



CITY OF

GROVELAND

ESTABLISHED 1922

"The city with a future, watch us grow!"

CITY OF GROVELAND
156 S. LAKE AVENUE
GROVELAND, FL 34736

PHONE 352-429-2141
FAX 352-429-3852

MEMORANDUM

TO Willie Morgan, Fire Chief (CD)
Melvin Tennyson, Police Chief (CD)
Tamara Richardson, City Engineer (CD)
Pam Richmond, MPO Traffic Review (CD)
Rodney Lucas, Interim Community Development Director (CD)
Anita Geraci-Carver, City Attorney (P)
James Huish, Public Works Director (P)
Ricky Rodriguez, Engineering Inspector (P)

FROM Abra Horne, Interim City Planner

DATE August 1, 2016

SUBJECT Little Everglades Annexation and Large Scale Comprehensive Plan
Application #2016-AX-07-21 - First Review

Please send comments on or prior to August 8, 2016.

Please review and comment on the annexation and large scale comprehensive plan application for Little Everglades. If necessary, please let me know if you need additional materials from the previous submittals.

The Dropbox contains all of the materials and files submitted; it is located at:
<https://www.dropbox.com/sh/im6v1seajfb3h7/AAAVyq-DJrZeK1yfaVy4lWdWa?dl=0>.

Please send all comments to my e-mail rodney.lucas@groveland-fl.gov or put them in his in-box at City Hall, please ensure to include the application number on all correspondence.

When mailing your comments please separate them by indicating the application number. I look forward to receiving comments. Thank you for your prompt review,

Sincerely,

Abra Horne
Interim City Planner
City of Groveland
352-429-2141, ext. 238



2016 JUL 29 AM 11 30

July 29, 2016

Mr. Redmond Jones, City Manager
City of Groveland
156 S. Lake Avenue
Groveland, FL 34736

Via Hand-Delivery

**Re: Everglades Farms, LLC (#1624/2)
Proposed Annexation and LSCPA**

Dear Mr. Jones:

LPG Urban and Regional Planners, Inc. (LPGURP) has been retained by Everglades Farms, LLC to process an annexation and large scale comprehensive plan amendment (LSCPA) of their property (80 ± acres) located off of SR 19 and O'Brien Road. They would like to include this property into the adjacent parcel which they own and is known as the Turnpike Commerce Park (Turnpike Commerce Park - Ordinance 2009-03-14) as outlined in Future Land Use Policy 1.1.16. The two (2) parcels are being requested to be annexed and incorporated within the proposed development (Alt Key # 1063621 and 1390711). The proposed LSCPA is from County Regional Office to City Industrial and Policy 1.1.16. We are requesting an amendment to Policy 1.1.16 (please see attached).

In support of the application, please find enclosed the following:

- Application Fee in the amount of \$2,700
- Warranty Deed
- Property Record Cards
- Location Map
- USGS Topography Map
- NRCS Soils Map
- FEMA Flood Hazard Map
- Aerial Imagery
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Need and Justification Analysis
- Environmental Assessment

A pre-application meeting was held with you and Kenneth Comia on April 22, 2016 and another pre-application meeting was held with the DRC on June 29, 2016.

We trust the above and enclosed provides the necessary information to process the requests. Should you have any questions or require additional information, please contact our office.

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Sincerely,

A handwritten signature in blue ink, appearing to read "G. A. Beliveau".

Greg A. Beliveau, AICP

cc: Shawn Riordan
File

Justification for Annexation and LSCPA

The 80± acre site is located on the west side of SR 19 and north of the Florida Turnpike. Access to the site is provided from O’Brien Road which traverses the site. Applications have been submitted to the City of Groveland requesting annexation and a large scale comprehensive plan amendment. The requested land use is Industrial as identified in Policy 1.1.16. It is proposed that the two parcels being annexed be combined with this development which is known as Turnpike Commerce Park (Policy 1.1.16). The subject annexation is therefore for “infill” development. No changes to the existing land use ratios are being sought, therefore, no additional traffic impacts.

An environmental assessment was conducted in June 2016 by Ecological Consulting Solutions, Inc. The results of the assessment indicated that no protected species occur on the subject site. A copy of the assessment is enclosed.

The proposed Industrial land use category is consistent and compatible with the City’s Comprehensive Plan and results in an orderly and logical development pattern. The Turnpike Commerce Park and the subject properties are located within the Groveland North Overlay Area Map which encourages mixed use development and support housing (FLU Policy 1.2.3). The existing Policy 1.1.16 does not specifically address residential land uses; however, residential uses are allowed pursuant to the North Overlay policies; therefore we are requesting an amendment to this policy as follows:

Policy 1.1.16: Development Intensities within the Turnpike Commerce Park. Development within the Turnpike Commerce Park shall be limited to the following maximum development intensities:

Land Use	Intensity
Warehouse/Distribution	5,000,000 Square Feet
Light Manufacturing	1,087,041 Square Feet
Office	152,796 Square Feet
Commercial	32,000 Square Feet

Land uses may be converted from one use to another, including residential, based on equivalent trips, provided that the revised development program continues to comply with the adopted City standards and does not exceed any Development of Regional Impact threshold.

The following provides the future land use policies that support the proposed amendment.

