

COMPREHENSIVE PLAN AMENDMENT (CPA)/ZONING APPLICATION

CITY OF EAGLE LAKE, FLORIDA

"Growing With People In Mind"

75 N. 7th Street, P.O. Box 129, Eagle Lake, FL 33839

Phone: (863) 293-4141 Fax: (863) 294-3590

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Received: _____

Case/Ordinance Number(s): _____ Date Found Complete: _____

Planning Commission Hearing Date: _____

City Commission Hearing Date(s): _____

Date of Application: _____ Type of Application: CPA Large Scale
(check any that apply) CPA Small Scale
Zoning

I. CONTACT INFORMATION

Name of Applicant/Property Owner: _____

Mailing Address: _____

Phone: _____ E-mail: _____

Name of Agent (if applicable): _____

Mailing Address: _____

Phone: _____ E-mail: _____

II. PROPERTY INFORMATION

Property Location (include location map): _____

Parcel I.D. Number(s)¹: _____

Legal Description (attach if more space is needed): _____

Size of Property (acres): _____

Existing Use of the Property: _____

III. AMENDMENT INFORMATION

Existing Future Land Use Category: _____

Requested Future Land Use Category: _____

Existing Zoning District(s): _____

Requested Zoning District(s): _____

IV. SITE INFORMATION

A. Surrounding properties existing land use (vacant, residential/density, commercial, etc.)

Provide a discussion of how the proposed future land use/zoning and how the proposed residential density or non-residential intensity is compatible with the surrounding property; or how compatibility can be achieved.

(Sec. 6.1.2.10(4)(G), Land Development Regulation, City of Eagle Lake)

North: _____

South: _____

East: _____

West: _____

B. Natural Features (You may attach maps that help describe the physical features listed)

1. Topography: _____

2. Soils: _____

3. Vegetation: _____

4. Flood Prone Areas: _____

5. Wetlands: _____

6. Wildlife Habitat: _____

C. Proposed Land Use

1. Current Development Potential: _____

2. Proposed Development Potential: _____

3. Current Population: _____

4. Estimated Population Projection: _____

D. Public Facilities and Services

1. Potable Water
 - a. Estimated Incremental Demand: _____
 - b. Impact on Level of Service (LOS)²: _____
 - c. Improvements needed: _____
2. Sanitary Sewer
 - a. Estimated Incremental Demand: _____
 - b. Impact on Level of Service (LOS)³: _____
 - c. Improvements needed: _____
3. Transportation
 - a. Roadway(s) impacted: _____
 - b. Roadway functional classification: _____
 - c. Estimated incremental traffic generation⁴: _____
 - d. Impact on Level of Service (LOS)⁵: _____
 - e. Improvements Needed: _____
 - f. Is the property on a fixed mass transit route (Citrus Connection)? _____
 - g. If yes, where is the closest transit stop? _____
4. Drainage
 - a. Facilities Servicing the Site: _____
 - b. Impact on Level of Service (LOS)⁶: _____
 - c. Improvements Needed: _____
5. Recreation
 - a. Incremental Demand: _____
 - b. Impact on Level of Service (LOS)⁷: _____
 - c. Improvements Needed: _____

V. Required Attachments

1. Location Map
2. Conceptual Site Plan
3. Impact Statement – The following developments are required to submit an impact statement: (Sec. 4.7.1.30, Land Development Regulations, City of Eagle Lake)
 - a. Institutional, commercial, office, or industrial development involving land in excess of 2-acres.
 - b. Residential development involving one or more of the following:
 - i. More than 5-acres;
 - ii. More than 20 dwelling units
 - iii. More than 3-acres at a density of six to eight dwelling units per acre;
 - iv. More than 2-acres at a density greater than 8 but not more than 12 dwelling units per acre;
 - v. More than 12 dwelling units per acre;
 - vi. Planned Unit Developments (PUD) as applicable to the specific PUD classification.
 - vii. Mixed use developments.
4. Large Scale Comprehensive Plan Amendments (Expedited Review Process):
 - a. Existing Future Land Use Map showing the property’s existing Future Land Use classification.
 - b. Zoning Map showing the properties existing zoning designation.
 - c. Future Land Use Map showing the property’s requested Future Land Use classification.
 - d. Zoning Map showing the property’s requested zoning designation.

The above application for an amendment to the City of Eagle Lake’s Comprehensive Plan Future Land Use Map and/or Zoning Map is submitted for the City’s review by the legal owner(s) or authorized agent of the property subject to the request, whose name(s) and signature(s) follows and that the foregoing statements and answers herein contained and other information attached hereto are in all respects true and correct to the best of (my) (our) knowledge.

