



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearing Date: August 25, 2022

Case No. and Project Name: VAR-22-37-1, Groveland Commerce Center

Owner: SFG Groveland I, LLC

Applicant: SFG Groveland I, LLC

Requested Action: Variance to Land Development Regulations (LDR) Section 9.02.10.F(2), to allow for the removal of 17 heritage trees with a cumulative total of 982-caliper inches without payment of mitigation fee and LDR Section 9.02.06(B) to waive the requirement for one-hundred percent of the total caliper inches of heritage trees to be replaced.

Case Manager: James Frye, Planner

Subject Property Information

Size: 71.93 +/- acres

Location: South of Republic Drive, southwest of Independence Boulevard and west of Lewis Grove Road, in the Groveland area of unincorporated Lake County

Alternate Key No.: 3871808, 3871809, 3871810, 3871811, 3871812, 3871813, 3871814, 3871815, 3871816, and 3871817

Future Land Use: Industrial

Current Zoning District: Planned Unit Development (PUD) – by Ordinance #2020-31

Flood Zone: "X"

Joint Planning Area (JPA) / ISBA: City of Groveland ISBA

Overlay Districts: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	City of Groveland	City of Groveland	Industrial	Industrial warehouse (Amazon Warehouse), adjacent to Republic Drive
South	Conservation	Planned Unit Development (PUD)	Conservation	Gopher Tortoise habitat
East	Industrial	Planned Unit Development (PUD)	Industrial	Industrial warehouse (Samsung SDS), adjacent to Lewis Grove Road
West	Industrial	Light Industrial (LM)	Vacant	Vacant Industrial

Summary of Request.

The subject properties, identified by Alternate Key Numbers 3871808, 3871809, 3871810, 3871811, 3871812, 3871813, 3871814, 3871815, 3871816, and 3871817, consist of a combined 71.93 +/- acres, are zoned Planned Unit Development (PUD) in accordance with PUD Ordinance #2020-31, and are designated with an Industrial Future Land Use Category by the 2030 Comprehensive Plan. Generally, the subject properties are located south of Republic Drive, southwest of Independence Boulevard and west of Lewis Grove Road, in the Groveland area of unincorporated Lake County. The subject properties are currently vacant and undeveloped.

A development application for an industrial warehouse facility is currently under Major Site Plan review by the Office of Planning and Zoning (Project No. 2022030012, Application No. 4792). The tree removal plan and landscape plan (Attachment "A") indicates the proposed removal of 17 heritage trees in good condition with a cumulative total of 982-caliper inches. Pursuant to LDR Section 9.02.10.B(1), trees with a 40-inch or greater trunk are considered heritage trees; removal of a heritage tree is prohibited under LDR Section 9.02.10.F(2), unless it poses a danger to persons or property. However, LDR Section 9.02.05.A(4) states that a tree removal permit may be issued when the location of the protected tree restricts use of the property consistent with all other County and state codes, statutes, ordinances, and resolutions, and site location modifications are not feasible or reasonable. The PUD and FLUC for the subject property are consistent with applicant's proposed use and site plan but require the removal of the protected trees that cannot be reasonably modified. Applicant has obtained a tree removal permit by approval of their landscape plan and are requesting a variance from the required mitigation fee of \$166,140.00 due from removal of the 17 remaining Heritage trees. LDR Section 9.02.10.F(2) authorizes such a variance if approved by the Board of Adjustments.

The Applicant has requested a variance to LDR Section 9.02.10.F(2), to allow for the removal of 17 good condition heritage trees with a cumulative total of 982-caliper inches. Pursuant to LDR Section 9.02.06.B, 100-percent of the total caliper inches of a removed heritage tree must be replaced or mitigated.

Staff Analysis.

LDR Section 14.15.02 states that variances will be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness.

1. The purpose of the Land Development Regulation will be or has been achieved by other means.

The intent of the Code, LDR Section 9.02.00, is to recognize the importance of trees and palms and their meaningful contribution to a healthy, beautiful, and safer community attributable to their carbon dioxide absorption, oxygen production, dust filtration, wind and noise reduction, soil erosion prevention, lakeshore erosion protection, wildlife habitat, surface drainage improvement, beautification and aesthetic enhancement of improved and vacant lands, and the general promotion of health, safety, welfare, and well-being of the community.

Additionally, the intent of the Code, LDR Section 9.02.10.A, is to acknowledge the existence of certain trees within the County that are significant or unique due to factors such as age, size, historic significance or type and to protect such trees through their designation as heritage trees.

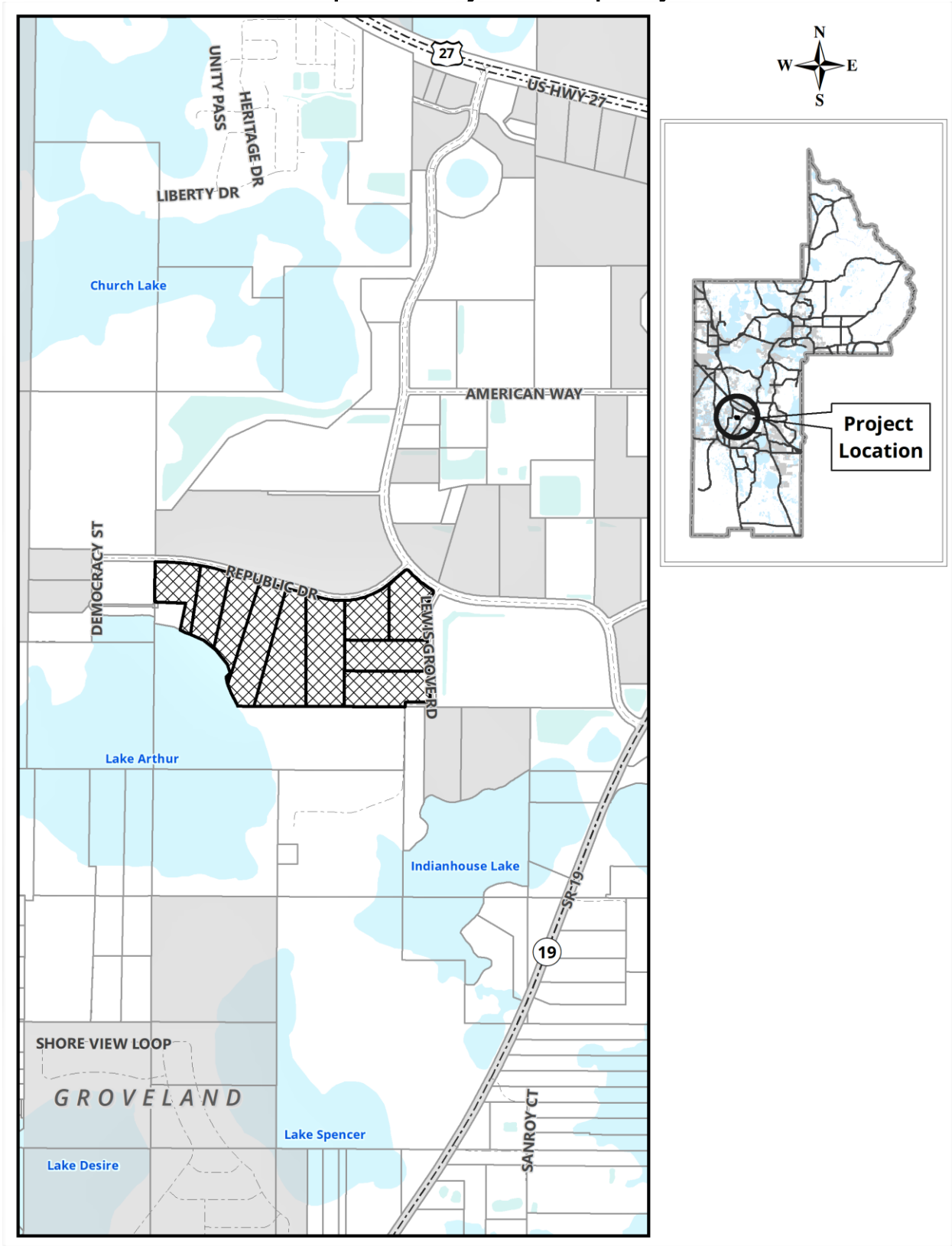
The Applicant provided the following statement as proof that the intent of the Code will be or has been achieved by other means: *"We are meeting the Landscape buffering requirements for this property through proposed plantings on site."*

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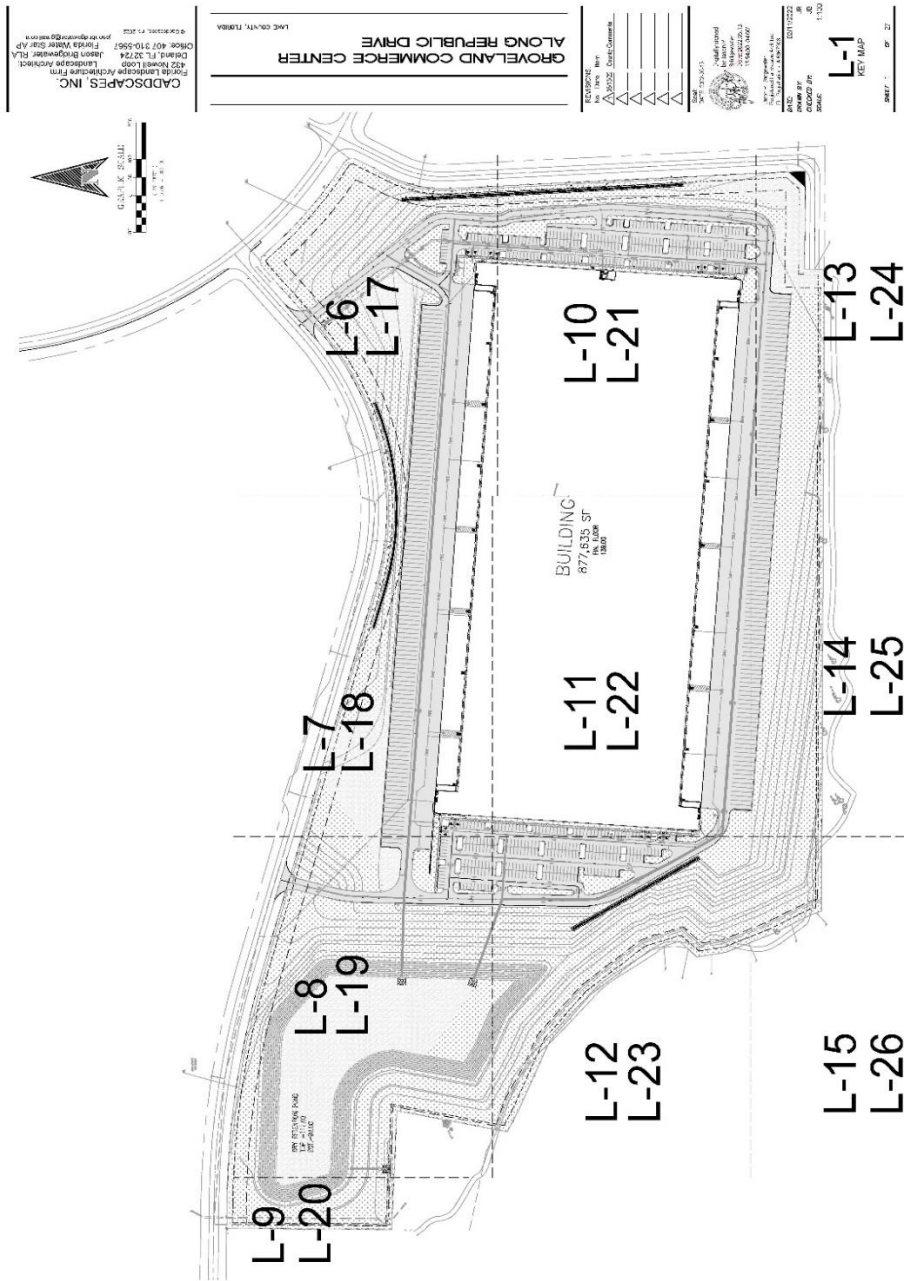
2. **The application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. For purposes of this Section, "principles of fairness" are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the Land Development Regulation.**

The Applicant provided the following statement as proof of a substantial hardship: *"We are removing a total of 812 existing trees with approximately 10,094 DBH as well as the poor condition trees which include some poor condition Heritage trees, we do not have the ability to replant this quantity of trees on site in order to meet code requirements. Also, upon inspection of the existing trees, many trees are in poor condition and nearing the end of their life. We kindly request the variance from the tree mitigation code for these trees and to remove the Heritage trees."*

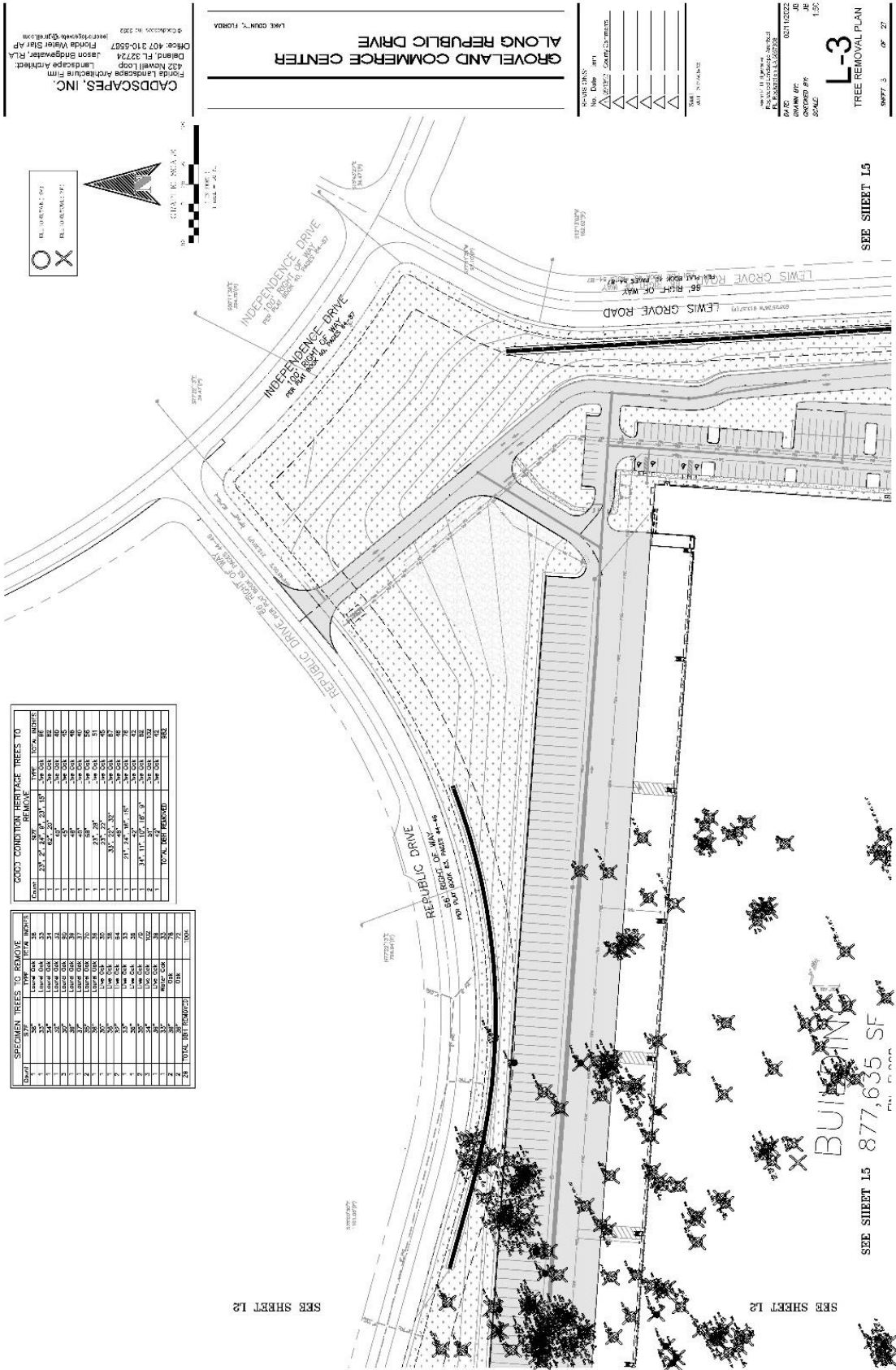
Map of Subject Property



Attachment "A" – Tree Removal and Landscape Plan (Page 1 of 27)



