

Summary of Ordinance

The purpose of this Ordinance is to amend Section 14.07.00, Lake County Code, Appendix E, Land Development Regulations, entitled *Subdivisions*, to bring the section into compliance with Chapter 2025-164, *Laws of Florida*. Chapter 2025-164, *Laws of Florida*, amended Section 177.071, Florida Statutes, to require plats to be administratively approved with no further action of the governing body.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING SECTION 14.07.00, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED *SUBDIVISIONS*; PROVIDING FOR ADMINISTRATIVE PLAT APPROVALS IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 20, 2025, Governor DeSantis signed into law, Senate Bill 784, with an effective date of July 1, 2025, which required that certain plat or replat submittals be administratively approved with no further action by the governing body of a county or municipality; and

WHEREAS, to comply with the requirement of SB 784 (Chapter 2025-164, *Laws of Florida*), the Board of County Commissioners (Board) must amend Section 14.07.00, Lake County Code, Appendix E, Land Development regulations, entitled *Subdivisions*; and

WHEREAS, the Board has determined that amending the Land Development Regulations is in the best interests of the residents of Lake County, Florida.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida as follows:

Section 1. Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Amendment. Section 14.07.00, Lake County Code, Appendix E, Land Development regulations, entitled *Subdivisions*, is hereby amended to read as follows:

1 **14.07.00 Subdivisions.**

2 **14.07.01**

3 A. Generally. The purpose of this section is to provide for the review of the subdivision of
4 land into individual saleable, leasable or rental units. The County Manager or designee
5 Shall approve all preliminary Plats, construction plans and Final Plats if each is found to
6 be in compliance with these regulations. Any preliminary Plat, construction plan or final
7 Plat not in compliance with these regulations Shall be denied and a letter of denial Shall
8 be sent to the applicant stating the reasons for the denial. All final plats Shall also be
9 required to be accepted by the ~~Board of County Commissioners~~Designated
10 Administrative Official. This section Shall apply to the subdivision of land into
11 residential Lots only.

12 B. Necessary Public Services and Facilities. No final Plat which authorizes the development
13 of five (5) or more Lots or dwelling units Shall be approved by the ~~Board of County~~
14 ~~Commissioners~~Designated Administrative Official unless the School Board has
15 provided to the County Manager, or designee, a certification in accordance with Chapter
16 V-A of these regulations indicating that there is or will be sufficient school capacity to
17 provide education services for the students who will live in dwelling units placed or
18 constructed on such Lots.

19 **14.07.02 Platting Required.** No application for a single-family building permit for construction
20 in the unincorporated area of Lake County Shall be granted unless a plat including such parcel of
21 land has been approved by the ~~Board of County Commissioners~~Designated Administrative Official
22 and recorded in the official records of Lake County, Florida. The only exceptions to mandatory
23 platting are as follows:

24 A. Lots of Record. Pursuant to Subsection ~~3.02.01~~1.08.04, Land Development Regulations,
25 a building permit Shall be issued for a single-family dwelling unit or duplex on a lot of
26 record.

27 B. Lots Created Via Administrative Lot Split. Pursuant to Section 14.11.00, Land
28 Development Regulations, a building permit Shall be issued for a single-family dwelling
29 unit or duplex on a lot created via the minor lot split or family density exception
30 processes.

31 C. Developers Agreements. The County Manager or designee may, by agreement, allow up
32 to six (6) building permits to be issued for a parcel of land prior to plat approval, but
33 while the plat is in the process of approval, such agreement Shall be acceptable to the
34 County Attorney and Shall prohibit the issuance of a Certificate of Occupancy until the
35 plat is recorded.

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38 *{Section 14.07.03, entitled General Submittal Requirements, shall remain unchanged.}*

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1 **14.07.04 Preliminary Plats.**

2 A. Preliminary Plat Review and Approval. Applications for preliminary plat review Shall
3 be available from the County Manager or designee. A completed application Shall be
4 signed by all owners, or their agent, of the property subject to the proposal, and notarized.
5 Signatures by agents will be accepted only with notarized proof of authorization by the
6 owners. In a case of corporate ownership, the authorized signature Shall be accompanied
7 by a notation of the signatory's office in the corporation. The preliminary plat must be
8 approved by the County Manager or designee prior to the applicant submitting
9 construction plans. A preliminary plat submittal Shall include the following information:

10 1. Topography and Elevation.