- Policy 1.2.1: Groveland North Overlay Guidelines
- Policy 1.2.2: Conservation Requirements
- Policy 1.2.3: Diversity of Land Uses
- Policy 1.2.4: Development Guidelines
- Policy 1.6.1: Promoting Orderly, Compact Growth





City of Groveland Planning and Zoning Application

2016 JUL 29 AM 11 30

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: June 21, 2016

Application # _____

Applicant Name: Greg Beliveau, LPGURP, Inc. Applicant Phone# (352) 385-1940
Address: 1162 Camp Avenue Applicant Fax # (352) 383-4824
Mount Dora, FL 32757 Email Address GregB@lpgurp.com

Applicant is: () Owner (X) Agent () Purchaser () Lessee () Optionee

Owners Name: Little Everglades Farm, LLC, Shawn Riordan Owner's Phone # 352-419-6515
Address: P.O. Box 658 Owner's Fax # N/A
Flora City, FL 34435 Email Address: Shawn@fencofarms.com

Application Type:

- (X) Annexation
- () Lot Split
- () Site Plan Approval
- () Concurrence Review
- () Special Exception Use
- () Road/Easement Vacation
- () DRI Development
- () Other: _____
- () Rezoning
- () Lot Line Deviation
- () Preliminary Plat
- () Construction Plan Review
- () Conditional Use Permit
- () Final Plat
- () Proportionate Fair Share
- (X) Comprehensive Plan Amendment
- () Variance-Residential
- () Variance-Commercial/Industrial
- () Re-Review
- () Residential Design Review
- () Planned Unit Development
- () DRI Regional Development

Reason for Request: To combine additional property with project known as Turnpike Commerce Park – FLU Policy 1.1.16.

Project Title (Site Plans, future/existing subdivisions only): Turnpike Commerce Park

Property Address: N/A Property Size: 80 +/- acres

Alternate Key #: 1063621 and 1390711

Property Tax I.D. #: 16-21-25-000400000700, and 16-21-25-000200000200

Proposed Use of Property: Mixed Use Industrial Development

Existing Zoning: Lake Agriculture Existing Land Use: County Regional Office

Would like to change Zoning to: N/A



City of Groveland Planning and Zoning Application

Would like to change Land Use to: Industrial and Amend Policy 1.1.16 (see attached)

Current number of structures on the property: N/A

What utilities currently exist on the site?

Water Sewer Well Septic None

What utilities are proposed to be used?

Water Sewer

Have any previous applications been filed within the last year in connection with this property?

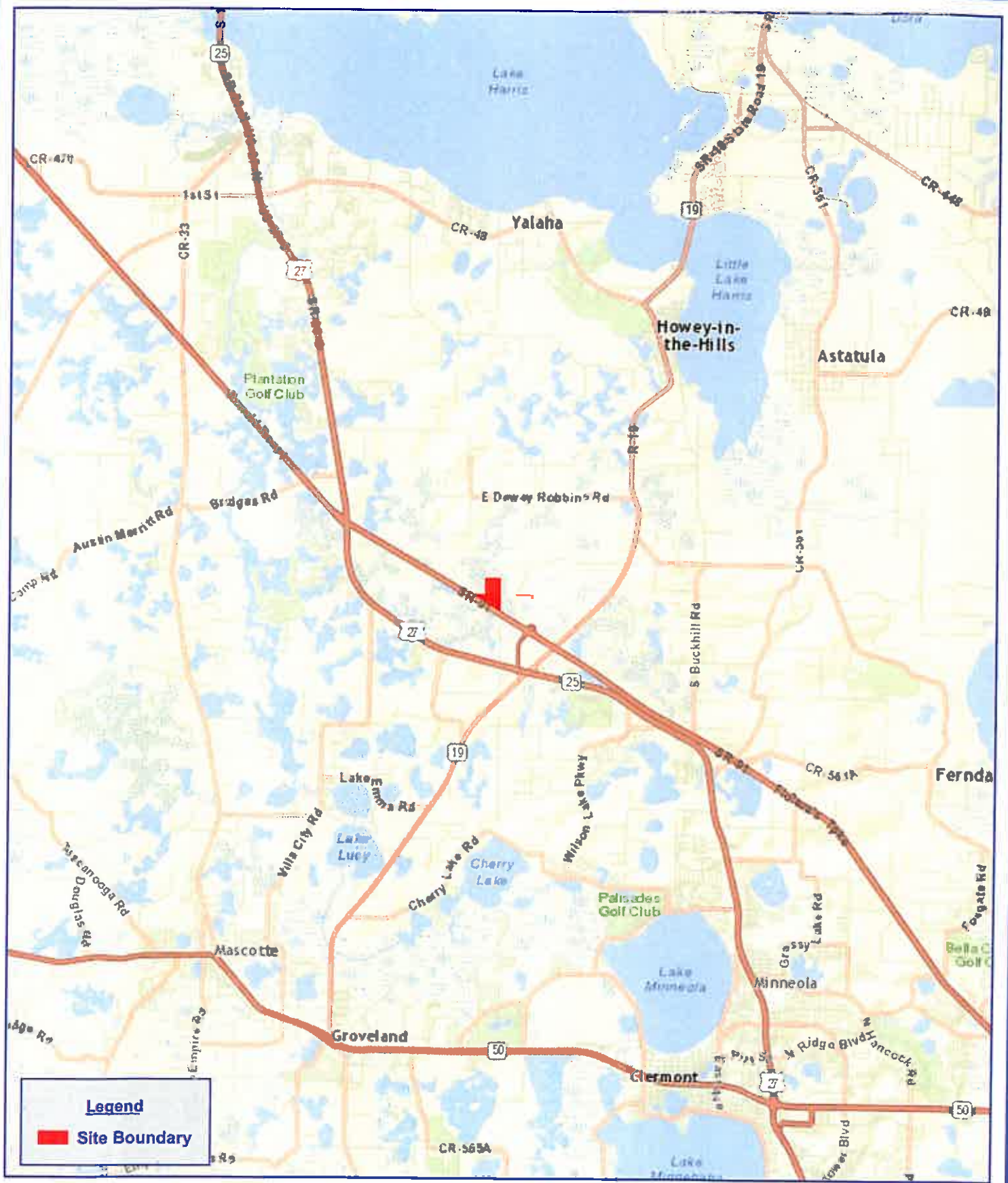
Yes No

If yes, please describe:

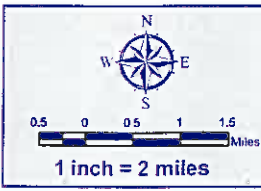


City of Groveland Planning and Zoning Application

Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).