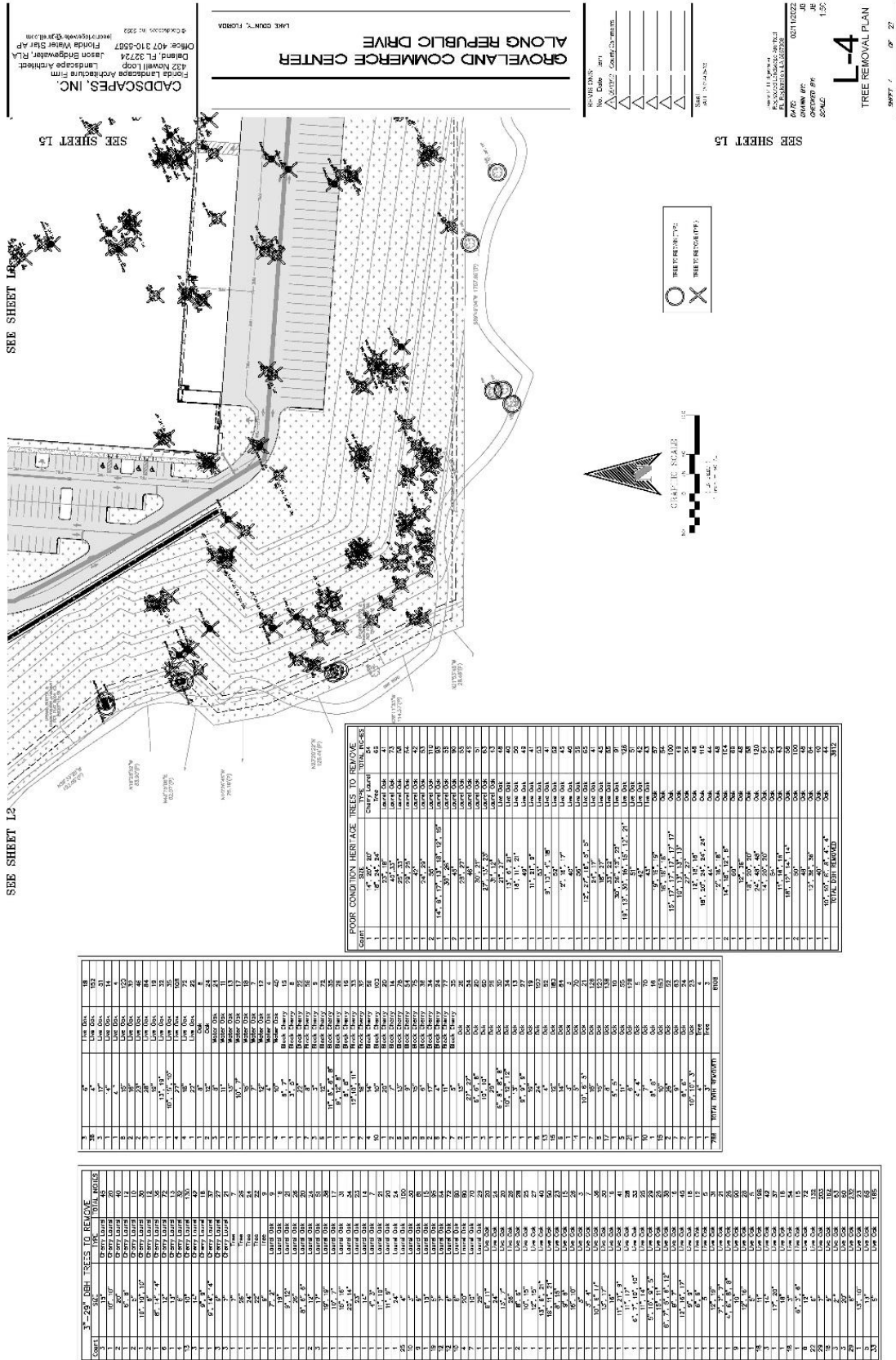
Attachment "A" – Tree Removal and Landscape Plan (Page 3 of 27)



GOOD CONDITION HERITAGE TREES TO BE REMOVED

Tree ID	Species	DBH	Height	Condition	Remarks
1	Live Oak	20"	25'	3	Remove
2	Live Oak	24"	28'	3	Remove
3	Live Oak	28"	30'	3	Remove
4	Live Oak	32"	32'	3	Remove
5	Live Oak	36"	34'	3	Remove
6	Live Oak	40"	36'	3	Remove
7	Live Oak	44"	38'	3	Remove
8	Live Oak	48"	40'	3	Remove
9	Live Oak	52"	42'	3	Remove
10	Live Oak	56"	44'	3	Remove
11	Live Oak	60"	46'	3	Remove
12	Live Oak	64"	48'	3	Remove
13	Live Oak	68"	50'	3	Remove
14	Live Oak	72"	52'	3	Remove
15	Live Oak	76"	54'	3	Remove
16	Live Oak	80"	56'	3	Remove
17	Live Oak	84"	58'	3	Remove
18	Live Oak	88"	60'	3	Remove
19	Live Oak	92"	62'	3	Remove
20	Live Oak	96"	64'	3	Remove
21	Live Oak	100"	66'	3	Remove
22	Live Oak	104"	68'	3	Remove
23	Live Oak	108"	70'	3	Remove
24	Live Oak	112"	72'	3	Remove
25	Live Oak	116"	74'	3	Remove
26	Live Oak	120"	76'	3	Remove
27	Live Oak	124"	78'	3	Remove
28	Live Oak	128"	80'	3	Remove
29	Live Oak	132"	82'	3	Remove
30	Live Oak	136"	84'	3	Remove
31	Live Oak	140"	86'	3	Remove
32	Live Oak	144"	88'	3	Remove
33	Live Oak	148"	90'	3	Remove
34	Live Oak	152"	92'	3	Remove
35	Live Oak	156"	94'	3	Remove
36	Live Oak	160"	96'	3	Remove
37	Live Oak	164"	98'	3	Remove
38	Live Oak	168"	100'	3	Remove
39	Live Oak	172"	102'	3	Remove
40	Live Oak	176"	104'	3	Remove
41	Live Oak	180"	106'	3	Remove
42	Live Oak	184"	108'	3	Remove
43	Live Oak	188"	110'	3	Remove
44	Live Oak	192"	112'	3	Remove
45	Live Oak	196"	114'	3	Remove
46	Live Oak	200"	116'	3	Remove
47	Live Oak	204"	118'	3	Remove
48	Live Oak	208"	120'	3	Remove
49	Live Oak	212"	122'	3	Remove
50	Live Oak	216"	124'	3	Remove
51	Live Oak	220"	126'	3	Remove
52	Live Oak	224"	128'	3	Remove
53	Live Oak	228"	130'	3	Remove
54	Live Oak	232"	132'	3	Remove
55	Live Oak	236"	134'	3	Remove
56	Live Oak	240"	136'	3	Remove
57	Live Oak	244"	138'	3	Remove
58	Live Oak	248"	140'	3	Remove
59	Live Oak	252"	142'	3	Remove
60	Live Oak	256"	144'	3	Remove
61	Live Oak	260"	146'	3	Remove
62	Live Oak	264"	148'	3	Remove
63	Live Oak	268"	150'	3	Remove
64	Live Oak	272"	152'	3	Remove
65	Live Oak	276"	154'	3	Remove
66	Live Oak	280"	156'	3	Remove
67	Live Oak	284"	158'	3	Remove
68	Live Oak	288"	160'	3	Remove
69	Live Oak	292"	162'	3	Remove
70	Live Oak	296"	164'	3	Remove
71	Live Oak	300"	166'	3	Remove
72	Live Oak	304"	168'	3	Remove
73	Live Oak	308"	170'	3	Remove
74	Live Oak	312"	172'	3	Remove
75	Live Oak	316"	174'	3	Remove
76	Live Oak	320"	176'	3	Remove
77	Live Oak	324"	178'	3	Remove
78	Live Oak	328"	180'	3	Remove
79	Live Oak	332"	182'	3	Remove
80	Live Oak	336"	184'	3	Remove
81	Live Oak	340"	186'	3	Remove
82	Live Oak	344"	188'	3	Remove
83	Live Oak	348"	190'	3	Remove
84	Live Oak	352"	192'	3	Remove
85	Live Oak	356"	194'	3	Remove
86	Live Oak	360"	196'	3	Remove
87	Live Oak	364"	198'	3	Remove
88	Live Oak	368"	200'	3	Remove
89	Live Oak	372"	202'	3	Remove
90	Live Oak	376"	204'	3	Remove
91	Live Oak	380"	206'	3	Remove
92	Live Oak	384"	208'	3	Remove
93	Live Oak	388"	210'	3	Remove
94	Live Oak	392"	212'	3	Remove
95	Live Oak	396"	214'	3	Remove
96	Live Oak	400"	216'	3	Remove
97	Live Oak	404"	218'	3	Remove
98	Live Oak	408"	220'	3	Remove
99	Live Oak	412"	222'	3	Remove
100	Live Oak	416"	224'	3	Remove
101	Live Oak	420"	226'	3	Remove
102	Live Oak	424"	228'	3	Remove
103	Live Oak	428"	230'	3	Remove
104	Live Oak	432"	232'	3	Remove
105	Live Oak	436"	234'	3	Remove
106	Live Oak	440"	236'	3	Remove
107	Live Oak	444"	238'	3	Remove
108	Live Oak	448"	240'	3	Remove
109	Live Oak	452"	242'	3	Remove
110	Live Oak	456"	244'	3	Remove
111	Live Oak	460"	246'	3	Remove
112	Live Oak	464"	248'	3	Remove
113	Live Oak	468"	250'	3	Remove
114	Live Oak	472"	252'	3	Remove
115	Live Oak	476"	254'	3	Remove
116	Live Oak	480"	256'	3	Remove
117	Live Oak	484"	258'	3	Remove
118	Live Oak	488"	260'	3	Remove
119	Live Oak	492"	262'	3	Remove
120	Live Oak	496"	264'	3	Remove
121	Live Oak	500"	266'	3	Remove
122	Live Oak	504"	268'	3	Remove
123	Live Oak	508"	270'	3	Remove
124	Live Oak	512"	272'	3	Remove
125	Live Oak	516"	274'	3	Remove
126	Live Oak	520"	276'	3	Remove
127	Live Oak	524"	278'	3	Remove
128	Live Oak	528"	280'	3	Remove
129	Live Oak	532"	282'	3	Remove
130	Live Oak	536"	284'	3	Remove
131	Live Oak	540"	286'	3	Remove
132	Live Oak	544"	288'	3	Remove
133	Live Oak	548"	290'	3	Remove
134	Live Oak	552"	292'	3	Remove
135	Live Oak	556"	294'	3	Remove
136	Live Oak	560"	296'	3	Remove
137	Live Oak	564"	298'	3	Remove
138	Live Oak	568"	300'	3	Remove
139	Live Oak	572"	302'	3	Remove
140	Live Oak	576"	304'	3	Remove
141	Live Oak	580"	306'	3	Remove
142	Live Oak	584"	308'	3	Remove
143	Live Oak	588"	310'	3	Remove
144	Live Oak	592"	312'	3	Remove
145	Live Oak	596"	314'	3	Remove
146	Live Oak	600"	316'	3	Remove
147	Live Oak	604"	318'	3	Remove
148	Live Oak	608"	320'	3	Remove
149	Live Oak	612"	322'	3	Remove
150	Live Oak	616"	324'	3	Remove
151	Live Oak	620"	326'	3	Remove
152	Live Oak	624"	328'	3	Remove
153	Live Oak	628"	330'	3	Remove
154	Live Oak	632"	332'	3	Remove
155	Live Oak	636"	334'	3	Remove
156	Live Oak	640"	336'	3	Remove
157	Live Oak	644"	338'	3	Remove
158	Live Oak	648"	340'	3	Remove
159	Live Oak	652"	342'	3	Remove
160	Live Oak	656"	344'	3	Remove
161	Live Oak	660"	346'	3	Remove
162	Live Oak	664"	348'	3	Remove
163	Live Oak	668"	350'	3	Remove
164	Live Oak	672"	352'	3	Remove
165	Live Oak	676"	354'	3	Remove
166	Live Oak	680"	356'	3	Remove
167	Live Oak	684"	358'	3	Remove
168	Live Oak	688"	360'	3	Remove
169	Live Oak	692"	362'	3	Remove
170	Live Oak	696"	364'	3	Remove
171	Live Oak	700"	366'	3	Remove
172	Live Oak	704"	368'	3	Remove
173	Live Oak	708"	370'	3	Remove
174	Live Oak	712"	372'	3	Remove
175	Live Oak	716"	374'	3	Remove
176	Live Oak	720"	376'	3	Remove
177	Live Oak	724"	378'	3	Remove
178	Live Oak	728"	380'	3	Remove
179	Live Oak	732"	382'	3	Remove
180	Live Oak	736"	384'	3	Remove
181	Live Oak	740"	386'	3	Remove
182	Live Oak	744"	388'	3	Remove
183	Live Oak	748"	390'	3	Remove
184	Live Oak	752"	392'	3	Remove
185	Live Oak	756"	394'	3	Remove
186	Live Oak	760"	396'	3	Remove
187	Live Oak	764"	398'	3	Remove
188	Live Oak	768"	400'	3	Remove
189	Live Oak	772"	402'	3	Remove
190	Live Oak	776"	404'	3	Remove
191	Live Oak	780"	406'	3	Remove
192	Live Oak	784"	408'	3	Remove
193	Live Oak	788"	410'	3	Remove
194	Live Oak	792"	412'	3	Remove
195	Live Oak	796"	414'	3	Remove
196	Live Oak	800"	416'	3	Remove
197	Live Oak	804"	418'	3	Remove
198	Live Oak	808"	420'	3	Remove
199	Live Oak	812"	422'	3	Remove
200	Live Oak	816"	424'	3	Remove
201	Live Oak	820"	426'	3	Remove
202	Live Oak	824"	428'	3	Remove
203	Live Oak	828"	430'	3	Remove
204	Live Oak	832"	432'	3	Remove
205	Live Oak	836"	434'	3	Remove
206	Live Oak	840"	436'	3	Remove
207	Live Oak	844"	438'	3	Remove
208	Live Oak	848"	440'	3	Remove
209	Live Oak	852"	442'	3	Remove
210	Live Oak	856"	444'	3	Remove
211	Live Oak	860"	446'	3	Remove
212	Live Oak	864"	448'	3	Remove
213	Live Oak	868"	450'	3	Remove
214	Live Oak	872"	452'	3	Remove
215	Live Oak	876"	454'	3	Remove
216	Live Oak	880"	456'	3	Remove
217	Live Oak	884"	458'	3	Remove
218	Live Oak	888"	460'	3	Remove
219	Live Oak	892"	462'	3	Remove
220	Live Oak	896"	464'	3	Remove
221	Live Oak	900"	466'	3	Remove
222	Live Oak	904"	468'	3	Remove
223	Live Oak	908"	470'	3	Remove
224	Live Oak	912"	472'	3	Remove
225	Live Oak	916"	474'	3	Remove
226	Live Oak	920"	476'	3	Remove
227	Live Oak	924"	478'	3	Remove
228	Live Oak	928"	480'	3	Remove
229	Live Oak	932"	482'	3	Remove
230	Live Oak	936"	484'	3	Remove
231	Live Oak	940"	486'	3	Remove
232	Live Oak	944"	488'	3	Remove
233	Live Oak	948"	490'	3	Remove
234	Live Oak	952"	492'	3	Remove
235	Live Oak	956"	494'	3	Remove
236	Live Oak	960"	496'	3	Remove
237	Live Oak	964"	498'	3	Remove
238	Live Oak	968"	500'	3	Remove
239	Live Oak	972"	502'	3	Remove
240	Live Oak	976"	504'	3	Remove
241	Live Oak	980"	506'	3	Remove
242	Live Oak	984"	508'	3	Remove
243	Live Oak	988"	510'	3	Remove
244	Live Oak	992"	512'	3	Remove
245	Live Oak	996"	514'	3	Remove
246	Live Oak	1000"	516'	3	Remove
247	Live Oak	1004"	518'	3	Remove
248	Live Oak	1008"	520'	3	Remove
249	Live Oak	1012"	522'	3	Remove
250	Live Oak	1016"	524'	3	Remove
251	Live Oak	1020"	526'	3	Remove
252	Live Oak	1024"	528'	3	Remove
253	Live Oak	1028"	530'	3	Remove
254	Live Oak	1032"	532'	3	