- 11 a. Preliminary grading plans specifically including earthwork cut and fill.
12 b. Minimum lowest floor elevations of buildings within any special flood hazard
13 areas.
14 c. Typical detail plan for each lot.
15 d. Statement that the earthwork as proposed will balance on-site, and, if not
16 balanced, a summary of quantities being added or removed from the site.
17 Earthwork removed from the site Shall not exceed the requirements of Section
18 6.06.00, Land Development Regulations.
19 e. Open space as required.

20 2. Potable Water and Wastewater Systems.

- 21 a. The boundaries of all existing and proposed utility easements. If the site is
22 initially to be served by individual on-site systems, the applicant Shall include
23 a description of how future centralized systems will be provided and the
24 location of those utility easements, setbacks and rights-of-way needed for the
25 provision of the centralized system.
26 b. Exact locations of on-site and nearby existing and proposed fire hydrants.
27 c. Location and availability of capacity for potable water and wastewater
28 facilities to serve the proposed site, including a description of any required
29 improvements or extensions of existing off-site facilities.
30 d. The projected flows of the water and wastewater treatment and pumping
31 facilities, by phases if applicable.
32 e. A statement from utility provider(s) Shall be given indicating that the
33 availability, capacity and willingness exists to serve the proposed
34 development.
35 f. If central on-site facilities are provided the preliminary plat Shall show the
36 location of on-site wells and the location of wells within one thousand (1,000)
37 feet of any property line; provided, however, that the preliminary plat need
38 only show those wells within one thousand (1,000) feet that required a
39 consumptive use permit from the St. Johns River Water Management District
40 or Southwest Florida Water Management District.

- 1 3. Streets, Parking and Loading.
 - 2 a. The layout of all existing and proposed streets, easements, rights-of-way,
3 sidewalks and driveways with paving and drainage plans showing existing and
4 proposed elevations, road profiles and grades of all public and private paved
5 areas within the proposed development.
 - 6 b. A parking and loading plan showing the total number and dimensions of
7 proposed parking spaces, spaces reserved for handicapped parking, loading
8 areas, proposed ingress and egress (including proposed public street
9 modifications), and projected on-site traffic flow.
 - 10 c. The location of all exterior lighting.
 - 11 d. The location and specifications of any proposed garbage dumpsters.
 - 12 e. Location, names and widths of existing roads, highways, easements, building
13 lines, adjacent driveways, alleys, parks, sidewalks and other public spaces and
14 similar facts regarding adjacent property within five hundred (500) feet of the
15 boundaries of the proposed development.
- 16 4. Trees. Whenever the project site contains any trees, the site improvements overlain
17 on an aerial photograph no older than the most recent aerials available from the
18 County Manager or designee must be submitted for staff to evaluate the need for
19 tree removal.
 - 20 a. ~~Whenever the project site contains any trees, the site improvements overlain~~
21 ~~on an aerial photograph no older than then most recent aerials available from~~
22 ~~the County Manager or designee must be submitted for staff to evaluate the~~
23 ~~need for tree removal.~~
 - 24 b. ~~[Reserved.]~~
- 25 5. Landscaping.
 - 26 a. Location and dimensions of proposed buffer zones and landscaped areas.
 - 27 b. Description of plant materials existing and to be planted in buffer zones and
28 landscaped areas.
 - 29 c. Name and location of plant materials to be installed or preserved.
 - 30 d. All distances and dimensions.
 - 31 e. Delineation of proposed parking spaces, other vehicular areas, access drives,
32 and aisles.
 - 33 f. A detailed irrigation plan, if available, or in the absence of such a detailed plan,
34 a notation that an automatic irrigation system will be installed that meets the
35 requirement of Chapter IX Section 9.01.00, Land Development Regulations,
36 or Section 16.00.02, Land Development Regulations, as applicable, prior to
37 the issuance of a certificate of occupancy.
 - 38 g. Location of buildings.
 - 39 h. Gross acreage.

