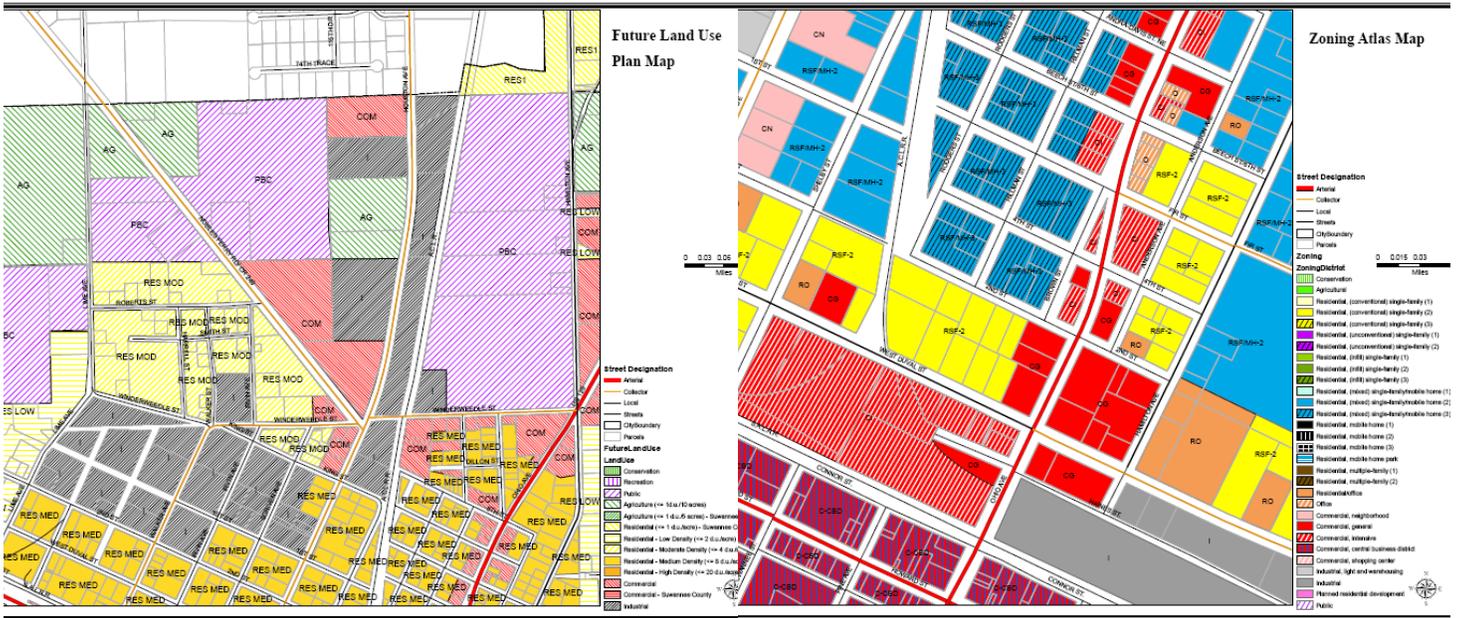


How the City of Live Oak: Land Regulations, Comprehensive Plan, Zoning, and Future Land Use Plan Map Affects Development Plans



Introduction

Thank you for your interest in Live Oak and helping it to be a better place to live, work and play!

As The City Development Manager, I welcome the opportunity to serve the citizens of Live Oak and Suwannee County, as well as anyone who has a business or land interest in the City of Live Oak.

My goal is to work as a partner with private enterprise, utilizing the Land Development Regulations and City Comprehensive Plan to help promote and facilitate development and redevelopment within the City Limits and along contiguous parcels as annexed. While each parcel of property and personal situation may be different, the cohesive, common denominator that plays an equitable part in each case are these very same Regulations and Plans that we must follow. The land use and development in the City are guided by a Zoning Atlas and a Future Land Use Plan Map.

This brochure is made available for informational purposes, and nothing contained or listed herein shall supersede or replace any language or requirements that have been adopted through Ordinance or Resolution by the City of Live Oak.