Attachment "A" – Tree Removal and Landscape Plan (Page 4 of 27)



SEE SHEET L2
SEE SHEET L3
SEE SHEET L4
SEE SHEET L5

GROVELAND COMMERCE CENTER
ALONG REPUBLIC DRIVE
LAKE COUNTY, FLORIDA

CADSPACES, INC.
Florida Landscape Architecture Firm
422 NW 11th Loop
Lorton Ridge, FL 32057
Office: 407.310.0577
Fax: 407.310.0577
www.cadspaces.com
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SCALE: 1/4" = 1'-0"
DATE: 08/11/2022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/11/2022

SEE SHEET L5

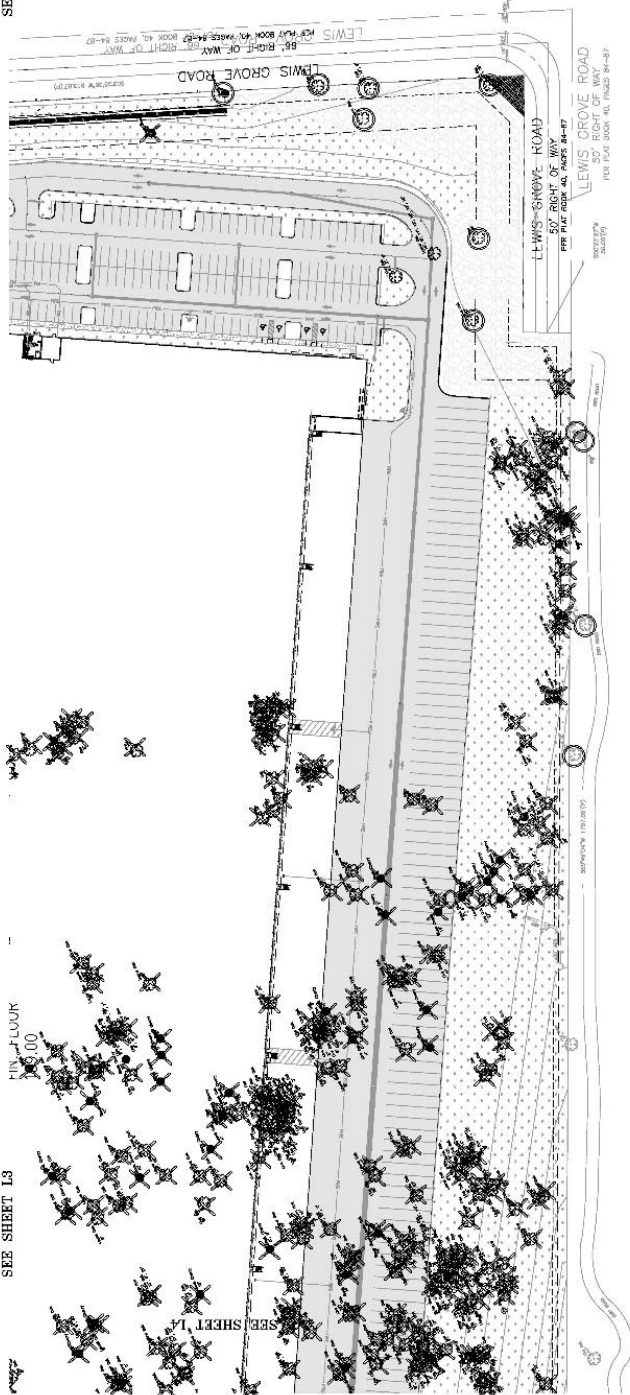
L-4
TREE REMOVAL PLAN
09/27 / 27

Count	Tree Size	Tree Species	Tree ID	Tree Status
1	18" DBH	Black Cherry	001	REMOVE
1	18" DBH	Black Cherry	002	REMOVE
1	18" DBH	Black Cherry	003	REMOVE
1	18" DBH	Black Cherry	004	REMOVE
1	18" DBH	Black Cherry	005	REMOVE
1	18" DBH	Black Cherry	006	REMOVE
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1	18" DBH	Black Cherry	088	REMOVE
1	18" DBH	Black Cherry	089	REMOVE
1	18" DBH	Black Cherry	090	REMOVE
1	18" DBH	Black Cherry	091	REMOVE
1	18" DBH	Black Cherry	092	REMOVE
1	18" DBH	Black Cherry	093	REMOVE
1	18" DBH	Black Cherry	094	REMOVE
1	18" DBH	Black Cherry	095	REMOVE
1	18" DBH	Black Cherry	096	REMOVE
1	18" DBH	Black Cherry	097	REMOVE
1	18" DBH	Black Cherry	098	REMOVE
1	18" DBH	Black Cherry	099	REMOVE
1	18" DBH	Black Cherry	100	REMOVE

Attachment "A" – Tree Removal and Landscape Plan (Page 5 of 27)

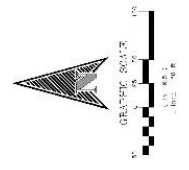
<p>CADDSCAPES, INC. Florida Landscape Architecture Firm 422 Nowell Loop Lakewood Ridge, FL 32734 Phone: 407 310-5587 Fax: 407 310-5587 www.caddscapes.com</p>	<p>GROVELAND COMMERCE CENTER ALONG REPUBLIC DRIVE LAKE COUNTY, FLORIDA</p>	<p>DATE: 10/24/22 DRAWN BY: [Redacted] CHECKED BY: [Redacted] SCALE: 1/8" = 1'-0"</p>	<p>L-5 TREE REMOVAL PLAN SHEET 5 OF 27</p>
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SEE SHEET L3

