



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: May 27, 2015

Application # _____

Applicant Name: William S. Orosz, Jr. Applicant Phone# 407-782-1458
Address: 2420 S. Lakemont Ave. Applicant Fax # 407-206-9333
Suite 450 Email Address: _____
Orlando, FL 32814 worosz@hcopland.com

Applicant is: Owner () Agent () Purchaser () Lessee () Optionee

Owners Name: Hanover Cypress Oaks, LLC Owner's Phone # 407-782-1458
Address: 2420 S. Lakemont Ave Owner's Fax # 407-206-9333
Suite 450 Email Address: _____
Orlando, FL 32814 rperk.hron@hcopland.com

Application Type:

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

Reason for Request: Final plat Phase 1 of the Cypress Oaks
PUD

Project Title (Site Plans, future/existing subdivisions only): Cypress Oaks Phase 1

Property Address: SR 565A Groveland FL 34736 Property Size: 115.736 Acres

Alternate Key #s: See Below

Property Tax I.D. #s See Below

	TAX ID	ALT KEY
Parcel 1:	01-22-24-3801-001-00000	1061946
Parcel 2 (PT 1):	01-22-24-3801-017-00000	1762405
Parcel 2 (PT 2):	01-22-24-0002-000-02900	1307320
Parcel 3:	01-22-24-3905-008-00000	1061954
Parcel 4:	15-22-25-0002-000-02800	1025222



City of Groveland
Planning and Zoning Application

Proposed Use of Property: Residential Single Family
Existing Zoning: PUD Existing Land Use: Vacant
Would like to change Zoning to: N/A
Would like to change Land Use to: N/A
Current number of structures on the property: None

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 # 2015-38
Cypress Oaks Construction Plans Approved December 2015

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:

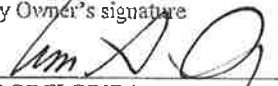
- Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- Concurrency Review: Concurrency Application
- Site Plan Approval: *See separate sheet*
- Preliminary Plat Application: *See separate sheet*
- Construction Plan Approval: *See separate sheet*
- Final Plat Application: *See separate 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

Property Owner & Agent Affidavit


Date: May 27, 2015

Before me, the undersigned authority personally appeared, William S. Orosz, Jr. (property owner's name), who being by me duly sworn on oath, deposes and says:


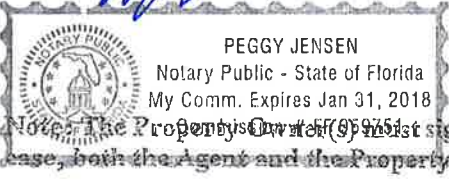
1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to final plat phase 1 of the Cypress Oaks PUD
3. That said authority (property owner) has appointed Richard Perkinson (agent's name) to act on his behalf to accomplish 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

 STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before
 on 5/27/15 (date) by
William S. Orosz (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 5/27/15 (date)
Rick Perkinson (name)
 of affiant, deponent, or other signer. He/she is
 personally known to me or has presented

as identification.

PUBLIC NOTARY


 PEGGY JENSEN
 Notary Public - State of Florida
 My Comm. Expires Jan 31, 2018

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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).