Legend
 Site Boundary

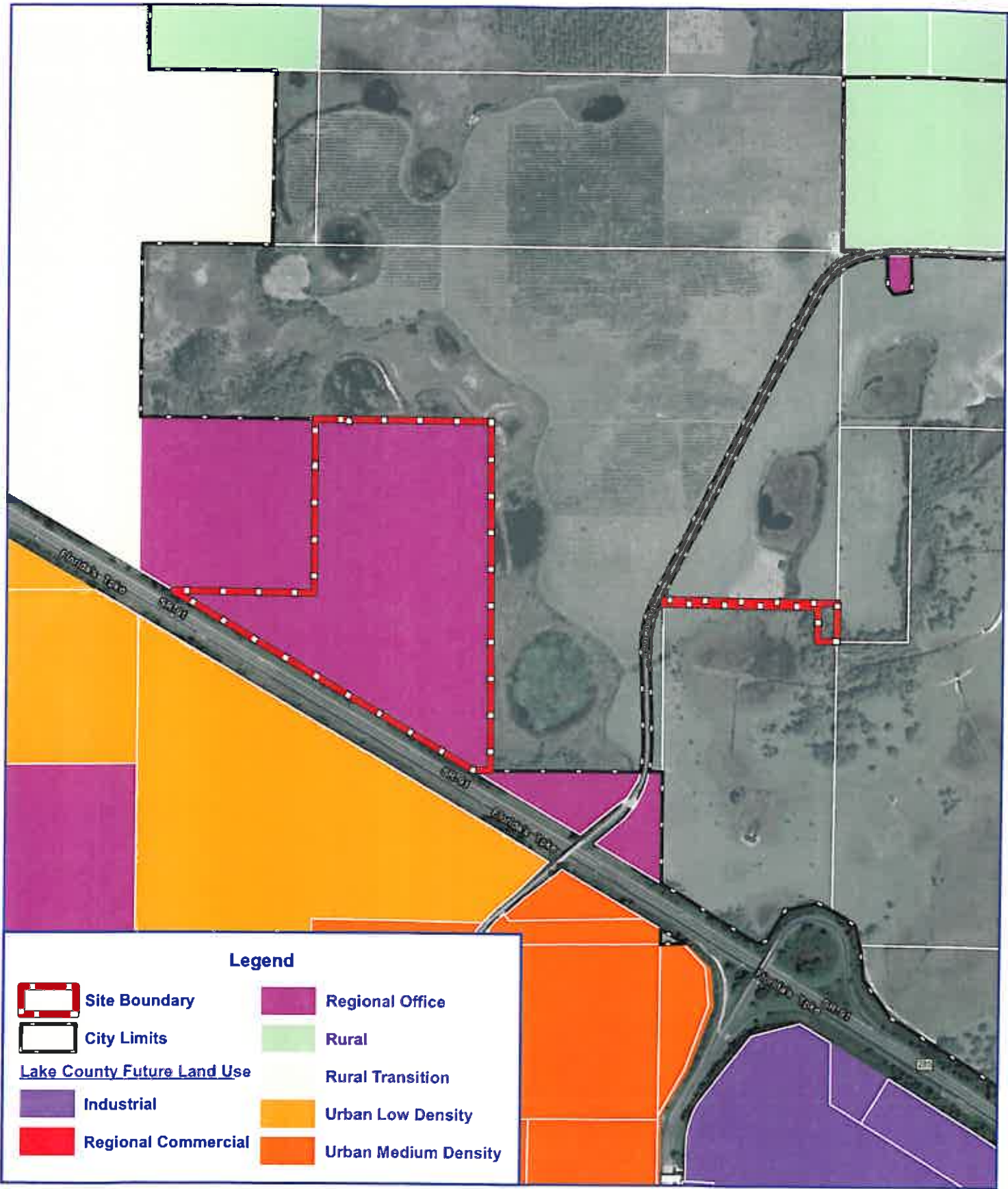


City of Groveland
Little Everglades Farm, LLC
 Lake County, Florida
 Location

Project: 1624-2
 File: Location.mxd
 Name: Little Everglades Farm
 PM: Sharie Lindh
 Date: July 7, 2016
 Created By: J.Wilson



LPG Urban & Regional Planners, Inc.
 1142 Corp Avenue, Mount Dora, Florida 32757
 Office: (352) 385-1940 / Fax: (352) 383-5824