- 1 i. Area in square feet of paved areas.
- 2 j. Use or zoning classification of adjacent properties.
- 3 6. Environmental Review.
- 4 a. Wetlands. Review is required when the site contains or is adjacent to wetlands,
5 even if alteration is not proposed.
- 6 b. Wildlife. Preliminary survey, no older than six (6) months for designated
7 species and habitat when potential native habitat is being altered or cleared.
- 8 c. Environmentally Sensitive Lands.
 - 9 (1) For any proposed site within the Wekiva River Protection Area, as defined
10 in Part II, Chapter 369, Florida Statutes, an environmental survey Shall be
11 conducted in accordance with the County-approved methodology to assess
12 the impacts of development on ground and surface water quality, quantity,
13 and hydrology, native vegetation and wildlife species, designated species,
14 wetlands and associated uplands before granting approval of any proposed
15 development.
 - 16 (2) For any proposed development within the Green Swamp Area of Critical
17 State Concern, as defined in Chapter VIII, Land Development Regulations,
18 an environmental survey Shall be conducted.
- 19 d. Ground Cover and Land Use. Description of current ground cover and land
20 use, as defined by the Florida Land Use and Classification System (FLUCS)
21 and imperviousness by sub-basin.
- 22 7. Mining. When mining is proposed, a completed mining site plan application must
23 be submitted which complies with the requirements of Section 6.06.00, Land
24 Development Regulations.
- 25 8. Stormwater Management.
 - 26 a. Stormwater master plan, showing hydrologic boundaries, and all adjacent
27 properties affected thereby.
 - 28 b. Project boundaries and areas.
 - 29 c. Sufficient topographical information with elevations to verify the location of
30 all ridges, streams, etc. (one (1) foot contour intervals within the project's
31 boundaries and for proposed off-site improvements).
 - 32 d. High water data or critical flood elevations on existing structures upstream of,
33 within and downstream of the project.
 - 34 e. Notes indicating sources of high water data and critical flood elevations.
 - 35 f. Notes pertaining to existing standing water, areas of heavy seepage, springs,
36 wetlands, streams, hydrologically sensitive areas, etc.
 - 37 g. Existing stormwater management features (ditches, roadways, ponds, etc.) are
38 to be shown a minimum of one thousand (1,000) feet downstream of the
39 proposed development unless the ultimate outfall system is a lesser distance.

- 1 h. Stormwater management features, including locations of swales, stormwater
2 ponds, and general location of proposed stormwater works.
- 3 i. Delineation and area of pre-site and post-site sub-basins.
- 4 j. Delineate retention/detention areas and ingress/egress areas for facilities
5 maintenance.
- 6 k. General type of soils by sub-basin (as defined by the U.S.D.A. Soil
7 Conservation Service Maps), and general location of soil borings.
- 8 l. Special flood hazard areas for any areas in or within one hundred (100) feet of
9 the property. The source of these elevations Shall also be shown on the plans.
- 10 m. Preliminary stormwater calculations justifying the location and area of
11 retention ponds, approved by a professional engineer.
- 12 n. Proposed drainage easements.
- 13 o. Name of the legal entity proposed for maintenance.
- 14 9. Flood Hazard Areas. Where any portion of the proposed subdivision, including
15 manufactured home park subdivisions, lies within a flood hazard area, the following
16 shall be required:
 - 17 a. Delineation of flood hazard areas, floodway boundaries and flood zones, and
18 design flood elevations, as appropriate, shall be shown on preliminary plats
19 and final plats;
 - 20 b. Where the subdivision has more than fifty (50) lots or is larger than five (5)
21 acres and base flood elevations are not included on the FIRM, the base flood
22 elevations determined in accordance with Section 14.09.01(B)(3)(c)(1), Land
23 Development Regulations; and
 - 24 c. Compliance with the site improvement and utilities requirements of Section
25 14.20.00, Land Development Regulations.
- 26 10. General Subsoil Investigation. A subsoil report Shall be prepared by a geotechnical
27 engineer, professional geologist or professional engineer experienced in the
28 preparation of this type of report. The contents of the subsoil report Shall include
29 soil classifications, gradation, wet season groundwater table, vertical and horizontal
30 soils permeability rates, soils porosity values, and the depth of the relative
31 impermeable soil layer for determining the duration of the vertical infiltration.
- 32 11. Title Opinion. A title opinion of an attorney licensed in Florida or a certification by
33 an abstractor or a title company dated no earlier than thirty (30) calendar days prior
34 to the submittal, showing all persons or entities with an interest of record in the
35 property including, but not limited to, the record fee owners, easement holders,
36 mortgage and lien holders, leasehold interest holders, judgment interest holders and
37 parties with any interest in the land by reason of probate or other legal proceedings.
38 The report Shall include the tax identification number(s) for the property and copies
39 of documents such as deeds, easement, etc. referenced in the title opinion.

