



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: 6/3/16 Application # _____

Applicant Name: Groveland Shoppes, LLC Applicant Phone# 813-549-3250
Address: 5555 S. Kirkman Road, Ste. 201 Applicant Fax # 813-321-6580
Orlando, FL 32819 Email Address: dparrish@fg-inc.net

Applicant is: Owner Agent Purchaser Lessee Optionee

Owners Name: Groveland Shoppes, LLC Owner's Phone # 813-549-3250
Address: 5555 S. Kirkman Road, Ste. 201 Owner's Fax # 813-321-6580
Orlando, FL 32819 Email Address: dparrish@fg-inc.net

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: Construction of a 7,104 square foot dialysis clinic along with the associated utility, drainage, and parking infrastructure improvements on Lot 4C of the Groveland Shoppes master development.

Project Title (Site Plans, future/existing subdivisions only): FKC Clermont Clinic @ Groveland Shoppes

Property Address: No address assigned. Property Size: 1.14 acres

Alternate Key #s: 3878618

Property Tax I.D. #s 20-22-25-1001000004C0



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Proposed Use of Property: Dialysis Clinic
Existing Zoning: C-1 (Commercial Highway) Existing Land Use: COMM (Office / Commercial)
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:

N/A

Property Owner & Agent Affidavit

Date: 6/1/16

Before me, the undersigned authority personally appeared, Scott T. Boyd (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 CONSTRUCT A 7,104 SQ. FT. DIALYSIS CLINIC AND INFRASTRUCTURE ON LOT 4C OF THE GROVELAND SHOPPES MASTER DEVELOPMENT.
- 3. That said authority (property owner) has appointed Foresite Group, Inc. (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 


Agent's signature 

Groveland Shoppes, LLC
STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before on 6/1/16 (date) by Scott T. Boyd (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented

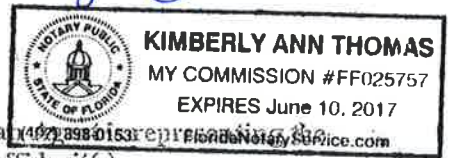
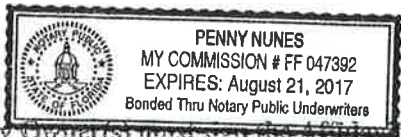
Foresite Group, Inc.
STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before me before me on 6/3/16 (date) DAMON PARRISH (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented

N/A
as identification.

Drivers License
as identification.

PUBLIC NOTARY 

PUBLIC NOTARY 



Note: The Property Owner(s) must sign the Affidavit(s). When a representative is appearing on behalf of the Property Owner(s), 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 (No deed recorded for subject parcel.)
- 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)(1)
<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 3rd 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(c)(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>			
Zoning Clearance Fee:			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		
Concurrency Review Fee:			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>Proportional Fair Share Application</i>	\$1000.00		Sec. 109-58(b)
Right of way Utilization Permit Application:			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		
Ingress/Egress Right of Way Utilization Permit:			Sec. 66-64
◦ <i>Residential</i>	\$75.00		
◦ <i>Commercial</i>	\$350.00		
Waiver fee – to exceed irrigation allowance	\$263.00		Sec. 133-37(c)(4)(b)
Conditional Waiver fee – parking restriction	\$263.00		Sec. 149-54(5)a.