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Feet

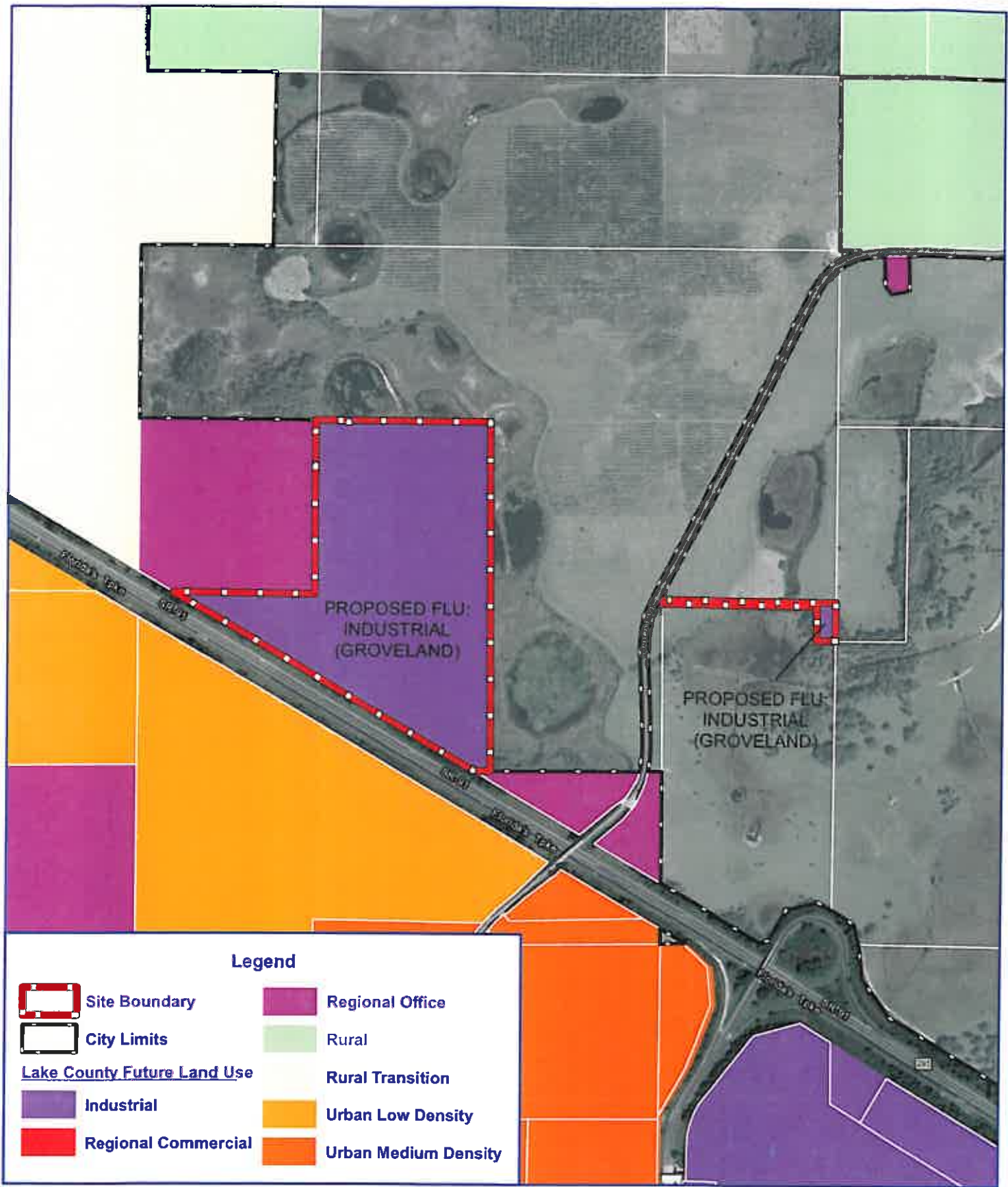
1 inch = 1,000 feet

**City of Groveland
Little Everglades Farm, LLC**

Lake County, Florida
Existing Future Land Use

Project: 1624-2
File: Existing FLU.mxd
Name: Little Everglades Farm
PM: Sherie Lindh
Date: July 7, 2016
Created By: J.Wilson





Legend



Site Boundary



City Limits

Lake County Future Land Use



Industrial



Regional Commercial



Regional Office



Rural



Rural Transition



Urban Low Density



Urban Medium Density



500 0 500 Feet

1 inch = 1,000 feet

**City of Groveland
Little Everglades Farm, LLC**

Lake County, Florida
Proposed Future Land Use

Project: 1624-2
File: Proposed FLU.mxd
Name: Little Everglades Farm
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




















**LPG Urban &
Regional Planners, Inc.**
1161 Camp Avenue, Mount Dora, Florida 32757
Office (352) 383-1949 / Fax (352) 383-4824



Legend

 Site Boundary

Lake County Soils

- | | |
|--|---|
|  17 -- Arents |  41 -- Pomello sand, 0 to 5 percent slopes |
|  21 -- Lake sand, 0 to 5 percent slopes |  45 -- Tavares sand, 0 to 5 percent slopes |
|  24 -- Kendrick sand, 0 to 5 percent slopes |  46 -- Orsino sand |
|  28 -- Myakka sand |  49 -- Wauchula sand |
|  30 -- Lochloosa sand |  5 -- Apopka sand, 0 to 5 percent slopes |
|  31 -- Ocoee mucky peat |  50 -- Borrow Pits |
|  33 -- Ona fine sand |  6 -- Apopka sand, 5 to 12 percent slopes |
|  35 -- Paola sand, 0 to 5 percent slopes |  7 -- Astatula sand, 0 to 5 percent slopes |
|  38 -- Placid sand, depressional |  8 -- Candler sand, 0 to 5 percent slopes |
|  40 -- Placid and Myakka sands, depressional |  9 -- Candler sand, 5 to 12 percent slopes |
| |  99 -- Water |