1 12. Project Phasing. The following requirements apply to property which is to be
2 developed in phases:

- 3 a. A preliminary site plan for the entire site to be developed.
- 4 b. A site phasing schedule including the sequence for each phase; approximate
5 size of the area in each phase; and proposed phasing of construction of public
6 recreation and common open space areas and facilities.
- 7 c. Total acreage in each phase and gross intensity (non-residential) and gross
8 density (residential) of each phase.
- 9 d. Number, height, and type of residential uses.
- 10 e. Floor area, height, and types of office, commercial, industrial and other
11 proposed uses.
- 12 f. Total land area, and approximate location and amount of open space included
13 in each residential, office, commercial, and industrial area.
- 14 g. Approximate location of proposed and existing streets and pedestrian and
15 bicycle routes, including points of ingress and egress.
- 16 h. Approximate location and acreage of any proposed public use such as parks,
17 school developments, and similar public or semi-public uses.
- 18 i. A vicinity map of the area within one (1) mile surrounding the site showing:
19 (1) Land use designations and boundaries.
20 (2) Traffic circulation systems.
21 (3) Major public facilities.
22 (4) Municipal boundary lines.
23 (5) Urban service area boundaries.
- 24 j. Other documentation as determined by the County Manager or designee to be
25 necessary to allow for satisfactory review under the requirements of these
26 regulations and other applicable law.

27 13. Noise.

- 28 a. Use of all property within three hundred (300) feet of the applicant's property.
- 29 b. A noise study, if required, consistent with the standards delineated in Section
30 9.09.00, Land Development Regulations.
- 31 c. Incorporation of noise study recommendations to mitigate noise impacts into
32 implementation and design of applicant's property.

33 B. Approval of Preliminary Plat. The County Manager or designee Shall approve all
34 preliminary plats, if found to be in compliance with these regulations. Any preliminary
35 plat not in compliance with these regulations Shall be denied and a letter of denial Shall
36 be sent to the applicant stating the reasons for the denial.

37 C. Expiration of Preliminary Plat Approval.

- 38 1. Preliminary plat approval Shall be effective for a period of twelve (12) months from
39 issuance. The applicant must submit construction plans, and have such plans

1 approved by the County Manager or designee within the initial twelve (12) month
2 period.

3 2. An applicant may submit a written request for a single extension of the twelve (12)
4 month time frame for an additional six (6) months. Such written request Shall be
5 submitted at least thirty (30) calendar days prior to the expiration of the effective
6 period, otherwise such preliminary plat approval Shall expire. If submitted on time,
7 the extension Shall be granted where the applicant has demonstrated a good-faith
8 effort to submit substantially complete construction plans and has diligently worked
9 with the County Manager or designee towards approval of such plans. However,
10 the extension Shall be denied if any portion of the preliminary plat has become
11 inconsistent with the Comprehensive Plan as determined by the County Manager
12 or designee.

13 3. In the event the applicant's construction plans are not approved within the initial
14 twelve (12) month period following preliminary plat approval, and an extension is
15 either (a) not applied for; (b) applied for and denied; or (c) applied for, granted, and
16 expired, the applicant Shall be required to submit a new application for preliminary
17 plat approval. Such re-submittal Shall be reviewed in accordance with the
18 provisions of the Comprehensive Plan or Land Development Regulations in effect
19 at the time of re-submittal.

20 4. Multi-phase Developments.

21 a. Expiration dates for preliminary plat approval for multi-phase developments
22 exceeding two hundred (200) lots Shall be determined at the time of
23 preliminary plat approval for all phases. However, in no event Shall the
24 preliminary plat approval exceed six (6) years.

25 b. For multi-phase developments, construction plans for the initial phase must be
26 submitted and approved by the County Manager or designee within twelve
27 (12) months of preliminary plat approval. Construction plans for subsequent
28 phases must be submitted and approved by the County Manager or designee
29 within eighteen (18) months of approval of the construction plans for the
30 previous phase.

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33 *{Section 14.07.05 entitled Construction Requirements, shall remain unchanged}*

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36 **14.07.06 Completion of Infrastructure.**

37 A. Completion of Infrastructure Prior to Final Plat Approval. Upon approval of the
38 preliminary plat and approval of the construction plans, the applicant may begin
39 construction of infrastructure improvements. After the infrastructure improvements are
40 completed the applicant may submit a final plat ~~to the County Manager or designee for~~
41 ~~submission to the Board of County Commissioners~~ for consideration and final approval.

