



City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: 8/5/2016

Application # _____

Applicant Name: L9D, LLC

Applicant Phone# (352) 429-2035

Address: 16717 Inspiration Lane
Groveland, FL 34736

Applicant Fax # _____

Email Address: wannee@wildblue.net

Applicant is: Owner Agent Purchaser Lessee Optionee

Owners Name: same as applicant

Owner's Phone # _____

Address: _____

Owner's Fax # _____

Email Address: _____

Application Type:

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Lot Line Deviation | <input type="checkbox"/> Variance-Residential |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance-Commercial/Industrial |
| <input type="checkbox"/> Concurrency Review | <input checked="" type="checkbox"/> Construction Plan Review | <input type="checkbox"/> Re-Review |
| <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Residential Design Review |
| <input type="checkbox"/> Road/Easement Vacation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> DRI Development | <input type="checkbox"/> Proportionate Fair Share | <input type="checkbox"/> DRI Regional Development |
| <input type="checkbox"/> Other: _____ | | |

Reason for Request: Construction of a 68 lot single-family residential subdivision Springs at Cherry Lake.

Project Title (Site Plans, future/existing subdivisions only): Springs at Cherry Lake

Property Address: Cherry Lake Road Property Size: 37.18 Acres

Alternate Key #s: 3354494

Property Tax I.D. #s: 03-22-25-000900000600



City of Groveland Planning and Zoning Application

Proposed Use of Property: single-family residential
Existing Zoning: R-2 Existing Land Use: Single-Family
Medium Density
Would like to change Zoning to: N/A
Would like to change Land Use to: N/A
Current number of structures on the property: 1

What utilities currently exist on the site?

Water Reclaim Water Sewer Well Septic None

What utilities are proposed to be used?

Water Reclaim Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:

Preliminary Plat

Property Owner & Agent Affidavit

Date: July 8, 2016

Before me, the undersigned authority personally appeared, Mona Lisa Rutzebeck (property owner's name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to obtain construction plan approval
3. That said authority (property owner) has appointed _____ (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
 - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees are non-refundable unless the application is withdrawn in writing within five (5) business days of submittal.

Property Owner's signature
Mona Lisa Rutzebeck
 STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before
 on 7-8-16 (date) by
Mona Lisa Rutzebeck (name)
 of affiant, deponent, or other signer. He/she is
personally known to me or has presented

 as identification.

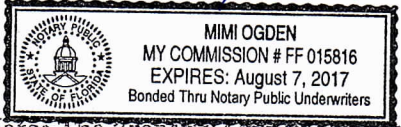
Agent's signature

 STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before me
 before me on _____ (date)
 _____ (name)
 of affiant, deponent, or other signer. He/she is
 personally known to me or has presented

 as identification.

PUBLIC NOTARY Mimi Ogden

PUBLIC NOTARY _____



Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).

Submittal Requirements

General Attachments for all Applications:

- () Completed Planning & Zoning Application
- () Copy of the Recorded Deed(s) for the property
- () Owner's / Agent's Affidavit
- () Copy of Property Record Card(s)
- () Fee

Specific Attachments:

- () Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- () Concurrency Review: Concurrency Application
- () Site Plan Approval: *See separate sheet*
- () Preliminary Plat Application: *See separate sheet*
- () Construction Plan Approval: *See separate sheet*
- () Final Plat Application: *See separate sheet*
- () Architectural Design Review: *See separate sheet*
- () Lot Split:
 - 1. Typed legal description of the parent parcel and of the new parcel(s)
 - 2. Copy of the original survey before the proposed lot split.
 - 3. Signed and sealed survey after the proposed lot split. New lots should be clearly marked.
- () Lot Line Deviation:
 - 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
 - the overall legal description of the original parcel or parcels affected
 - the legal description of each parcel created
 - the legal descriptions of all existing easements
 - all existing structures
 - jurisdictional wetland line and/or environmental conservation easements
 - roadway centerline data and location
- () Road / Lot / Utility Easement Vacation:
 - 1. Typed legal description of the road / lot / utility easement to be vacated
 - 2. Copy of the boundary survey indicating the appropriate road / lot / utility easement to be vacated.
- () Special Exception / Conditional Use Permit: Materials as required in Appendix A -- Zoning, Sec 10.02. *See separate sheets*
- () Variance: Variance Application and supporting information as applicable

EXHIBIT A

FEE SCHEDULE

PLANNING AND ZONING REVIEW FEES

The fees listed below include both direct fees for the City of Groveland administration (Administrative Fee) and prepaid fees for City Engineer, City Surveyor and City Attorney (Consultants Fee). Consultants Fees that are not incurred will be refunded to the applicant; however, Consultants Fees incurred above the prepaid amount will be assessed to the applicant and payment must be remitted to the City prior to the issuance of a final approval, development order, signing of the recorded plat, or issuance of a clearance. In addition, the applicant must pay the advertising and recording costs prior to issuance of a final approval, development order, signing of the recorded plat, or issuance of a clearance.