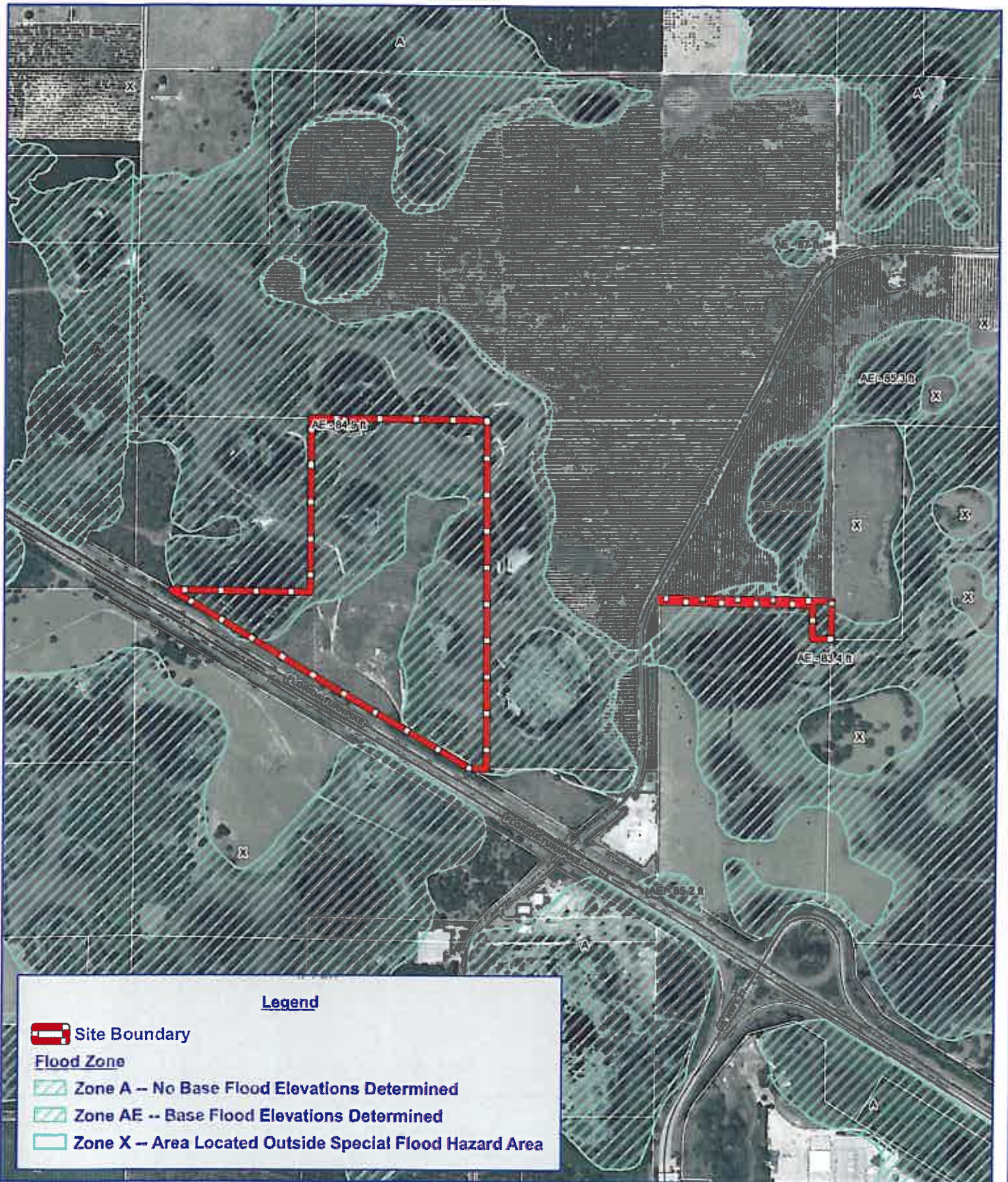


500 0 500 Feet
1 inch = 1,000 feet

City of Groveland
Little Everglades Farm, LLC
Lake County, Florida
Soils

Project: 1624-2
File: Soils.mxd
Name: Little Everglades Farm
PM: Sherie Lindh
Date: July 7, 2016
Created By: J.Wilson