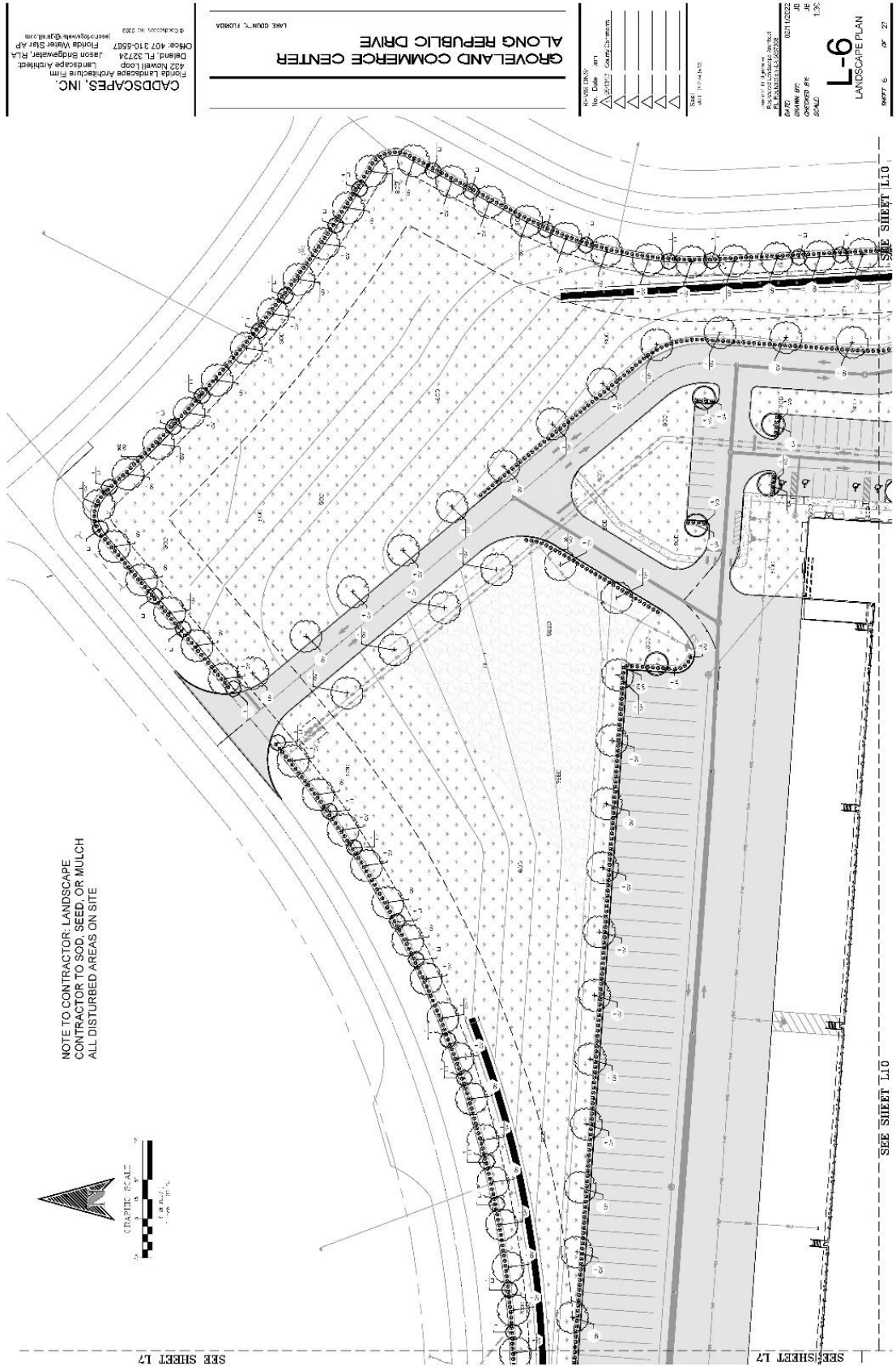


SEE SHEET L3

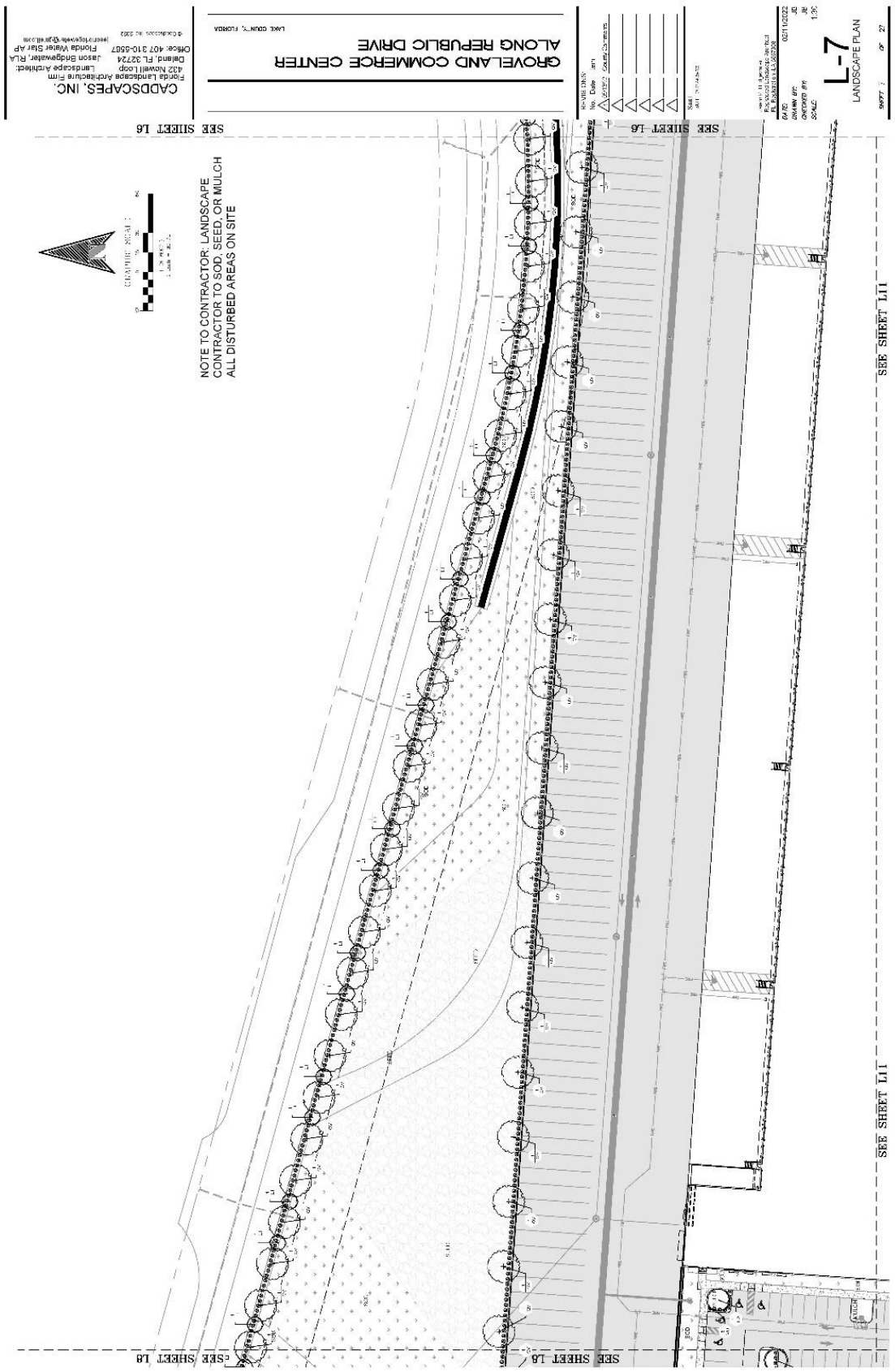
SEE SHEET L4



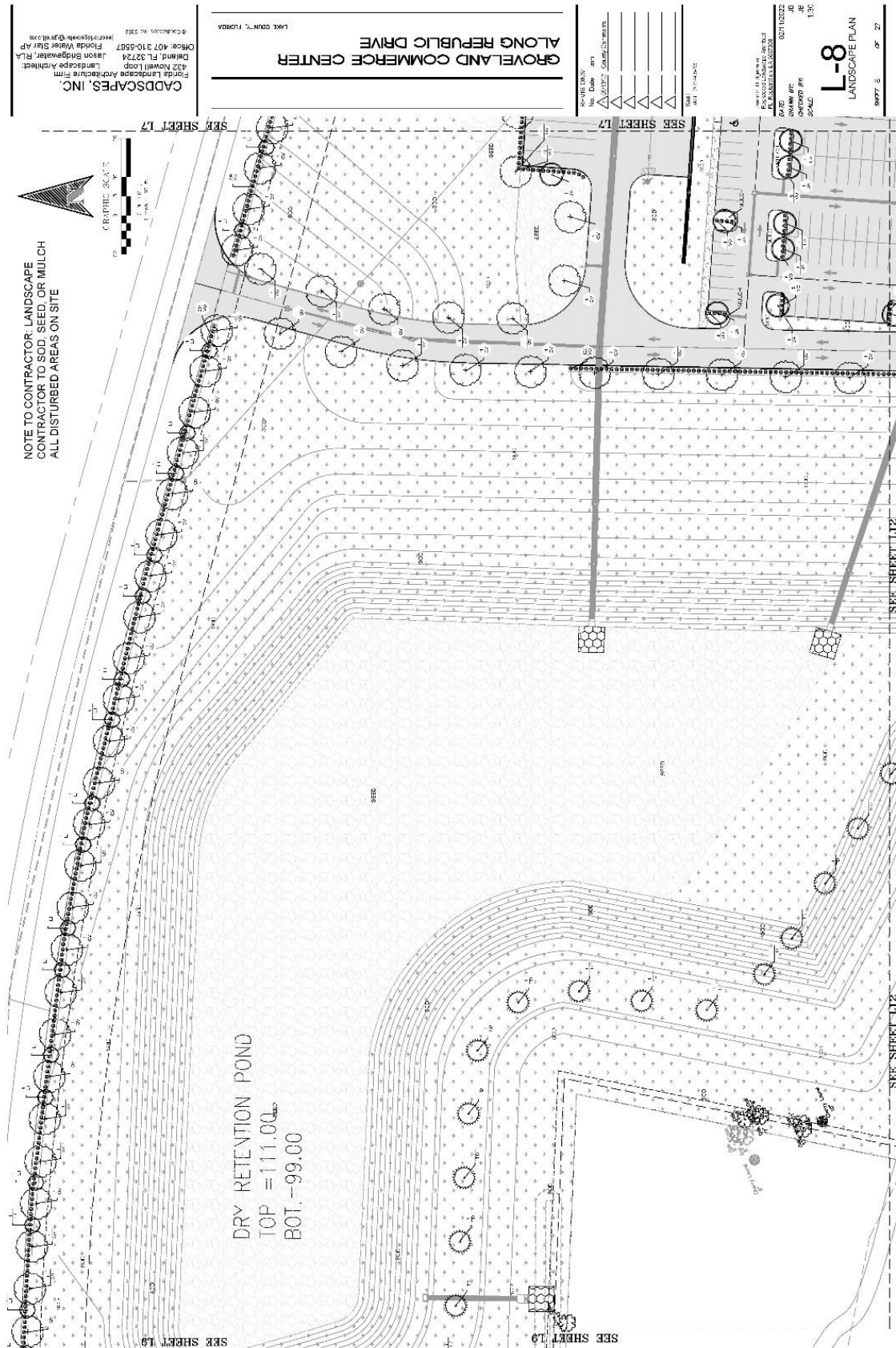
Attachment "A" – Tree Removal and Landscape Plan (Page 6 of 27)



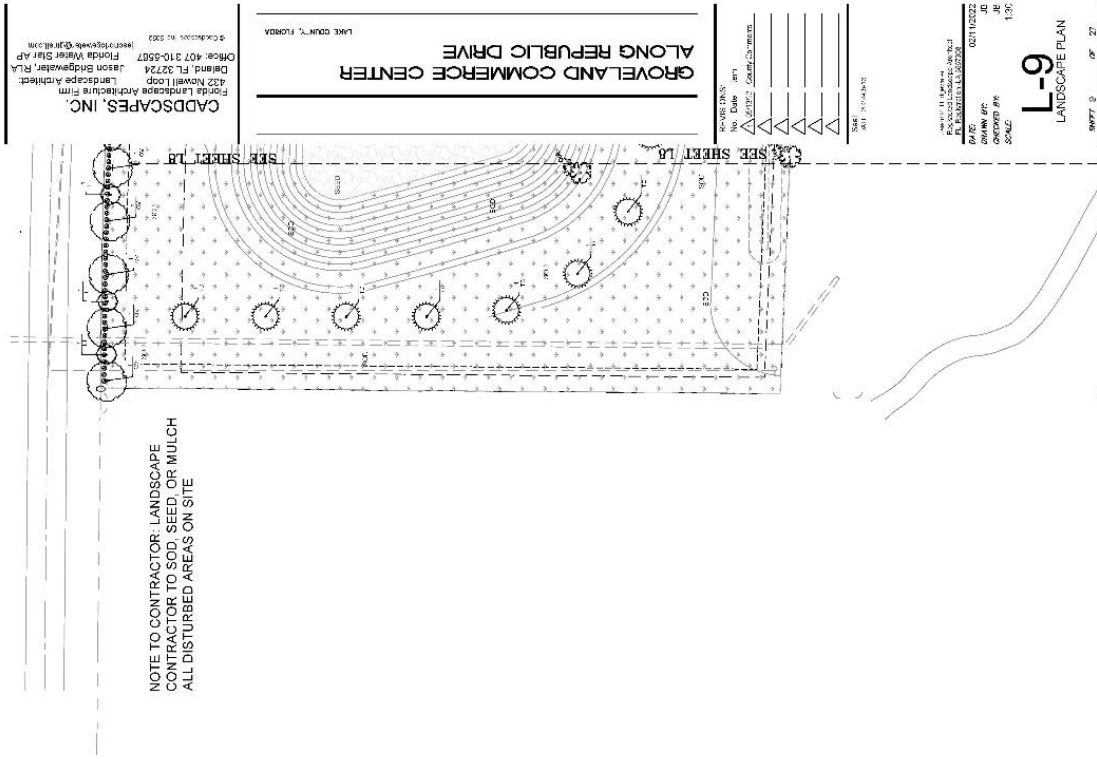
Attachment "A" – Tree Removal and Landscape Plan (Page 7 of 27)



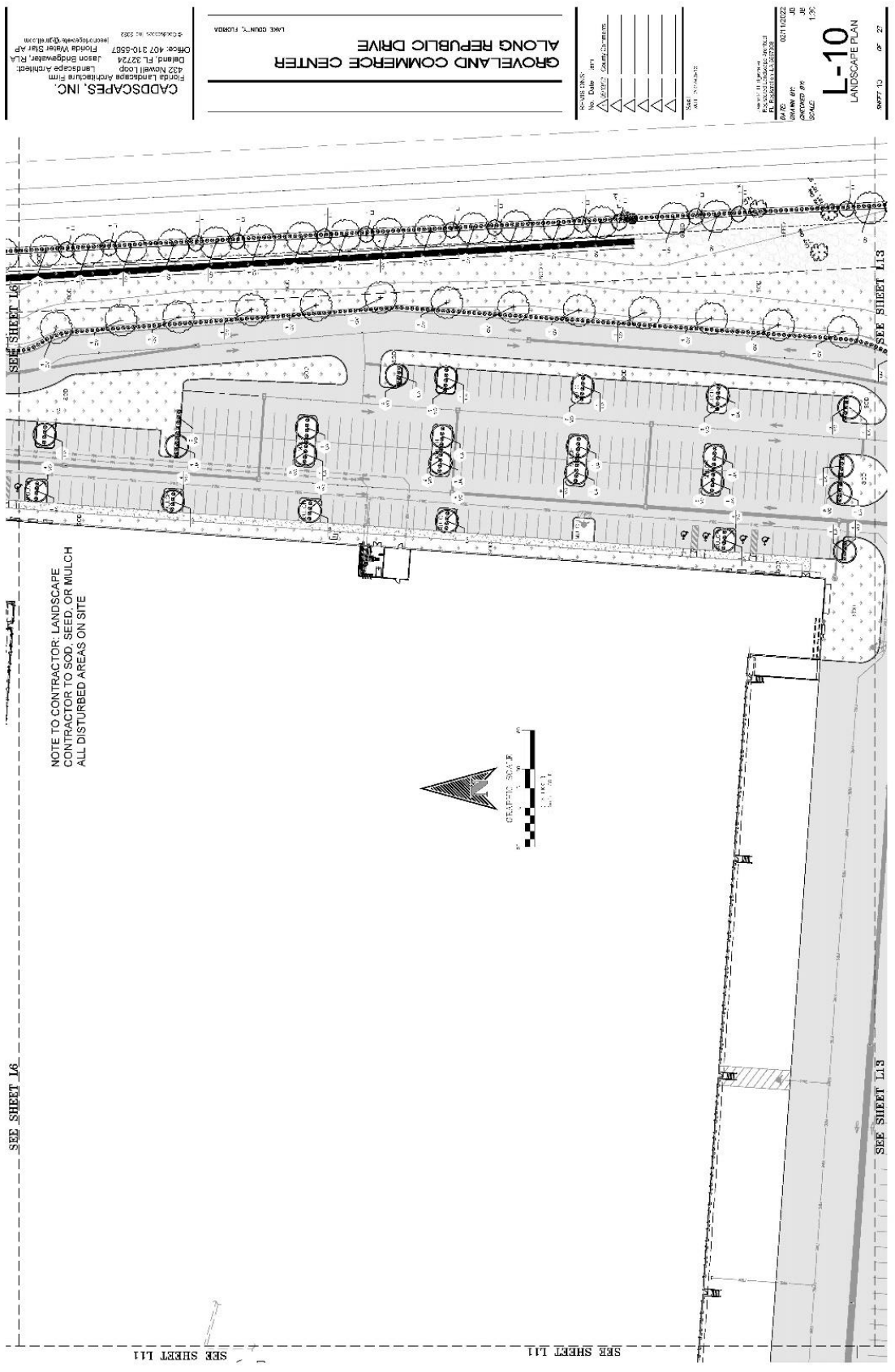
Attachment "A" – Tree Removal and Landscape Plan (Page 8 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 9 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 10 of 27)



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Fax: 407-310-9587
www.caddscapes.com