Purpose of Comprehensive Plan

This document sets forth a plan for the future that helps to guide the growth of the City in an orderly and planned fashion. The City of Live Oak's Comprehensive Plan contains several elements. Each of these elements addresses a different aspect of Planning, and serves as a guide and sets boundaries for any future development in the City. The Future Land Use Element and the associated Future Land Use Plan Map designates the future general distribution, location and extent of the uses of land within the incorporated areas of the City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities, buildings, structural densities, and intensities. The Objectives and Policies contained in the Comprehensive Plan designate, via text, the names of each category of land use and the associated activities and zoning districts that are compatible with each type.

The Future Land Use Plan Map is a visual representation of these categories, shown as a color shaded layer overlaid onto a map of the City. That way, anyone can look at the map and see where in the City the Comprehensive Plan supports Agricultural, Residential, Commercial and Industrial type uses.

For property owners, developers and business owners, the Zoning Atlas and Future Land Use Plan Map are the starting point for any proposed endeavor in the City. These maps, along with the Land Development Regulations and the Comprehensive Plan, are what makes allowances for, or restricts, every single use in the City, and thus must be consulted prior to initiating any business or land use plans. They also dictate guidelines which **must be followed** for new development, as well as the manner in which existing businesses, housing and other developments operate and exist.

Purpose of Zoning and the Land Development Regulations:

The Zoning Atlas, in conjunction with the Land Development Regulations (LDR), enables or prohibits different types of growth, development, and uses to be located within the City, in a logical and functional manner, and in a manner consistent with the adopted Comprehensive Plan. The Zoning Atlas, managed on an in-house GIS based software program, has specific districts within the City which allow for different kinds of land use. Examples are: Agricultural, Public, Residential, Office, Commercial, and Industrial. The LDR is a set of written regulations which govern the many aspects of how development and land use are accomplished or permitted within the City.

Changing the Future Land Use Map or Zoning Atlas for a proposed development:

Section 163.3187, Florida Statutes and Article Three of the City Land Development Regulations, reflect the intent of the state legislature that local comprehensive plans and land development regulations can be amended when certain criteria has been met and when the proposed amendment is consistent with the Land Development Regulations and Comprehensive Plan. An amendment is defined as a change to what has already been adopted. While there are provisions for amendments, the final approval of such an amendment (through application) is only through an Ordinance passed by the local governing body, the City Council, signed/approved by the Mayor, and in certain cases, with additional State review or approval through the State Land Planning Agency and other agencies as the law provides or requires.

Map amendments fall into two categories of applications:

- 1) Zoning Atlas Map Amendments (LDR), and,
- 2) Combination Future Land Use (CPA) and Zoning Atlas (LDR) amendments (2-Part).

Simply stated, a single CPA Map Classification can allow for several different Zoning Districts (**See Chart A**). If an applicant is seeking to change the zoning to a district that is currently allowed in the current CPA Map Classification, then only an LDR rezoning application would be required.

If the applicant is seeking a Zoning District which is currently only allowed in a different CPA Map Classification, two applications are needed: One to first amend the Comprehensive Plan Map (CPA) and a second to amend the Land Development Regulations (LDR) Zoning Atlas.

Please see the following Section 3.5.2.5. of the LDR regarding dual applications.

Sec. 3.5.2.5. Relationship of amendments to the Comprehensive Plan.

All proposed amendments to the Official Zoning Atlas shall be to only those districts which are allowable in the current Future Land Use classification for the parcel in question, and as further governed by standards either in the Comprehensive Plan or the Land Development Regulations, as may be applicable.

If an amendment to the Official Zoning Atlas requires the prior amendment of the City's Comprehensive Plan Future Land Use Plan Map, adopted pursuant to the Community Planning Act (F.S. §§ Ch. 163, Part II, as amended), final action on such amendment to the City's Comprehensive Plan Future Land Use Plan Map shall be taken prior to final action on the Land Development Regulation Official Zoning Atlas amendment. However, this provision shall not prohibit the concurrent review and consideration of a Comprehensive Plan map amendment and a land development regulation zoning atlas amendment.