Legend



Site Boundary

Flood Zone

Zone A -- No Base Flood Elevations Determined

Zone AE -- Base Flood Elevations Determined

Zone X -- Area Located Outside Special Flood Hazard Area



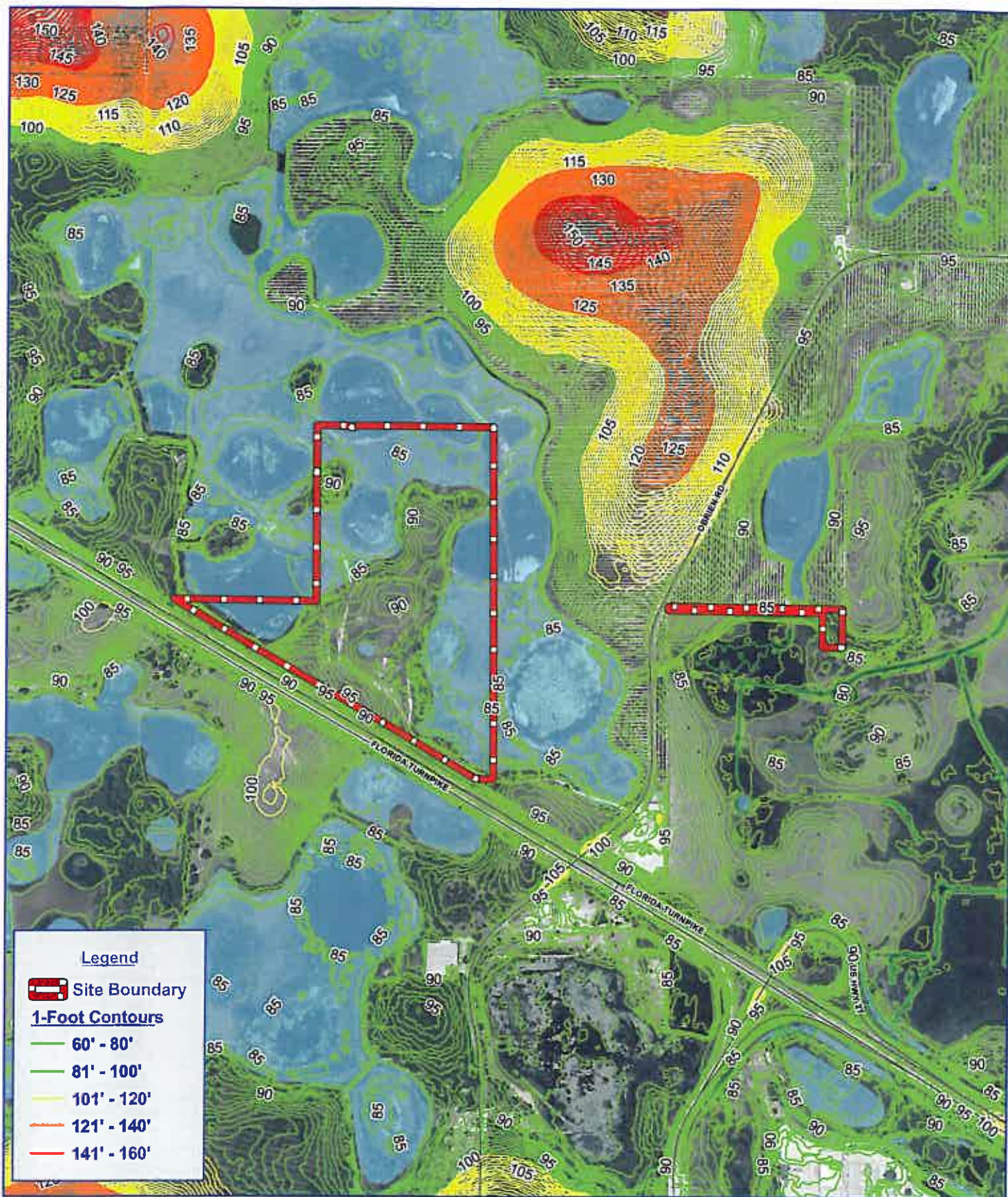
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1 inch = 1,000 feet


**City of Groveland
Little Everglades Farm, LLC**
Lake County, Florida
Flood Zone

Project: 1624-2
File: Flood.mxd
Name: Little Everglades Farm
PM: Sherie Lindh
Date: July 7, 2016
Created By: J.Wilson






LPG Urban & Regional Planners, Inc.
1162 Camp Arvon, Mount Dora, Florida 32757
Office: (352) 383-1949 / Fax: (352) 383-4924

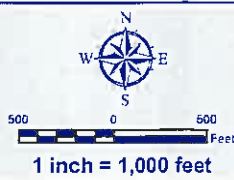


Legend

 Site Boundary

1-Foot Contours

-  60' - 80'
-  81' - 100'
-  101' - 120'
-  121' - 140'
-  141' - 160'



1 inch = 1,000 feet

City of Groveland
Little Everglades Farm, LLC
 Lake County, Florida
 Topography

Project: 1624-2
 File: Topo.mxd
 Name: Little Everglades Farm
 PM: Sherie Lindh
 Date: July 7, 2016
 Created By: J.Wilson



LPG Urban & Regional Planners, Inc.
 1142 Tampa Avenue, West Div., Florida 32237
 Office: (312) 383-1948 / Fax: (312) 383-4824

3,200,000.00
RETURN

RETURN TO: **SUNBELT TITLE AGENCY**
2170 W. STATE RD 434, STE 450
LONGWOOD, FL 32779

SPECIAL WARRANTY DEED

Made this 21st day of December, 2012, by T.T.I.T.T., LLC, A FLORIDA LIMITED LIABILITY COMPANY a Corporation existing under the Laws of the State of Florida whose address is: 22051 N. O'BRIEN ROAD, Howey In The Hills, FL 34737 hereinafter called Grantor, and to: LITTLE EVERGLADES FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY and whose mailing address is: 6400 SOUTH DUVAL ISLAND DRIVE, FLORAL CITY, FL 34436, hereinafter called the Grantee.

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION paid by Grantee, grants and conveys to Grantee that property located in the County of Lake, State of Florida, described more particularly as follows:

SEE ATTACHED "EXHIBIT A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Grantor covenants as follows:

- 1. That the premises are free from all encumbrances made by Grantor; and
- 2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, Sealed and Delivered in the Presence of:

[Signature]
Witness: (Signature)

Reginald J. Palmer
Printed Name:

[Signature]
Witness: (Signature)

MICHAEL L. MCCAWHAY
Printed Name:

T.T.I.T.T., LLC a Florida Limited Liability Company
By: Charles E. Bradshaw Jr., Manager
22051 N. O'BRIEN ROAD
Howey In The Hills, FL 34737

State of Florida
County of Seminole

I HEREBY CERTIFY that on this date 21st day of December, 2012, before me personally appeared Charles E. Bradshaw Jr., Manager, of T.T.I.T.T., LLC, A FLORIDA LIMITED LIABILITY COMPANY, a corporation under the laws of the State of FLORIDA, to me personally known or who has produced VALID PHOTO I.D. as identification and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my signature and official seal on 21st day of December, 2012, in the County of Seminole and the State of Florida.