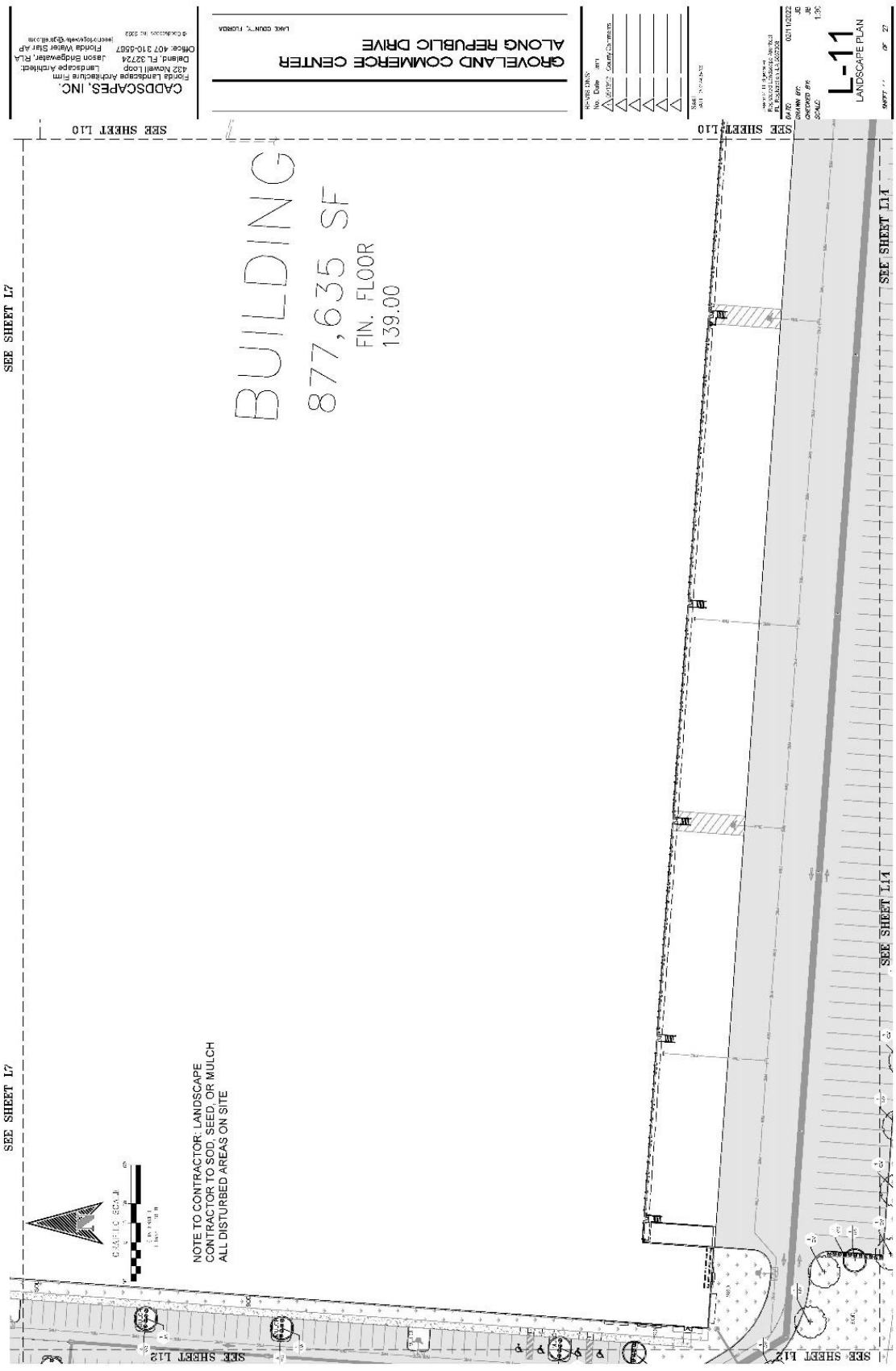
LAKE COUNTY, FLORIDA
GROVELAND COMMERCE CENTER
ALONG REPUBLIC DRIVE

No.	Date	Rev.
1	2/17/22	Contract Documents

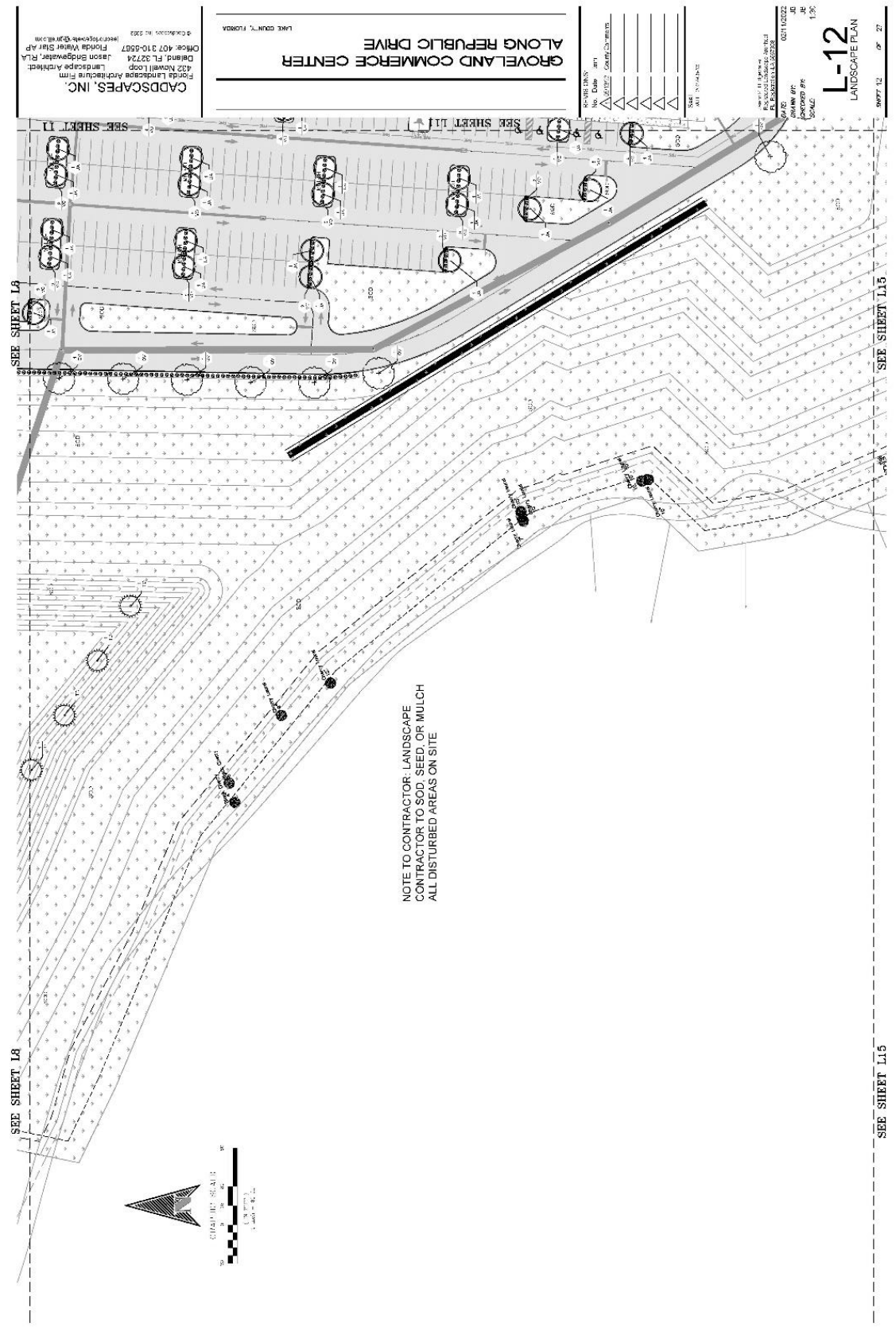
L-10
LANDSCAPE PLAN
SHEET 10 OF 27

Project: 1111 Groveland Commerce Center
File: 220310.L10.220310
DATE: 02/11/2022
DRAWN BY: JG
CHECKED BY: JG
SCALE: 1/8" = 1'-0"

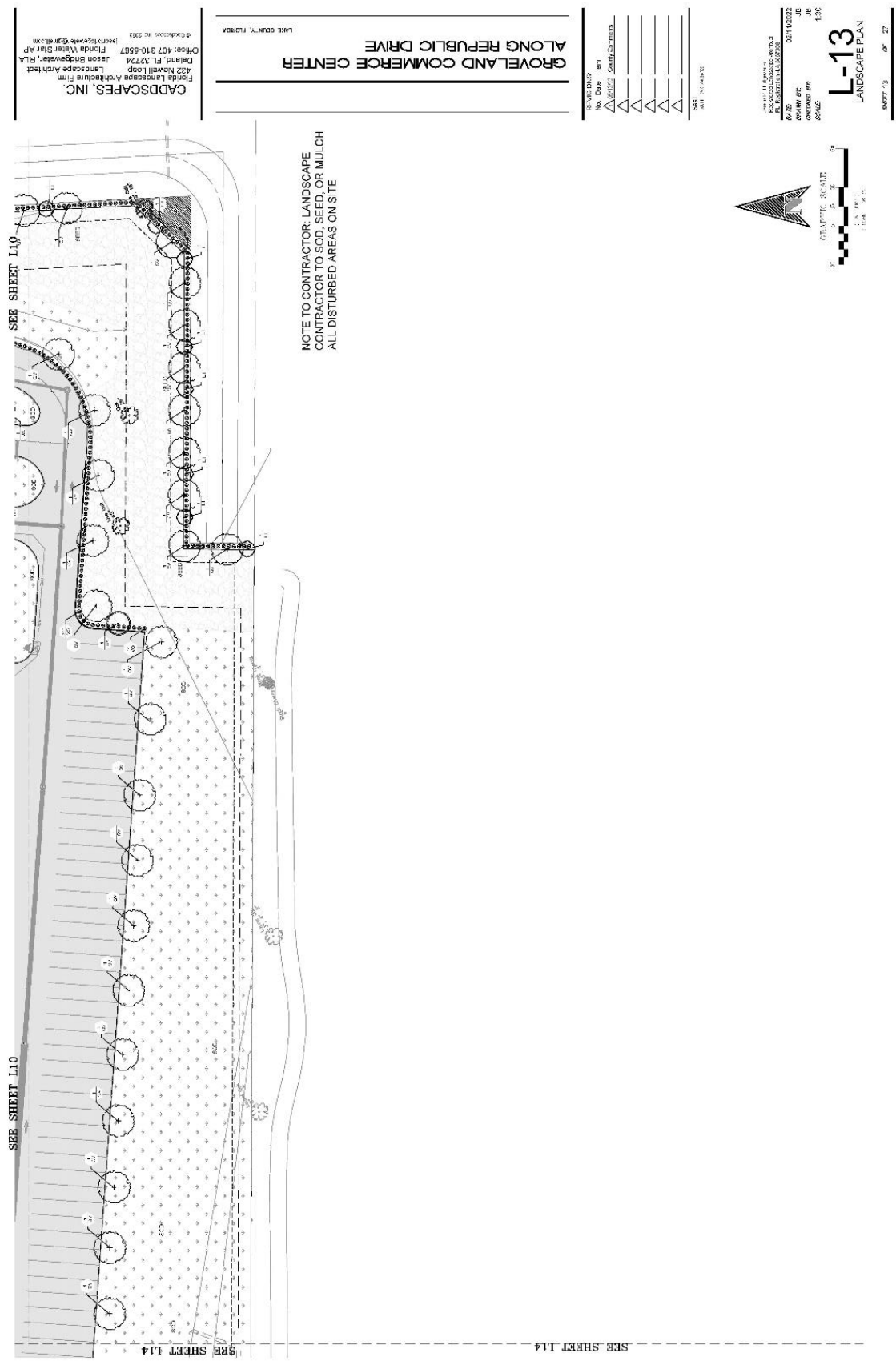
Attachment "A" – Tree Removal and Landscape Plan (Page 11 of 27)



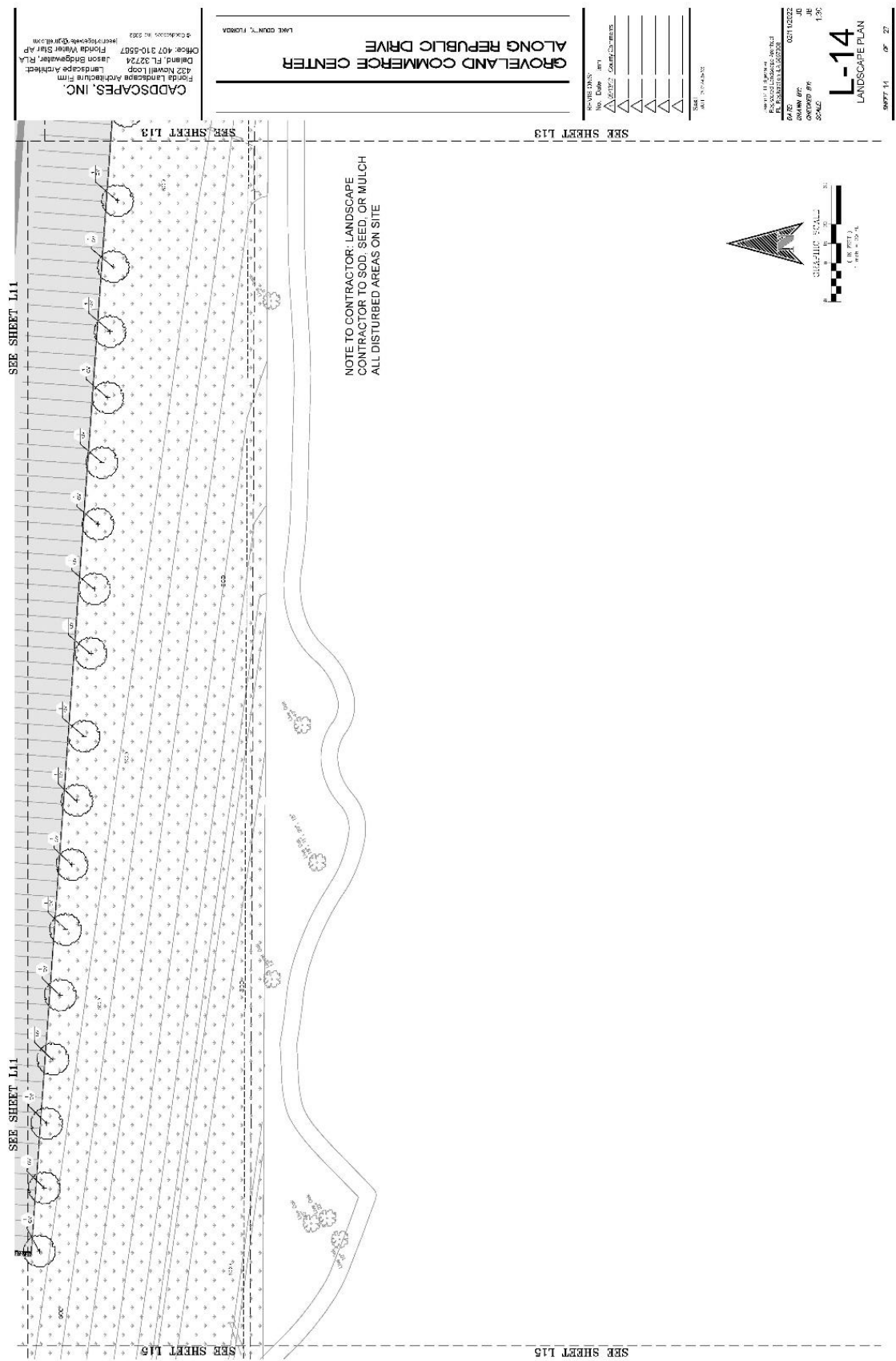
Attachment "A" – Tree Removal and Landscape Plan (Page 12 of 27)



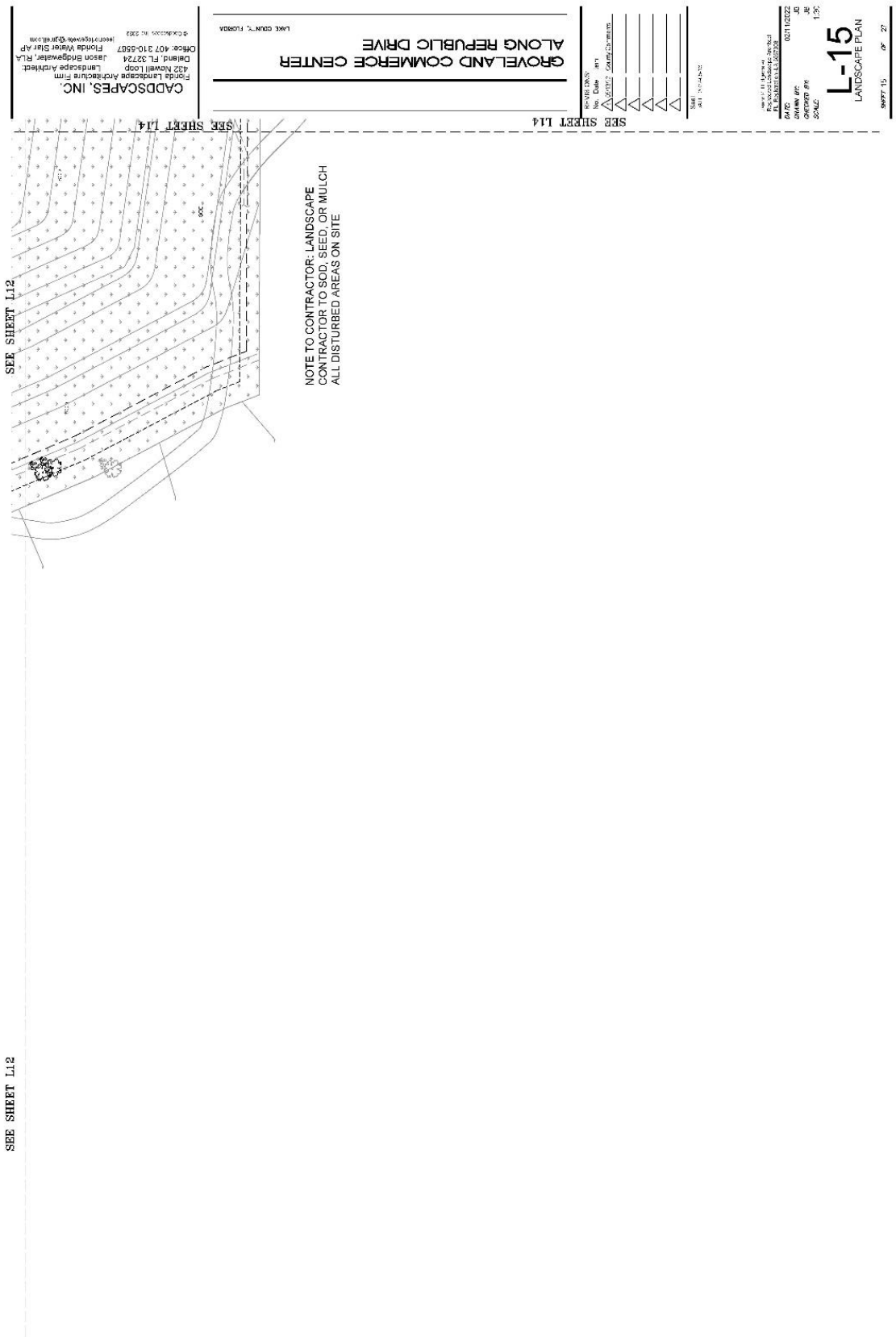
Attachment "A" – Tree Removal and Landscape Plan (Page 13 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 14 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 15 of 27)



