attached hereto as part of this application.
4. That the sign cards which will be posted by the Growth Management Department on or before the first (1st) working day of the month in which the case will be considered for public hearing before the Planning and Zoning Board and the Board of County Commissioners, will remain posted until final determination has been made by the Board of County Commissioners, after which said signs are to be REMOVED AND DESTROYED BY THE APPLICANT.

Affiant (Applicant's Signature)

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, who is personally known to me or who has produced _____ as identification and who did _____ or did not _____ take an oath.

Notary Public (Signature)

(SEAL)

My Commission Expires: _____

APPLICATION FILING FEES

Rezoning Fees (select one from A – H)

- A. Rezoning to AR, R1, R2, R3, R4, R7, & RP, CFD (ZFJ*) \$1,000.00_____
- B. Rezoning to "A" Agriculture and "RA" Ranchette District (ZFM*)
(5 acre minimum) \$ 200.00_____
- C. Rezoning to Commercial or Industrial – (ZFK*) or Planned Unit Development - (ZFN*) \$1,250.00_____
- D. PUD (includes CFD, CP, & MP) Major Amendment to Development Plan – (PUDF*) \$ 550.00_____
- E. PUD (includes CFD, CP, & MP) Non-Substantial Text Amendment – (PUDJ*) \$ 400.00_____
- F. PUD Non-Substantial Amendment to Development Plan (20 lots or less) – (PUDK*) \$ 250.00_____
- G. PUD Non-Substantial Amendment to Development Plan – (PUDM*) \$ 525.00_____

All applications listed above are required to pay the Legal Advertising Fee and Notification Fee

Legal Advertising Fee: You will receive a bill for this fee.

Notification Fee (NFEE*) Total Properties _____ x .28 cents = \$ _____
\$.28 cents will be charged for all real property contiguous to and within 350 feet of the perimeter of the Applicant's property.

Capacity Encumbrance Letter Review (OPTIONAL EXCEPT FOR PUDS)
 Capacity Encumbrance Letter - No Alternate Data – not submitting traffic study
 Public Works – Stormwater: \$ 30.00 (CELPWS)
 Public Works – Transportation: \$450.00 (CELPWT)
 Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) \$ 590.00 _____

Capacity Encumbrance Letter - Alternate Data – submitting traffic study (REQUIRED FOR PUDS)
 Public Works – Stormwater: \$ 30.00 (CELPWSD)
 Public Works – Transportation: \$915.00 (CELPWTD)
 Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) \$1055.00 _____

Waiver – Central Water and/or Sewer Service – (WAV) \$ 250.00 _____
This fee will apply if the applicant is requesting a waiver.

Health Department
 Zoning Map Amendment (HDZMA*) \$ 75.00_____

Subtotal: \$ _____
 A 1% service charge will apply if paying by credit card (of the total amount due) (CCARD) \$ _____
TOTAL: \$ _____

Public Hearing Applicant Initiated Postponement (ZFB*) \$ 100.00_____

If the rezoning is approved, you will be responsible for all fees associated with recording the ordinance into the public records of Lake County. A staff member will contact you when the ordinance is complete and the total fees for recording the document have been determined.

Make checks payable to: LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
 A 1% service charge will apply if paying by credit card.

REZONING SUBMITTAL GUIDE

The following required information shall be submitted with the rezoning application:

- ___ 1. General application form.
A completed application shall be signed by all owners, or their agent, and notarized. Signatures by agents will be accepted only with notarized proof of a authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signatory's office in the corporation.
- ___ 2. Copy of the Tax Receipt or Property Record Card, and the latest recorded Warranty Deed showing the current fee-simple titleholders of the property. If the legal description shown on the Warranty Deed is not correct or does not close, you may be required to submit a Boundary Survey or Sketch of Description of the property proposed for rezoning, certified by a professional land surveyor. The legal descriptions should appear on the face of the survey or sketch of description.
- ___ 3. Plot plan, for all non-residential rezonings, drawn to an appropriate scale, on a 22-1/2" x 27" reproducible sheet, showing the following information:

All planned districts (CP, MP, CFD, CUP and PUD) are required to have a conceptual master plan.
 - ___ a. Project name.
 - ___ b. North arrow, date and scale.
 - ___ c. Name, address and telephone number of the owner and applicant.
 - ___ d. Property lines and contiguous street(s).
 - ___ e. Location and dimensions, and square footage of building, of all existing and proposed structures, indicating their intended use, and setback distances from all property lines and roadways.
 - ___ f. Existing and proposed means of vehicular ingress and egress to the property.
 - ___ g. Location of off-street parking and loading areas, showing the number of spaces, and the dimensions of access aisles and driveways.
 - ___ h. Location of all buffers, screens, walls and fences, indicating their height and type of materials used.
- ___ 4. Utility availability and or nonavailability letter for central water and/or sewer
- ___ 5. Application for Capacity Encumbrance Letter (optional)
- ___ 6. Any other information deemed necessary to establish compliance with this and other ordinances.
- ___ 7. Application Fees Make checks payable to the LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
A 1% service charge will apply if paying by credit card.



Department of Growth Management Preliminary Plat Submittal Guide

The following required information shall be submitted when applying for preliminary development plan approval.

- ___1. A completed General Development Application form.
- ___2. Name of project.
- ___3. Special approvals, conditions, waivers, variances per Planning and Zoning Commission, Board of Adjustments, and/or Lake County Board of County Commissioners. (Attach appropriate listings showing approval dates, case #'s, and ordinance #.)
- ___4. Copy of current tax receipt or property record card, and latest recorded warranty deed.
- ___5. A legal survey prepared by a surveyor registered in the State of Florida, showing an accurate legal description and the total acreage when the property is part of a larger tract.
- ___6. A Title Opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company dated no earlier than thirty (30) days prior to the submittal showing all persons or entities with an interest of record in the property, including, but not limited to the record fee owners, easement holders, mortgage and lien holders, leasehold interest holders, judgment interest holders, and parties with any interest in the land by reason of probate or other legal proceedings. The report shall include the tax identification number(s) for the property and copies of documents such as deeds, easements, etc. reference in the title opinion.
- ___7. Four (4) prints of the site plan (3 sets signed & sealed) with supporting documentation.
- ___8. Applicable fees.
- ___9. Tree Removal Permit Application (attached separately).
- ___10. Affordable Housing Projects: Estimated value of structure(s) and land for each lot.
Structure(s): \$ _____ + Land \$ _____ = Total \$ _____. If the combined value is equal to or less than 80% of the median price of a home in the Orlando MSA and/or at least 30% of the dwellings in each phase are affordable; the Project qualifies for expedited review.
- ___11. Preliminary Environmental Assessment.
- ___12. If located within Wekiva River Protection Area or Green Swamp Area of Critical State Concern, an Environmental Survey is required.
- ___13. Concurrency Application

PLAT FORMAT GENERAL

- ___1. The plans must be folded to 9.5" x 12" size.
- ___2. General vicinity map drawn to scale showing position of proposed site in Section, Township, and Range; principle roads and other pertinent information.
- ___3. Complete legal description of the property.
- ___4. Owner/Company name, contact person, address, and telephone number.
- ___5. Name of engineer/landscape architect responsible for preparation of plans and project contact person.
- ___6. Title block, scale, north arrow and date.
- ___7. Gross acreage in square feet and acres.
- ___8. Boundaries of the property.
- ___9. Use and zoning of adjacent properties.

UTILITIES

- ___1. Boundaries with dimensions of proposed utility easements.
- ___2. Location and availability of capacity for potable water and wastewater facilities to serve site.
- ___3. Projected flows of the water and wastewater treatment and pumping facilities by phases if applicable.
- ___4. Description of any required improvements of extensions of existing off-site facilities.
- ___5. Utility easements, per Chapter 381, 272, Florida Statutes.
- ___6. Setbacks and right-of-way necessary for future centralized water and wastewater services.
- ___7. Exact locations of on-site and nearby existing and proposed fire hydrants.