[Signature]
NOTARY PUBLIC (signature)
Print Name: _____
My Commission Expires: _____
Stamp/Seal:

Prepared by: TERRI SHIPLEY
Sunbelt Title Agency
400 Park Avenue S., Suite 210
Winter Park, FL 32789
File Number: 7991120393

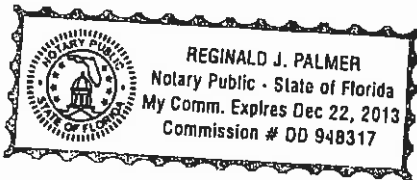


EXHIBIT 'A'

Parcel 1

The West Half of the Northeast Quarter of the Northwest Quarter, all in Section 22, Township 21 South, Range 25 East, Lake County, Florida, Less and Except the right of way for State Road 19 heretofore conveyed to the State of Florida, And Less lands heretofore conveyed to the Florida State Turnpike Authority.

And

The West Half of the Northwest Quarter, Section 22, Township 21 South, Range 25 East, Lake County, Florida, lying Northeasterly of lands heretofore conveyed to the Florida State Turnpike Authority.

And

That part of the Northwest Quarter of the Northeast Quarter and that part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 21 South, Range 25 East, Lake County, Florida, lying Northwesterly of the Northwesterly line of the right of way of State Road No. 19.

And

The East Half of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida, Less lands heretofore conveyed to the Florida State Turnpike Authority, Also Less: The North 290 feet of the East 145 feet of the Northeast Quarter of the Southeast Quarter and also the North 30 feet (Less the East 145 feet) of the Northeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida.

And

The West 165 feet of the Northwest Quarter of the Northeast Quarter, the East Half of the Northwest Quarter; the Southwest Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter, and the West half of the Southwest Quarter, all in Section 15, Township 21 South, Range 25 East, Lake County, Florida, Less lands heretofore conveyed to the Florida State Turnpike Authority. Also Less: Begin at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, run East along the North boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1024 feet; thence South 29 degrees 32 minutes 15 seconds West along fence 257.43 feet; thence South 43 degrees 08 minutes 36 seconds West along fence 204.84 feet; thence South 55 degrees 28 minutes 17 seconds West along fence 415.76 feet; thence South 70 degrees 22 minutes 30 seconds West along fence 443.43 feet, more or less, to the West line of the Northeast Quarter of the Northwest Quarter of said Section 15; thence North 0 degrees 15 minutes East along said West line of the Northeast Quarter of the Northwest Quarter, 758 feet to the POINT OF BEGINNING. ALSO LESS: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of said Southwest Quarter of the Northwest Quarter, a distance of 549 feet; thence South and parallel with the West boundary of said Section 15, a distance of 1613 feet; thence West 549 feet to a point on the West boundary of said Section 15, said point being 1613 feet South of the Point of Beginning; thence North 1613 feet to the POINT OF BEGINNING.

And

The South Half of the Northeast Quarter of Section 15, Township 21 South, Range 25 East, and all of that property lying West of State Highway 19 of the South Half of the Northwest Quarter and the

Northwest Quarter of the Southwest Quarter, Section 14, Township 21 South, Range 25 East, and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter, Section 15, Township 21 South, Range 26 East, LESS that part of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East, lying Northwesteasterly of the Northwesteasterly right of way line of State Highway No. 19 and Northeasteasterly of the Northeasteasterly line of a Florida Power Corporation property as described and recorded in Official Records Book 317, Page 86, Public Records of Lake County, Florida, to wit: From the Northwest corner of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East, run North 89 degrees 46 minutes 32 seconds East, 1499.14 feet to the POINT OF BEGINNING; thence South 43 degrees 51 minutes 30 seconds East to the Northwesteasterly right of way of State Road No. 19; thence Northeast along the right of way of State Highway No. 19, having a concave curve Northwesteasterly with a radius of 9772.14 feet to intersection with the North line of the South half of the Northwest Quarter of Section 14, Township 21 South, Range 25 East aforesaid, thence run South 89 degrees 46 minutes 32 seconds West along the North line of the South half of the Northwest Quarter to the POINT OF BEGINNING. All the above lying and being in Lake County, Florida. ALSO LESS a 170-foot wide strip of land through the South Half of the Northwest Quarter, Section 14, Township 21 South, Range 25 East, being more particularly described as follows:

From the West Quarter corner of Section 14, Township 21 South, Range 25 East, run North 0 degrees 24 minutes 16 seconds East along the West boundary of said Section 14, 1322.19 feet to the Northwest corner of the South Half of the Northwest Quarter of Section 14; thence run North 89 degrees 46 minutes 32 seconds East along the North boundary of said South half of the Northwest Quarter, 1264.26 feet to the POINT OF BEGINNING; thence South 43 degrees 51 minutes 30 seconds East, 475.14 feet to a point on the Northwesteasterly right of way line of State Road 19; thence Northeasteasterly along the said Northwesteasterly right of way line through a curve concave Northwesteasterly having a radius of 9772.14 feet, an arc distance of 175.19 feet to a point; thence North 43 degrees 51 minutes 30 seconds West 252.58 feet to a point on the North boundary of the South half of the Northwest quarter of said Section 14; thence South 89 degrees 46 minutes 32 seconds West along said North boundary 234.88 feet to the POINT OF BEGINNING.