SEE SHEET L12

NOTE TO CONTRACTOR: LANDSCAPE CONTRACTOR TO SOD, SEED, OR MULCH ALL DISTURBED AREAS ON SITE

CADDSCAPES, INC.
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4322 Nowell Loop, Lakeland, FL 34034
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Fax: 407-310-4587
www.caddscapes.com

GROVELAND COMMERCE CENTER
LAKE COUNTY, FLORIDA
ALONG REPUBLIC DRIVE

L-15
LANDSCAPE PLAN
sheet 15 of 27

DATE: 02/11/2022
DRAWN BY: J.E.
CHECKED BY: J.E.
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
DATE: 02/11/2022
DRAWN BY: J.E.
CHECKED BY: J.E.
SCALE: 1/8" = 1'-0"

SEE SHEET L14

Attachment "A" – Tree Removal and Landscape Plan (Page 16 of 27)

CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 4222 Newell Loop
 Lakeland, FL 33818
 Phone: 888-555-5555
 Fax: 888-555-5555
 License No. 1200

GROVELAND COMMERCE CENTER
 ALONG REPUBLIC DRIVE
 LAKE COUNTY, FLORIDA

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

L-16
 LANDSCAPE DETAILS
 SHEET 15 OF 27

PLANT LIST	SYMBOL	COMMON NAME	SCIENTIFIC NAME	REMARKS
1	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
2	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
3	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
4	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
5	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
6	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
7	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
8	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
9	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'
10	(Symbol)	FLORIDA PALM	SYZYGIA JUVENATA	1.0000 10' x 12'

CONTRACTOR'S NOTES:

1. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

2. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

3. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

4. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

5. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

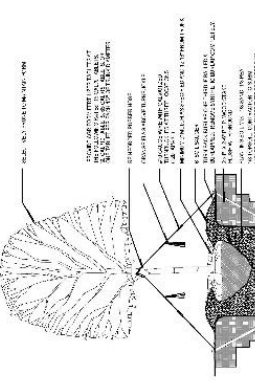
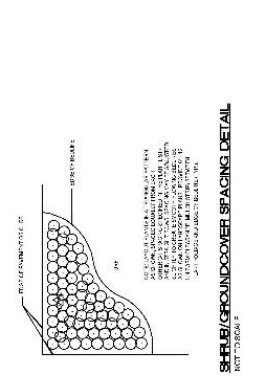
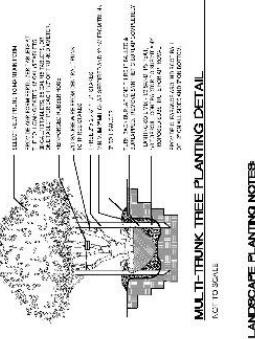
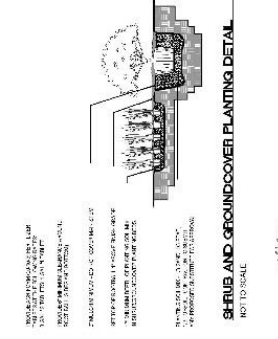
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7. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

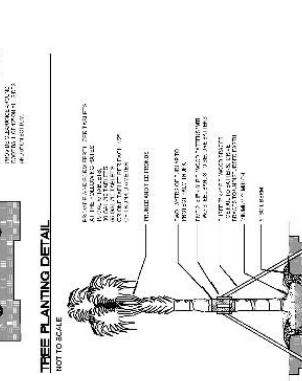
8. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

9. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.

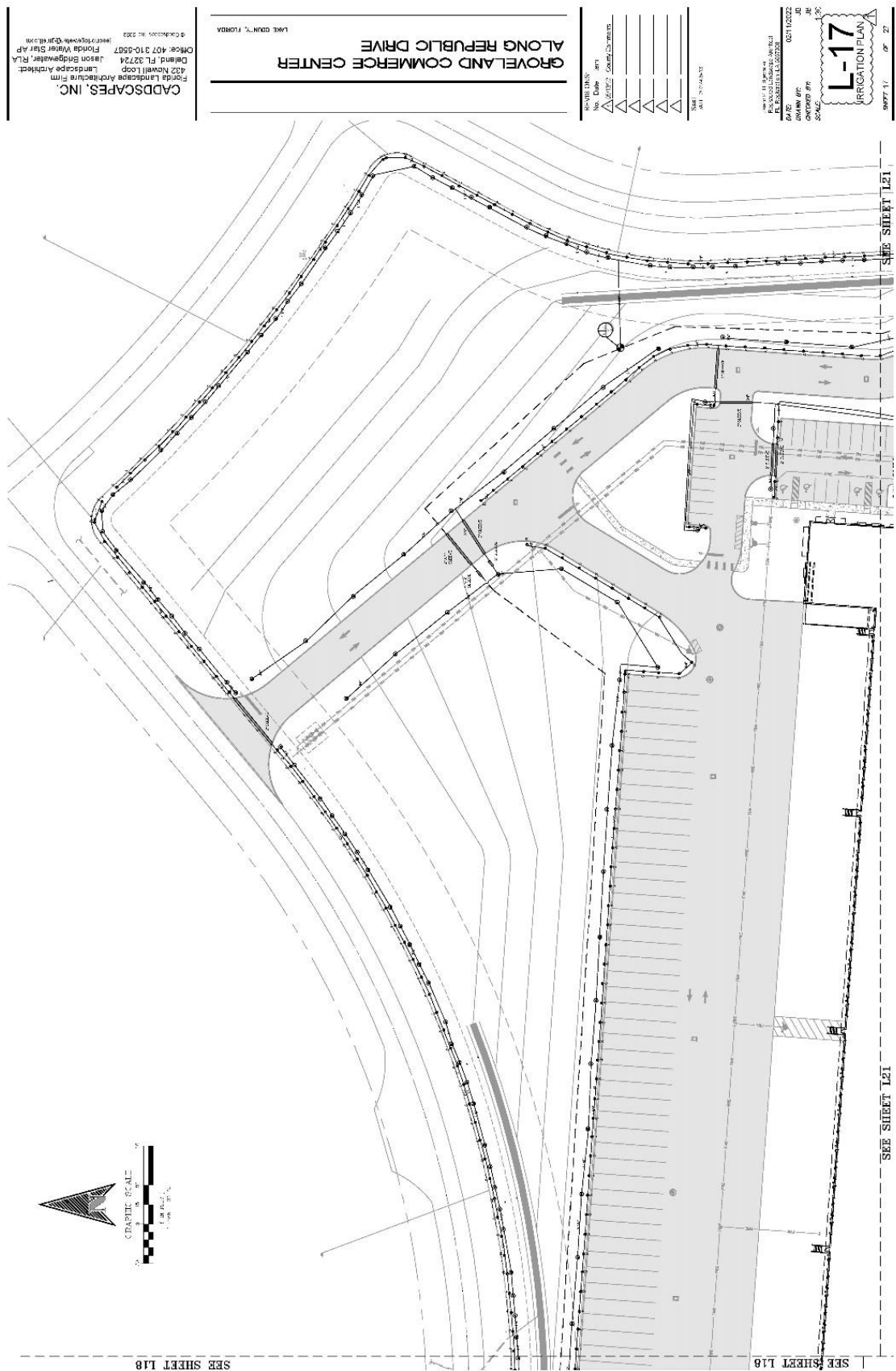
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- LANDSCAPE CONTRACTOR NOTES:**
1. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.
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 4. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.
 5. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.
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 7. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES. PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONES.
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Attachment "A" – Tree Removal and Landscape Plan (Page 17 of 27)



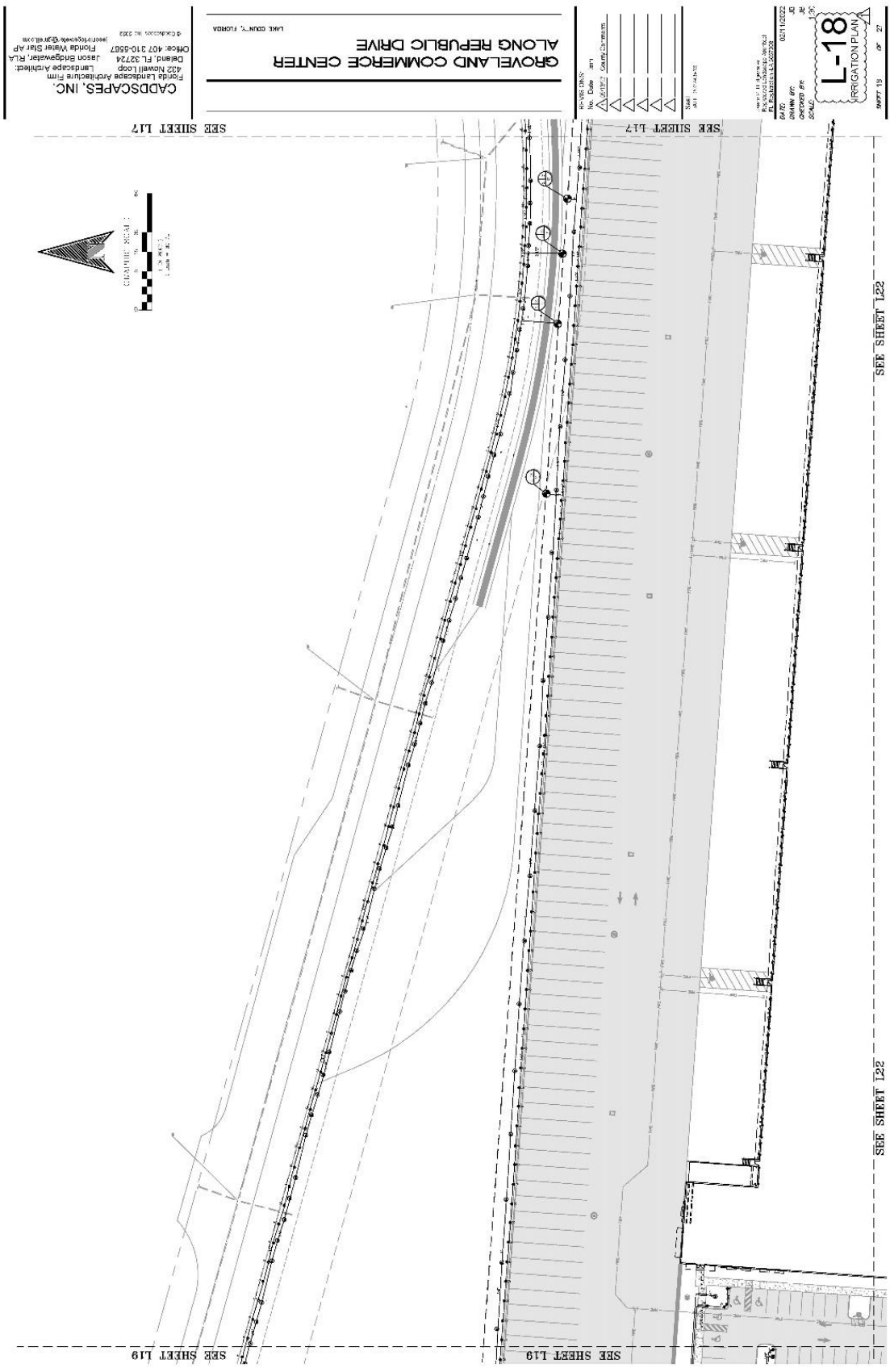
CADDSCAPES, INC.
 Florida Landscape Architecture Firm
 422 Newell Loop
 Jackson Engineering, PLLC
 Florida Engineer State AP
 Office: 407.310.5507
 Florida: 407.310.5507
 www.caddscapes.com

GROVELAND COMMERCE CENTER
 ALONG REPUBLIC DRIVE
 LAKE COUNTY, FLORIDA

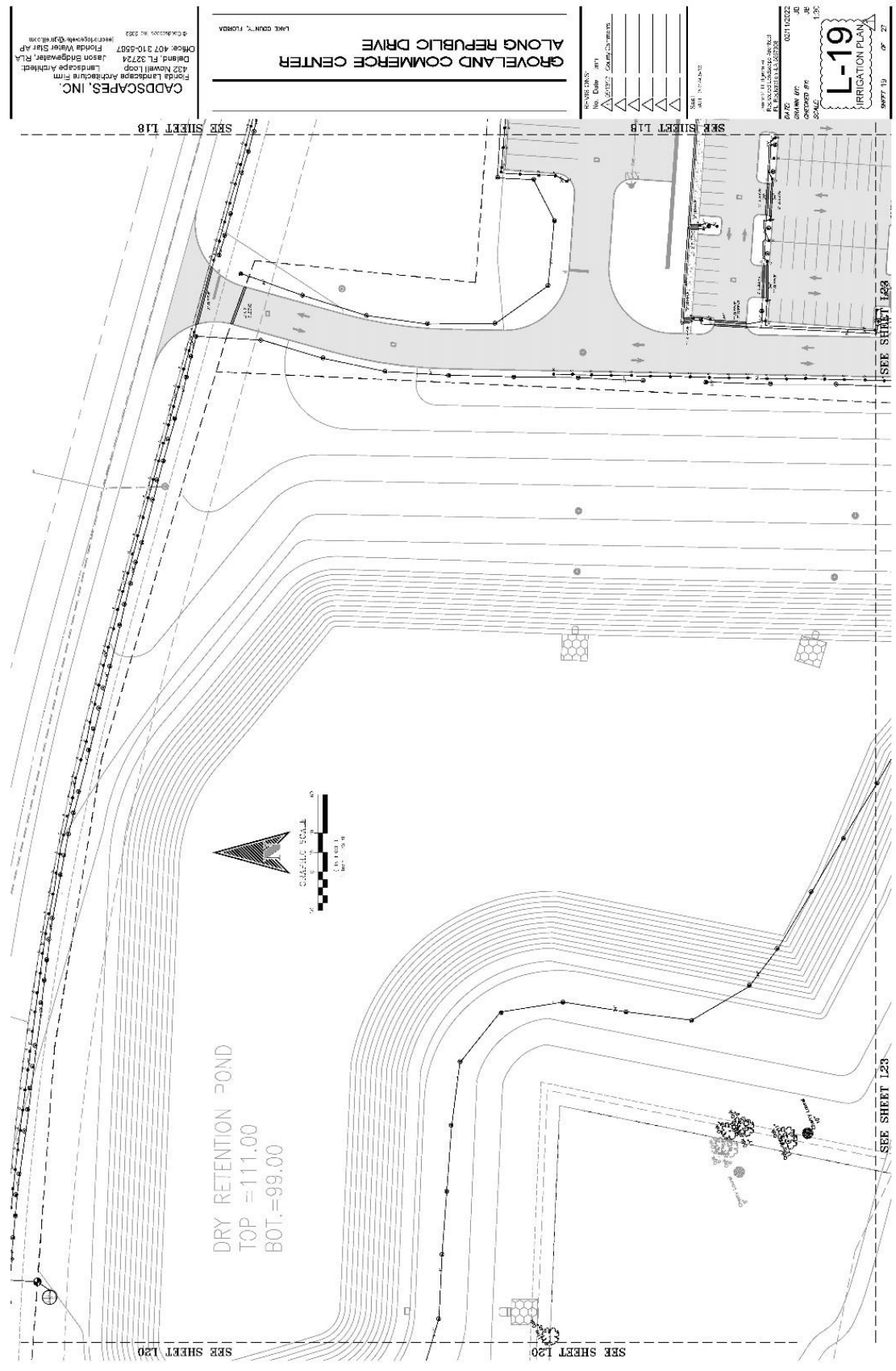
PROJECT NO. 17-000000
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 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: AS SHOWN
 SHEET: 17 OF 27