Filing the application and paying the associated fee enables your application to be considered and voted on by the City Council, but does not guarantee that the proposed amendment will be adopted. City Staff will be happy to discuss with you whether a proposed amendment appears to be consistent with the Comprehensive Plan and LDR, and thus follows sound and adopted planning principles. Other considerations also play into whether an amendment passes or not, and each case is different and not contingent on any previous action.

Following you will find a process flow for the application process and charts which show the fees associated with the amendment applications.

We are here to assist you in any way possible. If you have any specific questions or want to meet with me, George Curtis, to discuss a development or amendment proposal, please call 386-362-2276, or come by the City Hall at 101 White Avenue SE, Live Oak, Florida, or email gcurtis@cityofliveoak.org

Process Flow for Applications for Map Amendments

1. A citizen, owner or developer contacts the City expressing ambitions to possibly file for an amendment to the Land Development Regulations (LDR - Zoning) and/or Comprehensive Plan (CPA – Land Use).
2. A “Pre-Application” meeting with the Development Manager, and other City staff, is scheduled. This meeting gives the applicant an uninterrupted opportunity to share with, and obtain information from City staff. At this time appropriate applications will be made available to you and the process will be explained.
3. The Application and fee deadline for the City is generally the 3rd Monday of each month.
4. The application is reviewed and processed and advertising and document preparation is initiated.
5. If the request requires a proposed CPA – Land Use change, it is either considered Small-Scale or Large Scale. Large Scale is generally more than 20 acres of land being changed.
6. Small Scale CPA Amendments, if approved, take effect within 31 days of adoption by the local government unless challenged by an affected party. LDR rezoning amendments are effective when signed by the Mayor or when part of a CPA application, after the 31 day waiting period.
7. If Large Scale CPA, adopted ordinances are required to be sent to the North Central Florida Regional Planning Council and the State Land Planning Agency, or other State Agencies, as may be required.
8. Large Scale Amendments can take between 5-7 months to become final, unless additional review or objections are raised by the State Land Planning Agency.
9. As part of the processing for any application, a full staff report will be completed by the Development Manager, with a recommendation.
10. The City Zoning Attorney will also review the application request for legal form and format.
11. The item will be added to the next available Planning and Zoning (P&Z) Board agenda. The Planning and Zoning Board serves as the city’s Local Planning Agency (LPA). Meetings are held either monthly or bi-monthly (every 2 months), depending on the volume of applications submitted at any one time.
12. The property will be posted with a public hearing sign at least 10 days prior to the 1st hearing.
13. Legal newspaper ads will be run as required for the public hearings and meetings.
14. The applicant or a representative is required to be present at all public meetings.
15. The P&Z as the LPA meeting will usually take place on the 3rd Monday of the month, within 70 days of initial application. Here, a recommendation to the City Council will be accomplished.
16. The 1st reading (vote) of the City Council will be on the 2nd Tuesday of the month, in the month following the P&Z as the LPA meeting. The City Council will vote to approve, deny or table the request. If approved, the process will continue. If denied no further action is taken.
17. The case will be heard again the following month at the next Regular Council Meeting. Here a 2nd reading (vote) to approve and adopt, or to deny, will be completed. If approved it goes to the Mayor who can sign and approve, or not sign and object in writing requiring another vote.
18. Once a final vote is taken, all signage will be picked up from subject property.
19. Once the Amendment(s) have been finalized, there may be other specific code, LDR, in-house or Board Plan Review and Approval or development requirements that the developer, property owner, business or proposed use may have to meet prior to permitting or licensing. The Development Manager is available to assist with any post-application approval requirements which may apply.