OWNER(S) OR AGENT:

Signature <input type="checkbox"/> Owner <input type="checkbox"/> Agent	Name Printed	Date
Signature <input type="checkbox"/> Owner <input type="checkbox"/> Agent	Name Printed	Date
Signature <input type="checkbox"/> Owner <input type="checkbox"/> Agent	Name Printed	Date

End Notes:

¹Parcel Identification Numbers are available from the Polk County Property Appraiser (polkpa.org)
²Potable Water LOS: 110 gallons per day (gpd) per capita (person) (Policy 2.5-B. *Potable Water*, Eagle Lake 2030 Comprehensive Plan)
³Sanitary Sewer LOS: 110 gpd per day per capita (Policy 2.5-C., *Sanitary Sewer*, Eagle Lake 2030 Comprehensive Plan)
⁴Use Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition: alternative trip generation estimates may be provided from documented trip counts of the same or similar uses.
⁵ See Policy 2.5-A., *Traffic Circulation*, Eagle Lake 2030 Comprehensive Plan; County and State Road information available from Polk TPO Roadway Database 2020 (March 16, 2020)
⁶ See Policy 2.5-E, *Drainage*, Eagle Lake 2030 Comprehensive Plan, and Article 2 – *Stormwater Management*, Eagle Lake Land Development Regulations.
⁷ Recreation LOS: 4.5 acres per 1,000 population (Policy 2.5-F., *Recreation*, Eagle Lake 2030 Comprehensive Plan)

LANDOWNER AUTHORIZATION

**If the applicant is not the landowner, the following authorization
from the landowner must be signed and notarized**

I hereby authorize _____

To act on my behalf on the following action:

Comprehensive Plan Amendment ____; Zoning Change ____; Conditional Use ____.

Landowner signature

Date

Print Name

Address of Landowner

State of: _____

County of: _____

The foregoing instrument was acknowledged before me by _____

on this _____ day of _____, 20____.

Notary

**S
E
A
L**

**FEES TO BE INCURRED AT THE TIME OF PETITION FOR ANNEXATION
#1, #7, #8, AND #9**

The prevailing circumstances under which the real property is annexed into the City of Eagle Lake will determine which categories of fees listed below are to be paid by the City and County.

<u>CATEGORY</u>	<u>LAND USE</u>	<u>FEE</u>	<u>AMOUNT PAID</u>
1. ANNEXATION	_____	\$1,000	_____
2. WATER IMPACT	_____	_____	_____
3. CONNECTION	_____	_____	_____
4. DEPOSIT	_____	_____	_____
5. SEWER IMPACT	_____	_____	_____
6. CONNECTION	_____	_____	_____
7. FUTURE LAND USE MAP AMEND. Small=500;large=1,000	_____	_____	_____
8. ZONING MAP AMEND.	_____	_____	_____
9. IMPACT STATEMENT	_____	_____	_____
<u>COUNTY IMPACT FEES</u>			
10. COLLECTOR ROAD		_____	_____
11. CORRECTIONAL		_____	_____
12. EMS		_____	_____
13. SCHOOL BOARD		_____	_____
	TOTAL	_____	_____

FEES COLLECTED BY: _____

NOTE: The above list does not include fees for building permits, site plan reviews, building plans review, and radon test. Such fees will be required only when new construction is a result of the annexation.

Receipt No. _____

FEES PAID

NAME OF APPLICANT _____

	CHECK	COSTS	
	WHAT		BROUGHT
REQUESTED CHANGE(S)	APPLIES	COSTS	FORWARD
1. ANNEXATION		\$1,000.00	
2. ZONING AMENDMENT (w/or w/out) IMPACT STATEMENT)		\$750.00	
3. PLANNED UNIT DEVELOPMENT (INCL. IMPACT STATEMENT)* PLUS ACREAGE ADJUSTMENT (per acre)		\$600.00 \$4.00	
4. SUBDIVISION PLAT (10 OR LESS LOTS)** UTILITY/CONSTRUCTION PLANS		\$500.00 \$300.00	
OR			
SUBDIVISION PLAT (MORE THAN 10 LOTS)** UTILITY/CONSTRUCTION PLANS		\$750.00 \$500.00	
5. SITE PLAN REVIEWS* (do not chg. If chging for subdiv.plat)		\$350.00	
6. COMPREHENSIVE PLAN AMENDMENTS SMALL SCALE < 10 ACRES		\$500.00	
LARGE SCALE 10 ACRES + TEXT		\$1,000.00 \$500.00	
7. IMPACT STATEMENT (do not chg.if chgd.for zoning amend.)		\$500.00	
	TOTAL FEES DUE:		
*At a minimum, these items may require special consultants or legal counsel. The City, in its sole judgement, shall decide when to retain such special consultants or legal counsel and the cost of same shall be passed on to the applicant.			
**Preliminary/Final Plat Approval - both are included in one-time only fee			