- 1 B. Completion of Infrastructure After Final Plat Approval. Upon approval of the
2 preliminary plat and approval of the construction plans, the applicant may choose to
3 submit a final plat ~~to the County Manager or designee for submission to the Board of~~
4 ~~County Commissioners~~ for consideration and approval along with the guarantees and
5 sureties specified in Subsection 14.08.00-~~C~~.
- 6 C. Upon approval of the final plat, the County Manager or designee Shall record the final
7 plat with the Clerk of the Circuit Court prior to the selling of any lot or building site by
8 the applicant/developer. A certificate of occupancy Shall not be granted by the County
9 until construction of all infrastructure improvements are completed and approved and/or
10 accepted by the County unless the County has agreed through a developer's agreement
11 to issue at an earlier date.

12 **14.07.07 Final Plat Requirements.**

- 13 A. Final Plat Submittal Requirements. Prior to final Plat approval, the final plat Shall be
14 consistent with all of the information in the preliminary plat and construction plans and
15 Shall include the followings information and/or documents:
- 16 1. The final plat Shall conform with all requirements set forth in Chapter 177, Florida
17 Statutes.
 - 18 2. Final plats Shall be twenty-four (24) inches by thirty-six (36) inches with proper
19 borders clear of all writing except for the space for plat book and page number,
20 drawn to an appropriate scale. All text size on Plats Shall be a minimum of 0.10
21 inches in height, including lower case lettering. The scale Shall not be smaller than
22 one (1) inch = one hundred (100) feet. The County Manager or designee may grant
23 exception to this rule based on necessity or for good cause shown.
 - 24 3. Survey markers.
 - 25 a. Permanent Reference Monuments (PRMs), Shall be placed no more than eight
26 hundred (800) feet apart within the Platted lands and on the exterior boundaries
27 thereof so as to provide definite reference points. PRMs Shall be set at all
28 points of curvature, points of reverse curvature, points of tangency, and each
29 corner or change in direction. The monuments Shall be four (4) inches by four
30 (4) inches reinforced concrete, twenty-four (24) inches long, and have the
31 reference point marked thereon. All monuments Shall have their location
32 indicated on the plat and referenced by angles and distances. The monuments
33 Shall be marked "Permanent Reference Monuments" or "PRM."
 - 34 b. A signed and sealed letter by the platting surveyor stating that all PRMs have
35 been set must be received prior to final approval and recordation of the Plat.
 - 36 4. Restrictions pertaining to the type and use of existing or proposed improvements,
37 waterways, stormwater systems, water and wastewater systems, open spaces,
38 building lines, buffer strips and walls, and other restrictions of similar nature Shall
39 require the establishment of restrictive covenants and such covenants Shall be
40 submitted with the final plat for recordation. Additionally, in any residential plat
41 where landscaping is proposed on individual lots, the following statement Shall be
42 included on the plat: Individual lot purchasers Shall be required to comply with all

1 landscape maintenance requirements as set forth in Section 9.01, Land
2 Development Regulations.

- 3 5. Where the site includes private streets, ownership and maintenance association
4 documents Shall be submitted with the final plat and the dedication contained on
5 the final plat Shall clearly indicate the roads and maintenance responsibility to the
6 association without recourse to the city/County or any other public agency. For
7 publicly maintained roads a statement shall be included on the plat that states as
8 follows:
9

10 Unless a Community Development District (CDD) is formed to fund and maintain
11 the roads, future road maintenance for publicly dedicated roads will be funded
12 using a municipal service taxing unit (MSTU), or municipal service benefit unit
13 (MSBU) as authorized under Section 125.01(1)(g), Florida Statutes. Before or
14 concurrent with any final plat, the owner shall provide any documentation required
15 by the County to impose an MSTU or MSBU, at the County's discretion, on the
16 platted lots. Additionally, the owner acknowledges and agrees that the MSTU or
17 MSBU shall be collected as a non-ad valorem assessment using the uniform method
18 of collection set forth under Section 197.3632, Florida Statutes.
19