CHART A

Comprehensive Plan Future Land Use Plan Map Classifications (CPA) and the permissible Zoning Districts (LDR) for each Classification

CPA Map Classification	Permitted LDR Zoning Districts								
Agriculture	A-1								
Conservation	CSV								
Public	N/A								
Recreation	N/A								
Residential									
Very Low Density – Max 1 per acre	RSF x– not yet created								
Low Density – Max 2 per acre	RSF-1 RSF/MH-1 RMH-1								
Moderate Density – Max 4 per acre	RSF-1 RSF/MH-1 RMH-1	RSF-2 RSF/MH- 2 RMH-2							
Medium Density – Max 8 per acre	RSF-1 RSF/MH-1 RMH-1	RSF-2 RSF/MH- 2 RMH-2	RSF-3 RSF/MH-3 RMH-3	RMH-P	RMF - 1		R-O	O	
High Density – Max 20 per acre	RSF-1 RSF/MH-1 RMH-1	RSF-2 RSF/MH- 2 RMH-2	RSF-3 RSF/MH-3 RMH-3	RMH-P	RMF – 1	RMF-2			
Commercial	C-N	C-G	C-I	C-CBD	CSC				
Industrial						I	ILW		
Unclassified	C-N								
Variable (depends on proposed density)	PRD								

City of Live Oak Planning and Zoning – Official Fee Schedule

Matters Pertaining to Land Use:

Comprehensive Plan, Land Development Regulations/Zoning, Annexation, Board of Adjustment, Appeals to City Council, Historic Preservation Agency, Development, Appendixes A & B

- Established: Resolution 93-4; 5-20-1993
- Amended: Resolution 08-19; 9-09-2008
- Amended: Resolution 09-2; 1-13-2009
- Amended: Resolution 10-10; 9-14-2010
- Amended: Resolution 11-20; 12-13-2011
- Amended: Resolution 13-04; 5-14-2013

SECTION I – COMPREHENSIVE PLAN

A petition to: Amend the Comprehensive Plan.

	Text Amendment	Map Amendments		
Text Amendment	\$2,000			
Map Amendments		CPA Type I	CPA Type II	CPA Type III
< 1.00 Acre Parcel		\$500	\$750	\$1,000
1.00 to < 5.00 Acres		\$1,000	\$1,500	\$2,000
5.00 to < 10.00 Acres		\$1,250	\$1,875	\$2,500
10.00 or More Acres		\$1,500	\$2,250	\$3,000
An amended application requiring re-advertising and re-hearing.		\$250		

SECTION II – LAND DEVELOPMENT REGULATIONS / ZONING

A petition to: Amend the Land Development Regulations.

	Text Amendment	Map Amendments		
Text Amendment	\$2,000			
Map Amendments		LDR Type I	LDR Type II	LDR Type III
< 1.00 Acre Parcel		\$500	\$750	\$1,000
1.00 to unlimited acres parcel.		\$500 Plus, \$25 per acre, or portion thereof.	\$750 Plus, \$25 per acre, or portion thereof.	\$1,000 Plus, \$25 per acre, or portion thereof.
An amended application requiring re-advertising and re-hearing.		\$250		

SECTION III – ANNEXATION

A petition to: Annex into the City of Live Oak. Must be filed along with an associated CPA and/or LDR petition, and associated fees, in order to amend the Land Use and/or Zoning from the current County to City Classifications.

Annexation	LDR Type I	LDR Type II	LDR Type III
Any sized parcel	\$250	\$250	\$250

SECTION IV – BOARD OF ADJUSTMENT

A petition to: The Board of Adjustment.

	Special Exception	Variance
LDR Type I Zoning		\$250
LDR Type II Zoning		\$375
LDR Type III Zoning		\$500
Expansion of an Existing Special Exception Use	\$250	
Establishment of a New Special Exception Use, Type I & II Zoning	\$500	
Establishment of a New Special Exception Use, Type III Zoning	\$750	
An amended application which will require re-advertising or re-hearing	\$200	\$100
Interpretation (Example: Appeal of the decision of the LDR Administrator)		
	\$250	

SECTION V – APPEAL TO CITY COUNCIL

An appeal to: The City Council from a decision of the Planning and Zoning Board.

Appeal to City Council	\$100
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SECTION VI – HISTORICAL PRESERVATION AGENCY

A petition for: Certificate of Appropriateness to the Planning and Zoning Board

Certificate of Appropriateness	\$150
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SECTION VII – DEVELOPMENT

An application for subdivision plat approval as defined in Section 2.1 of the City’s Land Development Regulations.