L-17
 IRRIGATION PLAN

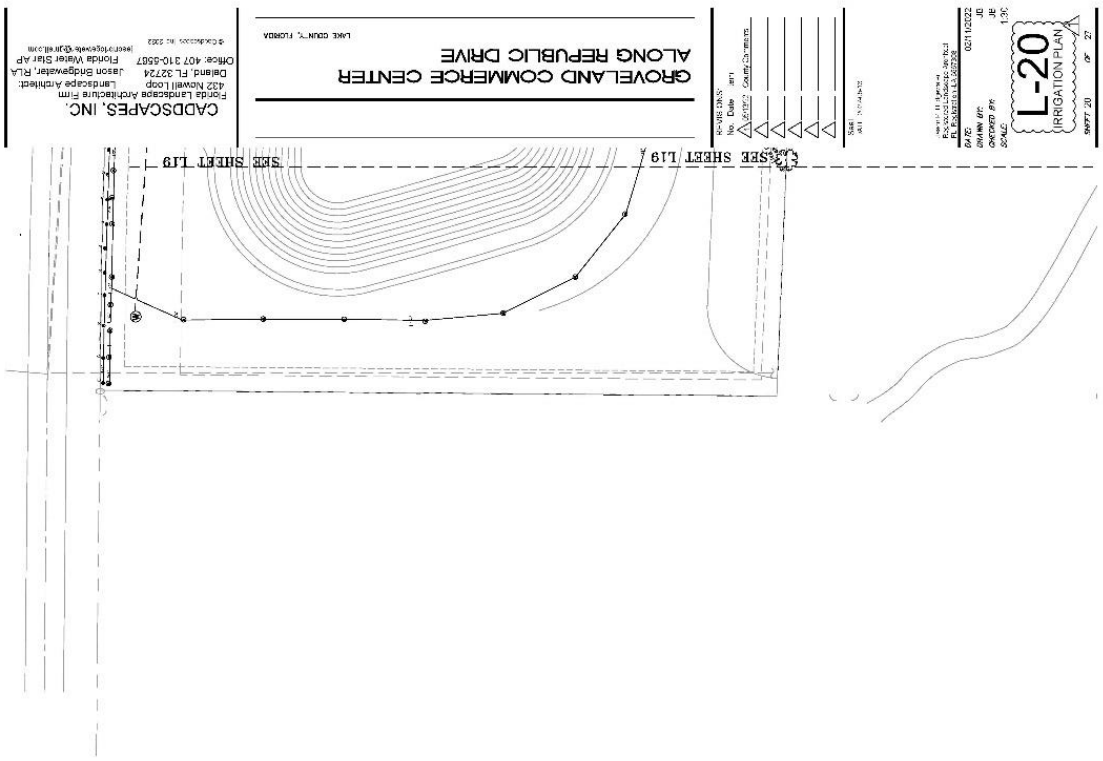
Attachment "A" – Tree Removal and Landscape Plan (Page 18 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 19 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 20 of 27)

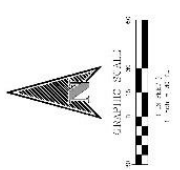


CADDSCAPES, INC.
Florida Landscape Architecture Firm
4222 N. W. 11th St.
Lorton, FL 32074
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Fax: 407.310.4587
www.caddscapes.com

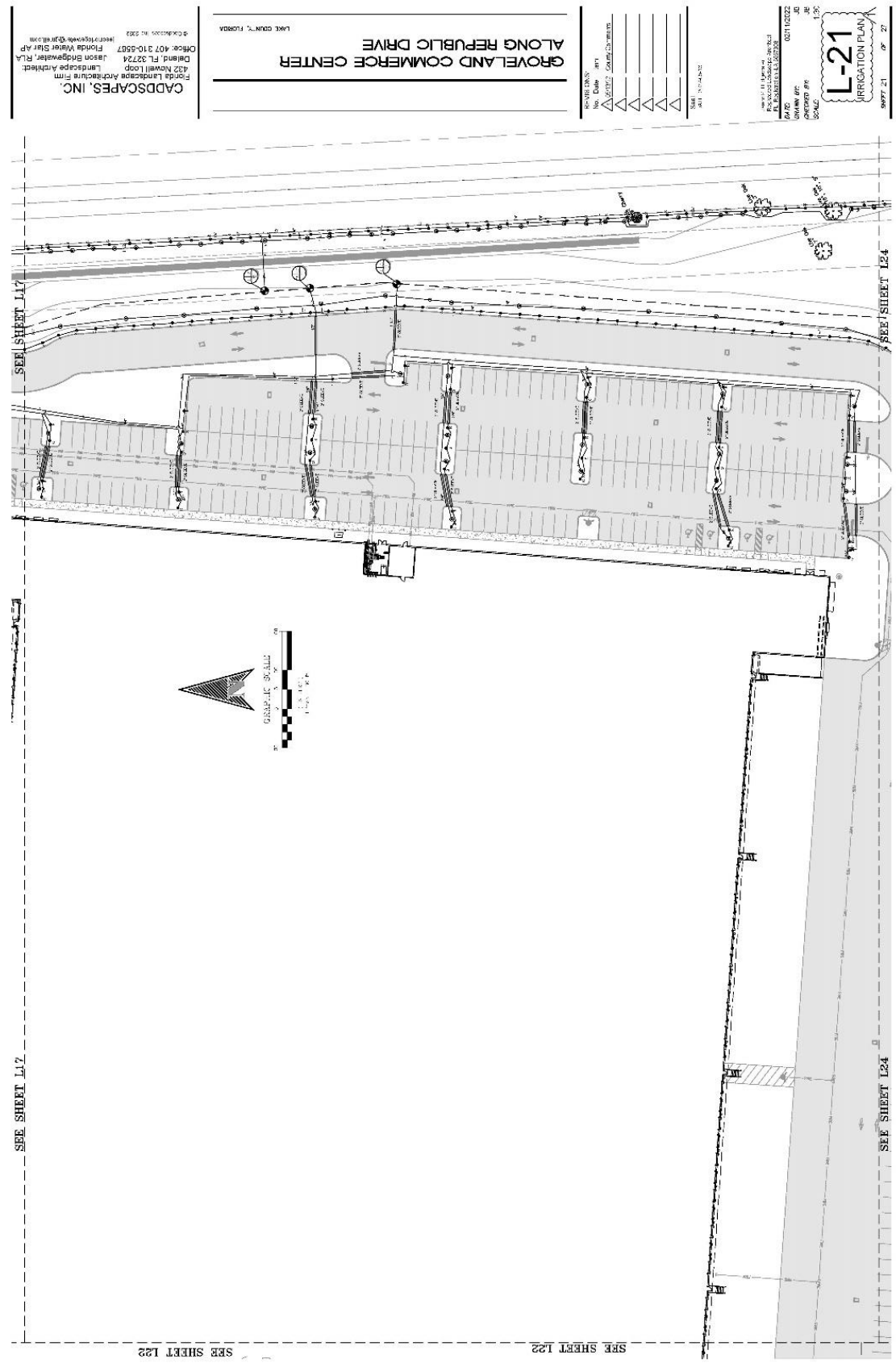
GROVELAND COMMERCE CENTER
ALONG REPUBLIC DRIVE
LAKE COUNTY, FLORIDA

PROJECT NO. 22-37-1
DATE: 08/11/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 40'

L-20
IRRIGATION PLAN
08/11/2022



Attachment "A" – Tree Removal and Landscape Plan (Page 21 of 27)



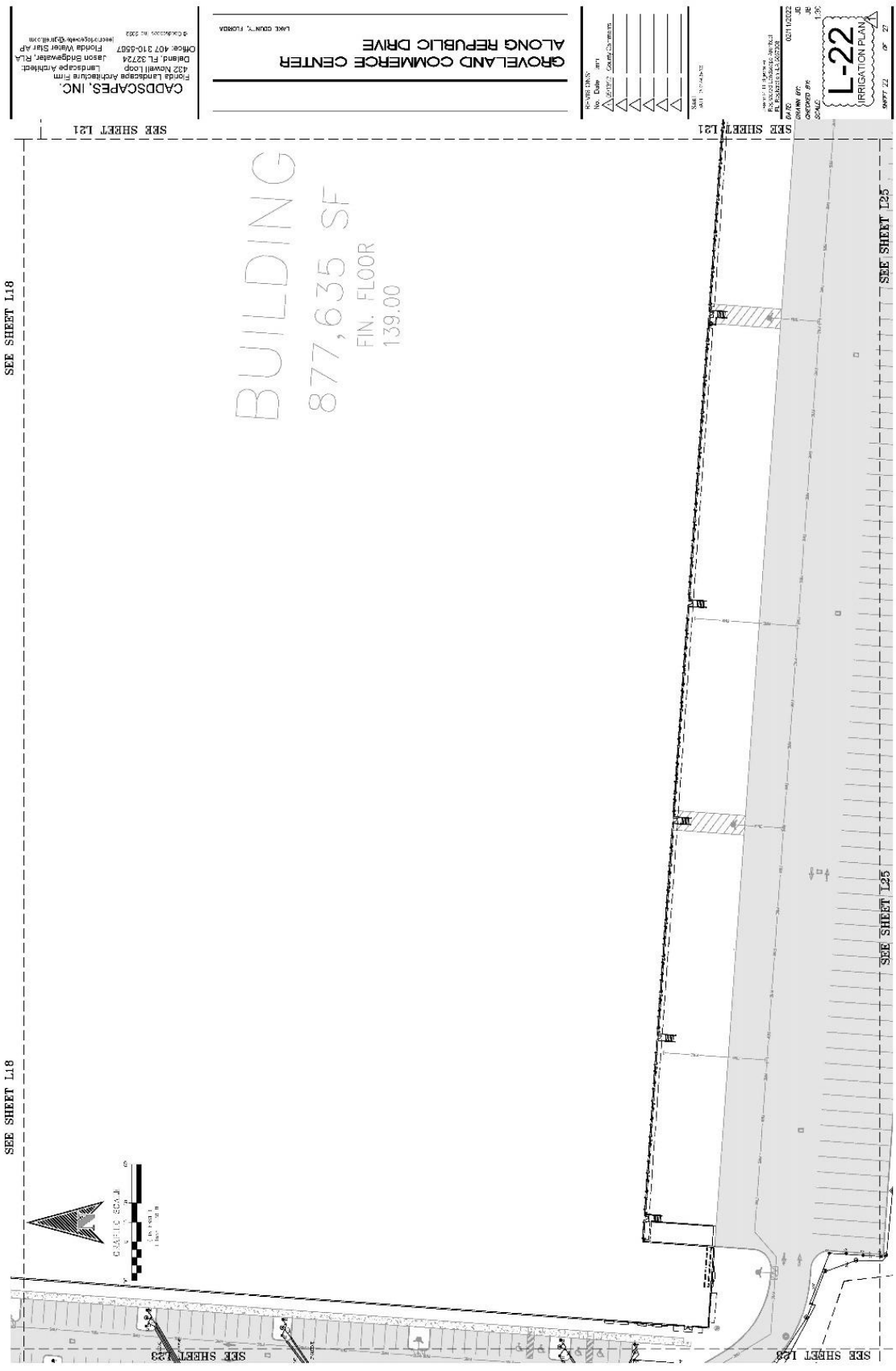
CADDSCAPES, INC.
Florida Landscape Architecture Firm
422 Nowell Loop, Lakeland, FL 34001
Phone: 407-310-4587 Fax: 407-310-4587
www.caddscapes.com

GROVELAND COMMERCE CENTER
ALONG REPUBLIC DRIVE
LAKE COUNTY, FLORIDA

NO.	DESCRIPTION
1	REMOVE EXISTING TREE
2	REMOVE EXISTING SHRUB
3	REMOVE EXISTING PALM
4	REMOVE EXISTING BUSH
5	REMOVE EXISTING SPREADER
6	REMOVE EXISTING FENCE
7	REMOVE EXISTING SIGN
8	REMOVE EXISTING LIGHT
9	REMOVE EXISTING UTILITY
10	REMOVE EXISTING DRIVE
11	REMOVE EXISTING WALKWAY
12	REMOVE EXISTING CURB
13	REMOVE EXISTING DRIVE
14	REMOVE EXISTING DRIVE
15	REMOVE EXISTING DRIVE
16	REMOVE EXISTING DRIVE
17	REMOVE EXISTING DRIVE
18	REMOVE EXISTING DRIVE
19	REMOVE EXISTING DRIVE
20	REMOVE EXISTING DRIVE

DATE: 08/11/2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]
PROJECT: [Project Name]
SHEET: L-21
TOTAL SHEETS: 27