- 20 6. All man-made lakes, ponds, canals and other man-made water bodies excluding
21 retention/detention areas shown on the final plat Shall be made a part of adjacent
22 private lot(s) or dedicated to a homeowner's association as shown on the final plat.
23 The ownership of these water bodies Shall not be dedicated to the public unless
24 approved by the County.
- 25 7. When a conservation easement is required pursuant to Section 6.01.00, Land
26 Development Regulations, the following information is required for review and
27 approval prior to the recording of the conservation easement deed:
- 28 a. Completed conservation easement form with conditions and legal description.
29 b. Illustration of conservation easement on Final Plat.
- 30 8. A title opinion or an update of a previously submitted title opinion by an attorney
31 at law licensed in Florida or a certification by an abstractor or a title company
32 showing all persons or entities with an interest of record in the property including,
33 but not limited to, the record fee owners, easement holders, mortgage and lien
34 holders, leasehold interest holders, judgment interest holders and parties with any
35 interest in the land by reason of probate or other legal proceedings. The report Shall
36 include the tax identification number(s) for the property and copies of documents
37 such as deeds, easements, etc., referenced in the title opinion. The title opinion
38 required by this Subsection Shall be brought current to the day of approval of the
39 final plat by the ~~Board of County Commissioners~~Designated Administrative
40 Official.
- 41 9. An organization established for the purpose of owning and maintaining common
42 facilities not proposed for dedication to Lake County Shall be created by covenants
43 running with the land. Such covenants Shall be included with the final plat. Such
44 organization Shall not be dissolved nor Shall it dispose of any common facilities or

1 open space by sale or otherwise without first offering to dedicate or sell the same
2 to the County. In addition, if canals are included within the boundaries of the plat,
3 the covenants shall include a provision that establishes an assessment upon all
4 future lot owners to be used for canal maintenance, including, but not limited to,
5 dredging, management of invasive vegetation, and removal of navigational hazards
6 within the canals.

7 10. An easement for utilities lying adjacent to and contiguous with all platted or deeded
8 public rights-of-way, the minimum width of which Shall be seven and a half (7.5)
9 feet in width, may be required in each subdivision submitted for approval, and
10 dedicated on the final plat, upon an individualized determination that the dedication
11 is related both in nature and extent to the impact of the proposed development. This
12 easement, if required to be dedicated, is in addition to the current County standards
13 for width and road rights-of-way.

14 11. An easement for lot grading drainage, lying contiguous to the side and rear lot lines,
15 a minimum of eight (8) feet total, may be required upon an individual determination
16 that the dedication is related both in nature and extent to the impact of the proposed
17 development, for the purpose of maintaining stormwater run-off, as per construction
18 plans submitted for the proposed development. Structures Shall not be permitted
19 within said drainage easement area. Driveways, landscaping and other lot
20 appurtenances may be allowed providing that they do not obstruct the flow of water
21 as per approved lot grading plan. This easement, if required to be dedicated, is in
22 addition to all other requirements for drainage and retention ponds.

23 12. Establish a minimum of two (2) horizontal control points on the boundary of the
24 subdivision plat with Florida State Plane Coordinates (Florida East Zone) values
25 shown on the plat for each point established. The acceptable methods for
26 establishing these control points Shall be as follows:

27 a. Direct Global Positioning System (GPS) observation, in accordance with Third
28 Order, Class II requirements as set forth in Standards and Specifications for
29 Geodetic Control Networks, Federal Geodetic Control Committee, September
30 1984. A certification by the surveyor and mapper in charge of the
31 establishment of these points will be required as part of the submittal of the
32 final plat.

33 b. Self closing (looped) traverse(s), conducted between two (2) existing control
34 stations of the Lake County Geodetic Control Network and the plat boundary,
35 with a minimum precision of no less than one (1) part in twelve thousand
36 (12,000) before adjustment.

37 c. Self closing (looped) traverse(s), conducted between one (1) existing
38 horizontal control station of the Lake County Geodetic Control Network, the
39 plat boundary, and a line which azimuth has been determined by astronomic
40 observation or GPS, with a minimum precision of no less than one (1) part in
41 twelve thousand (12,000) before adjustment. Astronomic or GPS observations
42 Shall be performed in accordance with Third Order, Class II requirements set
43 forth in Standards for Geodetic Control Networks, Federal Geodetic Control
44 Committee, September 1984.