STRUCTURES

- ___1. Minimum floor elevations of buildings within 100-year floodplain.
- ___2. Typical detail plan for each lot.
- ___3. Location of buildings and area in square feet of paved areas.
- ___4. The location and specifications of any proposed garbage dumpsters.

ENVIRONMENTAL

- 1. Preliminary grading plans including perimeter grading.
- 2. Landscape legend and plan.
- 3. Description of plant materials existing and to be planted in buffer zones and landscape areas.
- 4. All distances and dimensions (landscape).
- 5. Detailed irrigation plan or notation that system will be installed as per Chapter IX.
- 6. Preliminary environmental assessment.
- 7. Description of current ground covers and land use, as defined by the FLUCS and imperviousness by sub-basin.
- 8. Wekiva River Protection Area as defined in Chapter 369, Part III Florida Statutes, requires an environmental survey to assess the impacts of development on ground and surface water quality, quantity, and hydrology, native vegetation and wildlife species, designated species, wetlands, and associated uplands before granting approval of any proposed development.
- 9. Green Swamp Area of Critical State Concern requires an environmental survey.
- 10. If the project site contains trees, site improvements overlaid on an aerial photograph.

DRIVEWAYS, INGRESS/EGRESS

- 1. Layout of all streets/driveways with paving and drainage plans showing existing and proposed elevations and grades of all public and private paved areas.
- 2. Parking and loading plan showing the total number and dimensions of spaces, proposed ingress and egress, and projected on-site traffic flow.
- 3. Typical cross section and specifications of all proposed pavement, drainage sections and calculated quantities.
- 4. Delineate ingress/egress areas for facilities maintenance.
- 5. A Traffic Impact Study (TIS) will generally not be required for projects, meeting the following conditions: The proposed development meets the "De Minimus" criteria specified by LDR chapter 5.01.03 (A & B) - Exemptions for Development with "De Minimus" Impact, and that the development site is on a roadway currently operating at V/C (vehicles/capacity) ratio below 0.5.

For development sites that do not meet the "De Minimus" criteria but generate less than 25 net new vehicular trips based upon weekday A.M. peak-hour, weekday P.M. peak- hour and or weekend peak-hour trips; a Request of Exemption Letter must be submitted. The minimum data required for this letter is described in Lake Sumter MPO Traffic Impact Study Methodology Guidelines. A traffic impact study will be required as outlined in the MPO Manual for all other development sites. Be advised, a signed Affidavit of Concurrency Deferral will not relieve the applicant from providing appropriate traffic data.

Please contact Lake County Public Works Department at 352-483-9040 with any questions regarding requirement.

HYDROGEOLOGIC

- 1. Jurisdictional Wetland, or
 Mean High Water Line, or
 Ordinary High Water Line, and
 Base Flood Elevation
- 2. Hydrological boundaries, including all areas flowing to the proposed project.
- 3. Topographical information with elevations to verify the location of all ridges and streams at one (1) foot contour levels.
- 4. Stormwater management features to be shown a minimum of 1,000 feet downstream of proposed development unless ultimate outfall system is a lesser distance.
- 5. High water data or critical floor elevations on existing structures upstream of, within and downstream of the project.
- 6. Notes indicating sources of high water data and critical flood elevations.
- 7. Notes pertaining to existing standing water, areas of heavy seepage, springs, wetlands, streams and hydrologically sensitive areas.
- 8. Subdivision layouts with horizontal and vertical controls.

ADDITIONAL DATA

Additional standards apply to the Wekiva River Protection Area and the Green Swamp Area of Critical State Concern pursuant to Chapters VII of the Land Development Regulations, as amended and the Lake County Comprehensive Plan as amended.