	Administration Fee	Consultants Fee	Code Ref.
<i>Annexation only; w/o simultaneous land use amendment and/or zoning</i>	\$500.00	\$500.00	
<i>Annexation with zoning and land use change (10 acres or less)</i>	\$900.00	\$500.00	
<i>Annexation with zoning and land use change (over 10 acres)</i>	\$1700.00	\$1000.00	
<i>Special Exception Use</i>	\$500.00	\$300.00	Sec. 153-184(a)
<i>Rezoning</i>	\$700.00	\$300.00	Sec. 153-5(c)
<i>Variance – Residential</i>	\$400.00	\$300.00	Sec. 153-60
<i>Variance Commercial/Industrial</i>	\$800.00	\$300.00	Sec. 153-60
<i>Lot Split</i>	\$450.00	\$300.00	Sec. 145-7
<i>Planned Unit Development (PUD)</i>	\$1000.00 plus \$10.00 per acre	\$500.00	Sec. 153-5(c)
<i>Amend Planned Unit Development</i>	\$1000.00 plus \$5.00 per acre	\$800.00	Sec. 153-5(c)
<i>Vacation of Street or Lot</i>	\$500.00	\$300.00	Sec. 145-9
<i>Small Scale Comprehensive Plan Amendment (10 acres or less)</i>	\$800.00	\$300.00	
<i>Large Scale Comprehensive Plan Amendment (10 acres or more)</i>	\$1500.00	\$800.00	
<i>Site Development Plan 1 acre or less</i>	\$425.00	\$200.00	Sec. 153-35(b)(11)
<i>Site Development Plan over 1 acre</i>	\$425.00 plus \$100.00 per acre	\$400.00	Sec. 153-35(b)(11)

	over 1 acre		
<i>Preliminary Plat:</i>			Sec.145-46(d)(10)
◦ 20 lots or less	◦ \$ 400.00	◦ \$ 800.00	
◦ 21 – 50 lots; inclusive	◦ \$ 650.00	◦ \$ 900.00	
◦ 51 – 100 lots; inclusive	◦ \$ 900.00	◦ \$1000.00	
◦ More than 100 lots	◦ \$1400.00	◦ \$1000.00	
<i>Final Plat</i>	\$1000.00	\$800.00	Sec. 145-48(b)
<i>Vacation of Plat</i>	\$900.00	\$1000.00	
<i>Infrastructure Inspection Fee</i>	1% of construction cost of site improvements	N/A	Sec. 145-49
<i>Construction Plan Review, 1 acre or less</i>	\$300.00	\$300.00	Sec. 145-47(b)(16); Sec. 153-35(e)(16)
<i>Construction Plan Review, over 1 acre</i>	\$300.00	\$500.00	Sec. 145-47(b)(16); Sec. 153-35(e)(16)
<i>Re-review Fee (after 2nd review)</i>	\$300.00	\$500.00	Sec. 145-47(h)
<i>Residential Design Review Fee</i>	\$500.00 + \$2 per lot	N/A	Sec. 137-51; Sec. 137-48; Sec. 137-49
<i>Residential Re-review or additional model</i>	\$75.00 per review or additional model	N/A	Sec. 137-51; Sec. 137-48; Sec. 137-49
<i>Non-residential Design Review Fee</i>	\$TBD	TBD	Sec. 137-51; Sec. 137-49; Sec. 137-50
<i>Development of Regional Impact (DRI)</i>	\$10,000.00	\$5000.00	Sec. 153-5(c)
<i>Review of Annual Report for DRI</i>	\$350.00	\$150.00	
<i>DRI Development Order Amendment</i>	\$1400.00	\$1000.00	
<i>Expansion/Change of Nonconforming Use</i>	\$400.00	\$150.00	Sec. 153-86
<i>Tree Removal Application Permit:</i>			Sec. 145-46(h)(18); Sec. 153-35(e)(17)
◦ Single Family or Duplex lots	\$75.00		
◦ Commercial/Industrial, Multi-family, PUD, Subdivision	\$250.00		
◦ After the fact tree removal			

<i>permit will be double the regular fee</i>			
<i>Zoning Clearance Fee:</i>			Sec. 153-213
◦ <i>Minor Residential (accessory structure)</i>	\$20.00		
◦ <i>Major Residential (new single family or duplex homes)</i>	\$50.00		
◦ <i>Commercial/Industrial/Multi-family</i>	\$75.00		
<i>Concurrency Review Fee:</i>			Sec. 109-31; Sec. 145-47(b)(16); Sec. 153-35(e)(16)
◦ <i>Residential, 50 units or more</i>	\$100.00		
◦ <i>Residential, over 50 units</i>	\$200.00		
◦ <i>Commercial/Industrial, 5000 sq. ft. g.f.a.</i>	\$150.00		
◦ <i>Commercial/Industrial, Over 5,000 sq. ft. g.f.a.</i>	\$300.00		
<i>Proportionate Fair Share Application</i>	\$1000.00		Sec. 109-58(b)
<i>Right of way Utilization Permit Application:</i>			Sec. 66-64
◦ <i>Short Term Uses (those not exceeding 7 days)</i>	\$350.00		
◦ <i>Long Term Uses (those not exceeding 1 year)</i>	\$420.00		
◦ <i>Renewal Application Fee for Long Term Uses (those exceeding long term permit - 1 year)</i>	\$190.00		
<i>Ingress/Egress Right of Way Utilization Permit:</i>			Sec. 66-64
◦ <i>Residential</i>	\$75.00		
◦ <i>Commercial</i>	\$350.00		
<i>Waiver fee - to exceed irrigation allowance</i>	\$263.00		Sec. 133-37(c)(4)(b)
<i>Conditional Waiver fee - parking restriction</i>	\$263.00		Sec. 149-54(5)a.