1 Horizontal control stations that are used Shall be shown on the plat by graphically
2 identifying their location, name and number. The final adjusted direct tie (bearing
3 and distance) Shall be shown between those horizontal control stations and specific
4 points on the plat boundary. If only one (1) horizontal control station was located
5 as in Subsection c. above, a bearing diagram Shall be shown on the plat relating the
6 bearing structure shown on the plat to grid North. Subdivisions of less than five (5)
7 lots may be granted exemption from this Subsection for good cause shown.

8 13. All plats must show a vicinity map referencing the project in relation to the nearest
9 roads and road intersections. A vicinity map should state the scale or "not to scale",
10 show the project location, and contain a north arrow. Additionally, the legal
11 description of the platted land must contain the total acreage of the platted land and
12 such acreage must be consistent with the title opinion.

13 14. All plats situated in special flood hazard areas (FIRM "A" and "AE" zones)
14 according to current flood insurance rate maps, must have a minimum of two (2)
15 benchmarks clearly shown on the plat and state the elevations in the current
16 applicable FIRM datum.

17 15. All easements and rights-of-way that are identified in the title opinion, proposed,
18 or existing, Shall be identified and graphically depicted, together with bearing and
19 distance ties to the plat.

20 16. Computer Aided Design and Drafting (CADD) methods Shall be used in the
21 preparation of the subdivision plat. All final plats must be submitted in electronic
22 format using AutoCAD version 12 or later. Graphics files Shall use the same
23 bearing structure and coordinate system as the Lake County Geodetic Control
24 Network and the Horizontal Control Station used to satisfy Subsection 12 above.
25 Subdivisions of less than five (5) lots may be exempt from this Subsection for good
26 cause shown.

27 B. Acknowledgment of Receipt. In accordance with Section 177.071, Florida Statutes,
28 within seven (7) business days after receipt of final plat or replat submittal, the County
29 Manager or designee shall provide written notice to the applicant acknowledging receipt
30 of the plat or replat submittal and shall identify any missing documents or information
31 necessary to process the plat or replat submittal for compliance. The written notice must
32 also provide information regarding the plat or replat approval process, including
33 requirements regarding completeness of the process and applicable timeframes for
34 reviewing, approving, and otherwise processing the submittal.

35 BC. Approval of Final Plat. The Board of County Commissioners Designated Administrative
36 Official Shall approve all final plats, if found to be in compliance with these regulations
37 and in accordance with the timeframes set forth in the written notice of
38 acknowledgment, unless the applicant requests an extension. Any final plat not in
39 compliance with these regulations Shall be denied and a letter of denial Shall be sent to
40 the applicant stating the reasons for the denial identifying all areas of noncompliance and
41 shall include specific citations to each requirements the submittal fails to meet.

42 CD. Updated Title Opinion. Prior to the Designated Administrative Official approving the
43 final plat, the applicant shall provide a title opinion current through the date of final

1 ~~approval by the Designated Administrative Official. The final plat shall not be recorded~~
2 ~~until the title opinion is provided. Expiration of Approval. Within twenty-one (21)~~
3 ~~calendar days of final approval by the Board of County Commissioners of the final plat,~~
4 ~~the applicant shall provide the County Manager or designee a title opinion current~~
5 ~~through the date of the board's final approval. The final plat shall not be recorded until~~
6 ~~such title opinion is supplied. If the final plat is not recorded within thirty (30) calendar~~
7 ~~days from the board's approval, the final plat approval will expire and the final plat will~~
8 ~~need to be presented to the board at the next available meeting. The applicant shall be~~
9 ~~required to supply another title opinion updated through the date of the next board~~
10 ~~approval.~~

11
12 **Section 3. Severability.** If any section, sentence, clause, or phrase or word of this
13 Ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void by
14 any court of competent jurisdiction, then said holding shall in no way affect the validity of the
15 remaining portion of this Ordinance; and it shall be construed to have been the Commissioners'
16 intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and
17 the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held
18 to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions
19 thereof shall be held inapplicable to any person, groups of persons, property, kind of property,
20 circumstances or set of circumstances, such holding shall not affect the applicability thereof to any
21 other person, property or circumstances.

22
23 **Section 4. Inclusion in the Code.** It is the intent of the Board of County
24 Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake
25 County Code and that the sections of this Ordinance may be renumbered or relettered and the word
26 "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in
27 order to accomplish such intentions.

28
29 **Section 5. Filing with the Department of State.** The Clerk shall be and is hereby
30 directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the
31 State of Florida in accordance with Section 125.66, Florida Statutes.
32