	Minor Subdivision & Replats	Major Subdivision
LDR Type I Zoning	\$250	\$1,000, plus \$25.00 per lot.
LDR Type II Zoning	\$375	\$1,250, plus \$25 per lot.
LDR Type III Zoning	\$500	\$1,500, plus \$25 per lot.
An amended application requiring re-review by City Staff only.	\$50	\$100
An amended application requiring re-review, re-advertising and/or re-hearing.		\$250

An application or petition for:

Special Permit: for land and water fills, dredging, telecommunications tower, excavation and mining	\$500
A special permit to construct a bulkhead dock, pier, wharf or similar structure.	\$500

Site and Development Plan Approval which qualify for 'In-House Review'.	Vacant lot new construction.	Additions/modifications to an existing establishment/development.
Type I Zoning	\$150	\$75
Type II Zoning	\$200	\$100
Type III Zoning	\$250	\$125
An amended site plan for re-review	\$50	\$25
Site and Development Plan Approval which <u>must also</u>, per the LDR, go before the Planning and Zoning Board.	Vacant lot new construction.	Additions/modifications to an existing establishment/development.
Type I Zoning	\$300	\$150
Type II Zoning	\$400	\$200
Type III Zoning	\$500	\$250
An amended site plan for re-review by board	\$100	\$50
Site and Development Plan Approval which has already been reviewed and approved by the Planning and Zoning Board and/or Board of Adjustment as part of a Special Exception shall only be required to pay the 'In-House' Review fee amount.		
A Special temporary use permit issued by the City Council		\$100
A Special temporary use permit issued by the LDR Administrator – non-profit organizations.		None
A Special temporary use permit issued by the LDR Administrator – all others		\$100
Certificate of Zoning Compliance		\$100
Certificate of concurrency compliance		\$100
Street or Alley Closing Application		\$50

City Staff / Planning and Zoning Review:

Sign fee is for application review of proposed signage and is in addition to actual building permit fee.	
A Freestanding Sign Application - For a sign, legally applied for, approved and permitted, prior to commencing construction of the sign.	\$50
A Wall Sign Application - For a sign, legally applied for, approved and permitted, prior to commencing construction of the sign.	None
Any sign, as above, which is included in and partly funded by an approved CRA Improvement Grant.	None
A Sign Application - For a sign which construction had commenced illegally or prior to an application, approval and permit being issued.	\$100
<ul style="list-style-type: none"> If illegal sign exceeds the allowable size, height, placement, etc. parameters, said sign must be removed prior to permit application being accepted. Otherwise, all work must cease on sign, until such a time as the application is approved and permit issued. 	
Re-review of an amended application	\$25
Temporary Signage - See Development Manager for allowances.	None
State of Florida Alcohol License Review – with no site visit needed to proposed location.	\$50
State of Florida Alcohol License Review – if a site visit evaluation and measurements are required at or surrounding the proposed location.	\$100
Full-Service Restaurant Application review and inspection, pursuant to Ordinance No. 1243.	\$100

SECTION VIII – APPENDIX A

1. In order for fees to be properly levied, the following method shall be utilized to identify what CPA (Comprehensive Plan Amendment) Type, and/or LDR (Land Development Regulation) Type, applies in the case of related petitions, appeals, applications, reviews and/or approvals:

A. Amendment Changing the Land Use Classification of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan (CPA) to:

CPA Type I:	CPA Type II:	CPA Type III:
Conservation	Residential: Medium Density	Residential: High Density
Recreation & Open Space		Commercial
Public		Commercial Mixed
Agriculture		Central Downtown
Residential: Very Low, Low & Moderate Densities		Industrial

B. Rezoning of land of the Official Zoning Atlas of the City of Live Oak Land Development Regulations, or any petitions, appeals or applications for lands located in such districts (LDR):