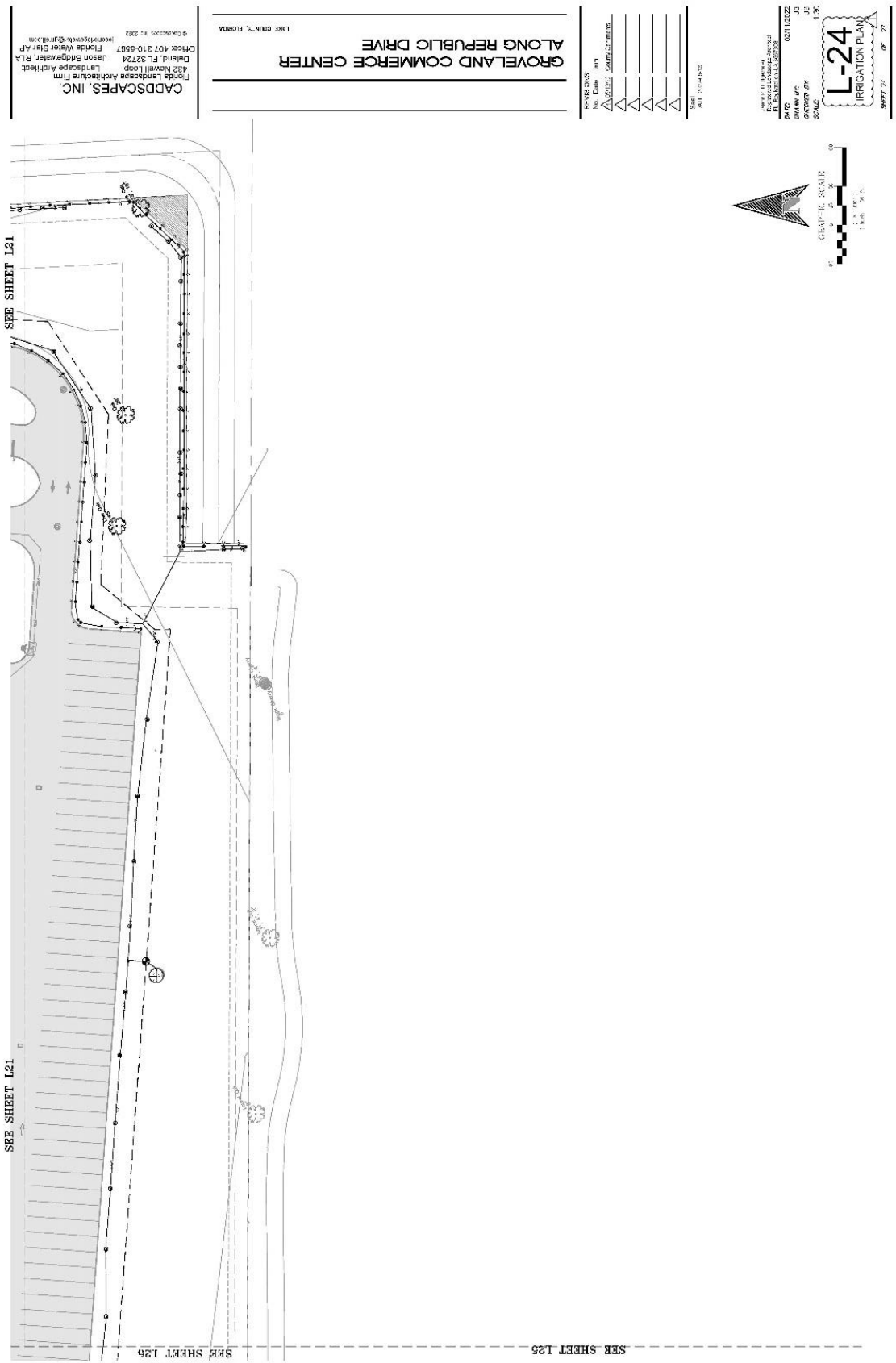
Attachment "A" – Tree Removal and Landscape Plan (Page 22 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 23 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 24 of 27)



CADDSCAPES, INC.
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4222 Nowell Loop, Lakeland, FL 34013
Phone: 800-310-4507
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Fax: 813-941-5577
www.caddscapes.com

GROVELAND COMMERCE CENTER
ALONG REPUBLIC DRIVE
LAKE COUNTY, FLORIDA

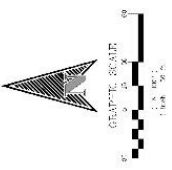
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: 11111111
DATE: 03/11/2022
DRAWN BY: JDE
CHECKED BY: JDE
SCALE: AS SHOWN

L-24
IRRIGATION PLAN

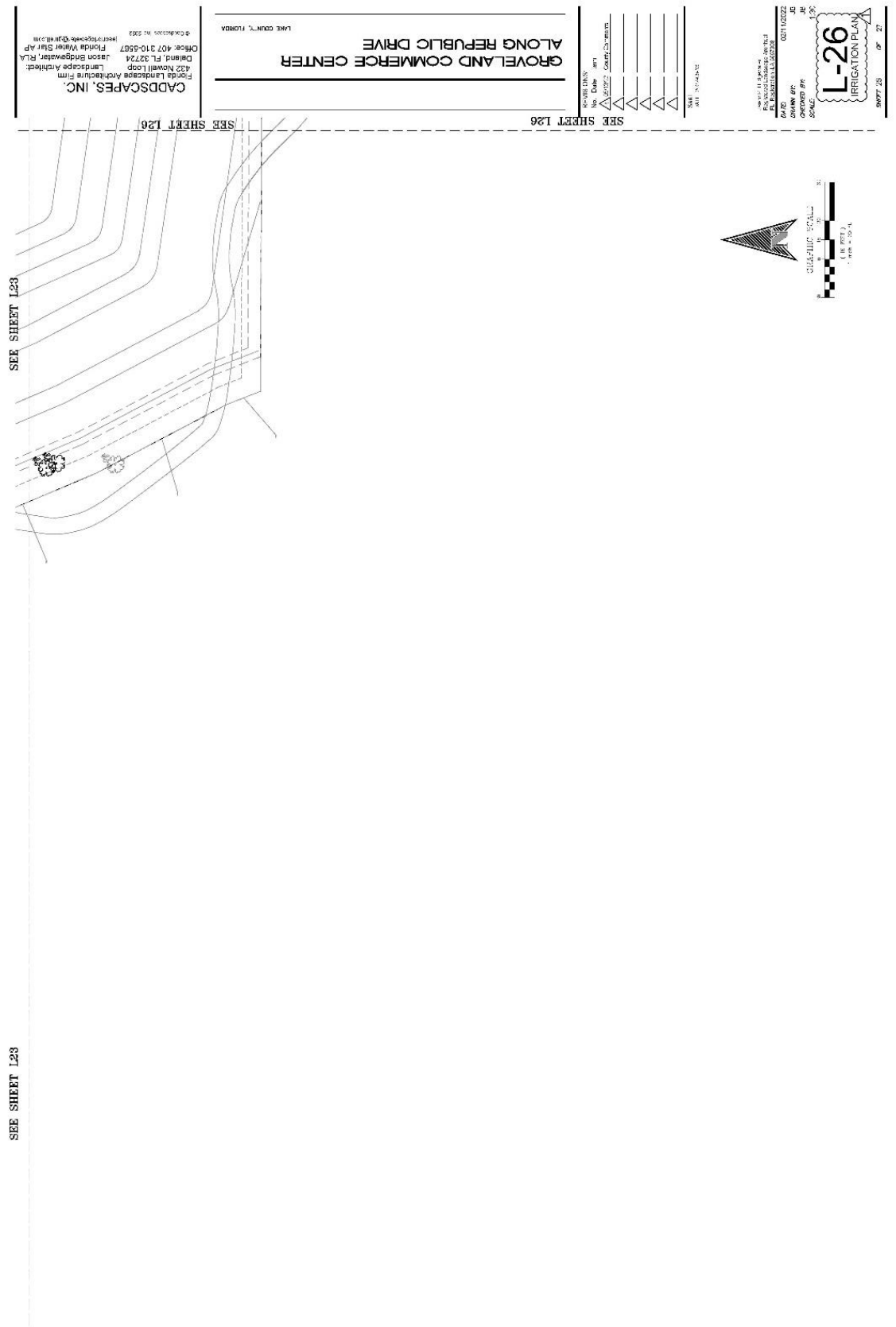
00000' 0" 27'



Attachment "A" – Tree Removal and Landscape Plan (Page 25 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 26 of 27)



Attachment "A" – Tree Removal and Landscape Plan (Page 27 of 27)

CADDSCAPES, INC.
 Florida Landscapes Architectural Firm
 4122 Newell Loop
 Landscape Architect
 Office: 407.310.5827
 10000 Lakeshore Blvd. Suite 100
 Fort Lauderdale, FL 33322
 9/22/23

GROVELAND COMMERCE CENTER
 ALONG REPUBLIC DRIVE
 LAKE COUNTY, FLORIDA

DATE: 09/22/23
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 SCALE: 1" = 10' - 0"

IRRIGATION NOTES

1. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
3. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
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14. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
15. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
16. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
17. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
18. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
19. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.
20. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 50% CAPACITY AT ALL TIMES.

EQUIPMENT LIST

ITEM	DESCRIPTION	QUANTITY	UNIT
1	1" POLYETHYLENE GLASS REINFORCED PIPE	100	LINEAL FEET
2	1" POLYETHYLENE GLASS REINFORCED FITTING	10	PIECES
3	1" POLYETHYLENE GLASS REINFORCED VALVE	1	PIECES
4	1" POLYETHYLENE GLASS REINFORCED ELBOW	10	PIECES
5	1" POLYETHYLENE GLASS REINFORCED TEE	10	PIECES
6	1" POLYETHYLENE GLASS REINFORCED END CAP	1	PIECES
7	1" POLYETHYLENE GLASS REINFORCED WELLS	10	PIECES
8	1" POLYETHYLENE GLASS REINFORCED NOZZLES	10	PIECES
9	1" POLYETHYLENE GLASS REINFORCED FILTERS	10	PIECES
10	1" POLYETHYLENE GLASS REINFORCED SCREENS	10	PIECES
11	1" POLYETHYLENE GLASS REINFORCED WELLS	10	PIECES
12	1" POLYETHYLENE GLASS REINFORCED NOZZLES	10	PIECES
13	1" POLYETHYLENE GLASS REINFORCED FILTERS	10	PIECES
14	1" POLYETHYLENE GLASS REINFORCED SCREENS	10	PIECES
15	1" POLYETHYLENE GLASS REINFORCED WELLS	10	PIECES
16	1" POLYETHYLENE GLASS REINFORCED NOZZLES	10	PIECES
17	1" POLYETHYLENE GLASS REINFORCED FILTERS	10	PIECES
18	1" POLYETHYLENE GLASS REINFORCED SCREENS	10	PIECES
19	1" POLYETHYLENE GLASS REINFORCED WELLS	10	PIECES
20	1" POLYETHYLENE GLASS REINFORCED NOZZLES	10	PIECES

SPRAY NOZZLE CHART

STEM	NOZZLE	NOZZLE PATTERN	GPM
1/2"	1/2"	1/2"	10
3/4"	3/4"	3/4"	15
1"	1"	1"	20
1 1/4"	1 1/4"	1 1/4"	30
1 1/2"	1 1/2"	1 1/2"	35
1 3/4"	1 3/4"	1 3/4"	40
2"	2"	2"	50
2 1/4"	2 1/4"	2 1/4"	60
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3"	3"	3"	80
3 1/4"	3 1/4"	3 1/4"	90
3 1/2"	3 1/2"	3 1/2"	95
3 3/4"	3 3/4"	3 3/4"	100
4"	4"	4"	110
4 1/4"	4 1/4"	4 1/4"	120
4 1/2"	4 1/2"	4 1/2"	125
4 3/4"	4 3/4"	4 3/4"	130
5"	5"	5"	140
5 1/4"	5 1/4"	5 1/4"	150
5 1/2"	5 1/2"	5 1/2"	155
5 3/4"	5 3/4"	5 3/4"	160
6"	6"	6"	170
6 1/4"	6 1/4"	6 1/4"	180
6 1/2"	6 1/2"	6 1/2"	185
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7"	7"	7"	200
7 1/4"	7 1/4"	7 1/4"	210
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7 3/4"	7 3/4"	7 3/4"	220
8"	8"	8"	230
8 1/4"	8 1/4"	8 1/4"	240
8 1/2"	8 1/2"	8 1/2"	245
8 3/4"	8 3/4"	8 3/4"	250
9"	9"	9"	260
9 1/4"	9 1/4"	9 1/4"	270
9 1/2"	9 1/2"	9 1/2"	275
9 3/4"	9 3/4"	9 3/4"	280
10"	10"	10"	290

IRRIGATION DETAILS

A) 100% WALL MOUNT CONTROLLER

1. WALL MOUNT CONTROLLER SHALL BE RATED FOR THE SYSTEM VOLTAGE AND CURRENT.

2. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

3. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

4. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

5. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

6. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

7. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

8. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

9. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

10. CONTROLLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

B) 100-151 OR 201 BORE VALVE

1. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

2. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

3. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

4. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

5. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

6. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

7. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

8. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

9. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

10. BORE VALVE SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

C) PEN BUBBLER

1. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

2. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

3. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

4. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

5. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

6. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

7. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

8. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

9. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

10. PEN BUBBLER SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

D) HEAD DETAIL

1. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

2. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

3. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

4. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

5. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

6. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

7. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

8. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

9. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

10. HEAD DETAIL SHALL BE INSTALLED IN A DRY, PROTECTED LOCATION.

WELL SPECIFICATIONS

1. WELL SHALL BE 18" DIA. AND 4' DEEP.
2. WELL SHALL BE 18" DIA. AND 4' DEEP.
3. WELL SHALL BE 18" DIA. AND 4' DEEP.
4. WELL SHALL BE 18" DIA. AND 4' DEEP.
5. WELL SHALL BE 18" DIA. AND 4' DEEP.
6. WELL SHALL BE 18" DIA. AND 4' DEEP.
7. WELL SHALL BE 18" DIA. AND 4' DEEP.
8. WELL SHALL BE 18" DIA. AND 4' DEEP.
9. WELL SHALL BE 18" DIA. AND 4' DEEP.
10. WELL SHALL BE 18" DIA. AND 4' DEEP.
11. WELL SHALL BE 18" DIA. AND 4' DEEP.
12. WELL SHALL BE 18" DIA. AND 4' DEEP.
13. WELL SHALL BE 18" DIA. AND 4' DEEP.
14. WELL SHALL BE 18" DIA. AND 4' DEEP.
15. WELL SHALL BE 18" DIA. AND 4' DEEP.
16. WELL SHALL BE 18" DIA. AND 4' DEEP.
17. WELL SHALL BE 18" DIA. AND 4' DEEP.
18. WELL SHALL BE 18" DIA. AND 4' DEEP.
19. WELL SHALL BE 18" DIA. AND 4' DEEP.
20. WELL SHALL BE 18" DIA. AND 4' DEEP.

TRENCHING DETAILS

**Final Development Order
VAR-22-37-1
Groveland Commerce Center**

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SFG Groveland I, LLC (the “Owner” and the “Applicant”) requested a variance to Land Development Regulations (LDR) Section 9.02.10.F(2), to allow for the removal of 17 heritage trees with a cumulative total of 982-caliper inches without payment of mitigation fee and to LDR Section 9.02.06(B) to waive the requirement for one-hundred percent of the total caliper inches of heritage trees to be replaced; and

WHEREAS, the subject property consists of 71.93 +/- acres and is located south of Republic Drive, southwest of Independence Boulevard and west of Lewis Grove Road, in the Groveland area of unincorporated Lake County, in Section 29, Township 21, Range 25, having Alternate Key Numbers 3871808, 3871809, 3871810, 3871811, 3871812, 3871813, 3871814, 3871815, 3871816, and 3871817, and more particularly described below; and

Lots 2 through 11, Christopher C. Ford Central Park Phase III, according to the plat thereof as recorded in Plat Book 63, Pages 44 through 47, inclusive, Public Records of Lake County, Florida.

WHEREAS, after giving notice of a hearing on a petition for a variance to the Lake County Land Development Regulations, including notice that the request for a variance would be presented to the Board of Adjustment of Lake County, Florida, on August 25, 2022; and

WHEREAS, the Board of Adjustment reviewed the petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on August 25, 2022, the Lake County Board of Adjustment approved the variance for the above property.

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of VAR-22-37-1, to allow for the removal of 17 heritage trees with a cumulative total of 982-caliper inches, waive the required mitigation fee, and to waive the requirement for one-hundred percent of the total caliper inches of heritage trees to be replaced.

Section 2. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 25th day of August 2022.

EFFECTIVE August 25, 2022.

**BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA**

James Argento, Chairman

State of Florida

County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 25th day of August 2022, by James Argento, as Chairman of the Lake County Board of Adjustment.

Personally Known OR Produced Identification

Type of Identification Produced _____

Notary Signature

(SEAL)