Department of Growth Management

Preliminary Plat Fee Checklist

Planning & Community Design Review (select one from A or B)

- | | |
|--|--------------------------------|
| A. Minor Subdivision Preliminary Plat (2-29 lots) (<i>SUBC</i> *) | \$550.00 + 6.50 per lot _____ |
| B. Subdivision Preliminary Plat (30 lots or more) (<i>SUBE</i> *) | \$1,000.00+ 6.50 per lot _____ |

- | | |
|---|----------------|
| Landscape Review Fee (<i>SPRB</i> *) | \$200.00 _____ |
| Tree Removal Application Review Fee (<i>TRSPB</i> *) | \$200.00 _____ |
| After-the-Fact Tree Removal Application Review Fee (<i>TRSPA</i> *) | \$500.00 _____ |
| Waiver – Central Water and/or Sewer Service (<i>WAV</i> *)
(This fee will apply if the applicant is requesting a waiver.) | \$250.00 _____ |

Capacity Information Letter Review (Optional)

- | | |
|--|-----------------|
| A. Capacity Information Letter | |
| Public Works – Stormwater: \$ 30.00 (CILPWS) | |
| Public Works – Transportation: \$30.00 (CILPWT) | |
| Growth Mgmt Administration – Parks, SW: \$55.00 (CILADM) | \$ 115.00 _____ |

Capacity Encumbrance Letter Review (select one from A – B)

- | | |
|---|-----------------|
| B. Capacity Encumbrance Letter - No Alternate Data – not submitting traffic study | |
| Public Works – Stormwater: \$ 30.00 (CELPWS) | |
| Public Works – Transportation: \$450.00 (CELPWT) | |
| Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) | \$ 590.00 _____ |
| C. Capacity Encumbrance Letter - Alternate Data – submitting traffic study | |
| Public Works – Stormwater: \$ 30.00 (CELPWSD) | |
| Public Works – Transportation: \$915.00 (CELPWTD) | |
| Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) | \$1055.00 _____ |

Public Works Stormwater Review (select one from A – B)

- *This fee will not apply to subdivisions that do not have infrastructure.
- | | |
|--|----------------|
| A. Residential Minor Subdivision if Infrastructure Const. is involved – 20 lots or less (<i>PWSRU2</i> *) | \$310.00 _____ |
| B. Residential Subdivision if infrastructure Const. is involved – over 20 Lots (<i>PWSR02</i> *) | \$460.00 _____ |

Fire Review

- | | |
|----------------------------------|----------------|
| Preliminary Plat (<i>FDF</i> *) | \$359.00 _____ |
|----------------------------------|----------------|

Health Department Review: (select one from A – B)

- | | |
|--|----------------|
| A. Parcels zoned Planned Unit Development
Planned Unit Development Subdivision (HDPPP*) | \$175.00 _____ |
| B. Parcels zoned A, R1, R2, R3, R4, R6 or R7
Preliminary Plat (HDPP*) | \$150.00 _____ |

- | | |
|---|-----------------|
| Subtotal: | \$ _____ |
| A 1% service charge will apply if paying by credit card (of the total amount due) (CCARD) | \$ _____ |
| TOTAL: | \$ _____ |

Plan Revision Fees: A plan revision fee will apply for projects that are required to submit a revised plan and or information to respond to staff comments. These fees are required to be paid prior to preliminary plat approval.

- Planning and Community Design – if submitting 30 days after scheduled DRS Meeting, this is a one time fee, this fee does not apply for any reviews there after (*SUBD**) \$100.00 _____
- Fire, Building Services – beginning with 3rd review (*FDF**) \$ 73.00 _____
- Public Works – beginning with 3rd review (*PWR3**) \$320.00 _____
- Health Dept. – parcels zoned PUD, beginning with 2nd review (HDPF3*) \$ 75.00 _____
- Health Dept. – parcels zoned A, R1, R2, R3, R4, R6 or R7, beginning with 2nd review (HDPF2*) \$ 50.00 _____

Make checks payable to: LAKE COUNTY BOARD OF COUNTY COMMISSIONERS