LDR Type I:	LDR Type II:	LDR Type III:
Conservation – CSV	Residential – RSF-3; RSF/MH-3; RMH-3; RMF-1	Residential – RMH-P; RMF-2; PRD
Agriculture – A-1	Residential-Office – R-O	Commercial – C-G; C-I; C-SC; CMU
Public – P (all categories)	Office-Institutional – O-I	Industrial – ILW; I
Residential – RSF-1, 2; RSFU, RSFI, RSF/MH-1,2; RMH-1,2	Commercial-Neighborhood – C-N	Planned Mixed Uses
Central Downtown – C-CBD/C-D		

2. In addition to a Type, applicable fees will also be calculated utilizing the total area of land to which the petition, appeal or application applies. Acreage will be determined utilizing the current County Property Appraiser Records. Instances where no acreage is shown or when the amount shown is challenged, a certified boundary survey by a licensed State of Florida Surveyor, provided by the applicant to the City, clearly showing total acreage, will be utilized. Multiple parcels will be calculated as the sum of all associated land areas.
3. All fees are to be paid up-front at the time of submission, made payable to “The City of Live Oak – Zoning” Until the following applicable fees of charges have been paid in full, no action of any type or kind shall be taken on a petition, appeal or application.
4. All necessary Concurrency Studies and Reports are to be provided by the applicant, petitioner, or developer, as applicable.

5. Only contiguous parcels or parcels no greater than 200 feet from each other, under the same ownership or under a single applicant which has been so designated by the property owner(s), may be filed as a single application.
6. The fees referenced herein are in conjunction with the Development Manager / Zoning Department. Additional fees or costs to the Building or other City Department(s) may be required.
7. Instances where archived Official Zoning Maps, which the City is in possession of, demonstrate that the Zoning of a parcel, which is located on an Arterial Road, as designated, was previously Commercial, and which presently, through no action of the present or previous property owners of said parcel(s), has been assigned a Zoning District of a lesser intensity than Commercial, Intensive or Commercial, General; any such Comprehensive Plan Land Use Amendment or Land Development Regulation Zoning Atlas Amendment Petitions which may be filed, subsequent to the passing of this Resolution, by the present property owner, fees which are due in conjunction with said petitions for said parcels shall be levied at a rate of 50 percent of the standard rate which is in effect at the time of application.
8. Fees may also be adjusted as part of an incentive package provided by the City, in accordance with any City Council adopted written business or development incentive policy.

SECTION IX – APPENDIX B

Resolution 10-10 Additions – Previously Annexed Lands

1. All standard fees as found in the existing Resolution 09-2 shall continue to be in full force and effect, except as provided herein;
2. For the purposes of this Resolution, equivalent ‘County’ to ‘City’ Land Use Classifications shall be as follows:

<u>County</u>	<u>City</u>
Conservation =	Conservation;
Recreation =	Recreation and Open Space;
Public =	Public;
Environmentally	
Sensitive Areas 1 & 2 =	Has no City equivalent;
Agriculture 1 & 2 =	Agriculture;
Residential 1 =	Residential Very Low Density;
Residential 2 =	Residential Low Density;
Residential 3 =	Residential Moderate Density;
Residential 4 =	Residential Medium Density;
Residential 5 =	Residential High Density;
Commercial =	Commercial;
Highway Interchange =	Commercial;
Industrial =	Industrial;

3. For the purposes of this Resolution, equivalent ‘County’ to ‘City’ Zoning District Assignments shall be as follows:

<u>County</u>	<u>City</u>
CSV =	CSV
ESA-1, 2 =	Has no City equivalent
A-1, 2 =	A
RSF-1 =	Has no City equivalent
RSF-2, 3, 4 =	RSF-1, 2, 3
RSF/MH-1=	Has no City equivalent
RSF/MH-2, 3, 4 =	RSF/MH-1, 2, 3
RMH-1=	Has no City equivalent
RMH-2, 3, 4 =	RMH-1, 2, 3
RMH-P =	RMH-P
RMF-1=	Has no City equivalent
RMF-2, 3 =	RMF-1, 2
CN =	CN
CG =	CG
CI =	CI
CSC =	CSC
CHI =	CI
ILW =	ILW
I =	I
PRD =	PRD
PRRD =	PRD;

4. All parcels or portions thereof which have been, prior to the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which no amendment to a: City Future Land Use Plan Map Classification of the Comprehensive Plan has yet taken place, said Land Use amendment(s) from the existing ‘County’ Classification to the equivalent ‘City’ Classification, as defined herein, said application(s) or Petition(s) shall be proposed by and facilitated through the City of Live Oak City Council, in conformance with the Florida Statutes, the Comprehensive Plan and the Land Development Regulations, with no fees due to the City;
5. All parcels or portions thereof which have been, prior to the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which no amendment to a: City Official Zoning Atlas District assignment of the Land Development Regulations, has yet taken place, said Zoning amendment(s) or petition(s) from the existing ‘County’ District to the equivalent ‘City’ District, as defined herein, shall be proposed by and facilitated through the property owner, as required by the Land Development Regulations, with said fees due to the City, for said application(s) or petition(s), to be calculated at thirty-three percent (33%), rounded to the nearest whole dollar, of the standard fees as required by Resolution 09-2;
6. All parcels or portions thereof which, have been prior to, or may be after, the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, for which said owner(s) required amendment application(s) or petition(s) is seeking an amendment to a:

City Future Land Use Plan Map Classification of the Comprehensive Plan and/or a City Official Zoning Atlas District Assignment of the Land Development Regulations, to a Future Land Use Classification and/or Zoning Atlas District assignment, which is other than what is defined herein as an equivalent classification or district, including classifications or districts which currently have no city equivalent, as defined herein, said application(s) or petition(s) shall be accomplished by the standard Amendment procedures as found in the City of Live Oak Land Development Regulations, with standard fees due, as required by Resolution 09-2;

7. All parcels or portions thereof which may be, after the effective date of this Resolution, annexed into the corporate city limits of the City of Live Oak, Florida, whether voluntarily or as required by the Policy for Providing Water and Sewer Service Outside the Corporate Limits, for which said owner(s) required amendment application(s) or petition(s) is seeking an amendment to a: City Future Land Use Plan Map Classification of the Comprehensive Plan and/or a City Official Zoning Atlas District Assignment of the Land Development Regulations, to a Future Land Use Classification and/or Zoning Atlas District assignment, which is defined herein as an equivalent classification or district, said fees due to the City for said application(s) or petition(s) shall be calculated at thirty-three percent (33%), rounded to the nearest whole dollar, of the standard fees as required by Resolution 09-2;
8. These provisions in no way replace or supersede the requirement for all Land Use Amendments to the Future Land Use Plan Map of the Comprehensive Plan, including those to equivalent land use classifications, to be reviewed by the Florida Department of Community Affairs for consistency, and that, pursuant to Florida Statutes, as amended, the effective date of a plan amendment shall be thirty-one (31) days following the date of adoption, and that if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, to request a hearing to challenge the compliance a plan amendment with Sections 163.3161 through 163.3215, Florida Statutes, within thirty (30) days following the date of adoption of a plan amendment, a plan amendment shall not become effective until the Florida Department of Community Affairs or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance, and that no development orders, development permits or land uses dependent on a plan amendment may be issued or commence before it has become effective, and that if a final order of noncompliance is issued, a plan amendment may nevertheless be made effective by adoption of a resolution affirming its effectiveness status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Bureau of Local Planning. In the case of a large scale land use amendment on lands proposed to be annexed, to ensure that said land use amendment, including those to equivalent land use classifications, will not be subject to objections, recommendations or comments, or negative findings, by the Department of Community Affairs, any petitioner for annexation may request that said Ordinance for Annexation is read one time and then delayed for enactment until the Department has reviewed a submittal packet, and has issued a notice to proceed to adopt the amendment without objections, recommendations or comments.
9. This amendment of the schedule of fees and charges shall be made available in the Office of the Land Development Administrator, and shall be made part of any Standard Application form for annexation into the corporate city limits of the City of Live Oak, Florida.
10. All fees paid are non-returnable.

This Brochure last updated and effective as of 8-27-15.