And

The Southeast Quarter of the Southwest Quarter and that part of the Southeast Quarter lying North of State Road No. 19, all in Section 15, Township 21 South, Range 25 East, Lake County, Florida.

Parcel 2

Beginning at the Northwest corner of the Northeast Quarter of the Northwest quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of said Northeast Quarter of the Northwest Quarter, a distance of 1024 feet; thence South 29 degrees 32 minutes 15 seconds West along fence 257.43 feet; thence South 43 degrees 08 minutes 36 seconds West along fence 204.84 feet; thence South 55 degrees 29 minutes 17 seconds West along fence 415.76 feet; thence South 70 degrees 22 minutes 30 seconds West along fence 443.43 feet, more or less, to the West line of the Northeast Quarter of the Northwest Quarter of Said Section 15; Thence N 0°15'E along said West line of the Northeast Quarter of the Northwest Quarter, 758 feet to the POINT OF BEGINNING.

And

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida, run East along the North boundary of the said Southwest Quarter of the Northwest Quarter, a distance of 548 feet; thence South and parallel with the West boundary of said Section 15, a distance of 1613 feet; thence West 549 feet to a point on the West boundary of said Section 15, said point being 1613 feet South of the POINT OF BEGINNING; thence North 1613 feet to the POINT OF BEGINNING.

And

The East Quarter of the Southwest Quarter of the Southwest Quarter and the East Three Quarters of the South 1/4 of Section 8, Township 21 South, Range 25 East, Lake County, Florida.

And

The Northeast Quarter, the North Half of the Northwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida. LESS the right of way for County Road.

And

The Northwest Quarter of the Northwest Quarter of Section 15, Township 21 South, Range 25 East, Lake County, Florida.

Also and Less the right of way for County Road, LESS the following described land:

Commence at a concrete monument at the Northwest corner of the Northwest Quarter of Section 15, Township 21 South, Range 25 East; thence run South 89 degrees 45 minutes 01 seconds East along the North line of said Northwest Quarter for a distance of 342.16 feet to the POINT OF BEGINNING; thence continue South 89 degrees 45 minutes 01 seconds East along said North line for a distance of 190.32 feet; thence run South 01 degrees 50 minutes 37 seconds East for a distance of 287.85 feet; thence run South 43 degrees 46 minutes 48 seconds West for a distance of 19.12 feet; thence run South 79 degrees 25 minutes 08 seconds West for a distance of 132.36 feet; thence run North 39 degrees 45 minutes 08 seconds West for a distance of 72.83 feet; thence run North 02 degrees 02 minutes 51 seconds West for a distance of 270.82 feet to the aforesaid North line of the Northwest and the POINT OF BEGINNING, LESS right of way of O'Brien Road.

And

The North 290 feet of the East 145 feet of the Northeast Quarter of the Southeast Quarter and also the North 30 feet (less the East 145 feet) of the Northeast Quarter of the Southeast Quarter of Section 16, Township 21 South, Range 25 East, Lake County, Florida.

Parcel Identification Number: 2221250001-000-00201 1521250002-000-007001 521250002-000-00800 1421250002-000-01300

Incident to the issuance of a title insurance contract.
WARRANTYDEED dot
REV 1/05/09
AC

This instrument prepared by:
Donald F. Perrin, Esq.
DONALD F. PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-0250
(352) 726 - 6767



Parcel I.D. No. 1621250002-000-00200

(Space above this line for recording data)

WARRANTY DEED

THIS INDENTURE made this 11 day of May, 2015 BETWEEN

STEVEN G. JONES and DANELLE C. JONES, husband and wife

whose post office address is: **4355 NW 25th Way, Boca Raton, FL 33434, grantor***, and

LITTLE EVERGLADES FARM, LLC, a Florida Limited Liability Company

whose post office address is: **Post Office Box 658, Floral City, FL 34436, grantee***.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida**, to-wit:

† **The SE 1/4 of the NW 1/4; the NE 1/4 of the SW 1/4 lying North of the Turnpike; and the NW 1/4 of the SW 1/4 lying North of the Turnpike; all in Section 16, Township 21 South, Range 25 East, Lake County, Florida.**

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2015 and subsequent.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Signature of First Witness

Donna McAllister
Printed Name of First Witness

[Handwritten Signature]
Signature of Second Witness

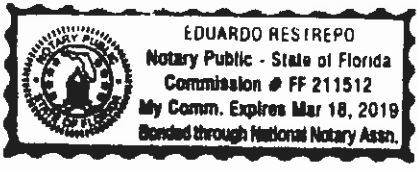
LINDA CORDELL
Printed Name of Second Witness

[Handwritten Signature]
STEVEN G. JONES

[Handwritten Signature]
DANELLE C. JONES

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 8 day of May, 2015 by STEVEN G. JONES and DANELLE C. JONES, husband and wife who are personally known to me OR produced US Passports as identification.



[Handwritten Signature]
Notary Public
Name:
Commission No.: 3-18-19
Commission Expires:

(Notary stamp or seal)

Select Language | ▼

Property Record Card

General Information

Owner Name:	LITTLE EVERGLADES FARM LLC	Alternate Key:	1390711
Mailing Address:	PO BOX 658 FLORAL CITY, FL 34436-0658 Update Mailing Address ⓘ	Parcel Number:	16-21-25-000400000700
		Millage Group and City:	0003 (Unincorporated)
		Total Millage Rate:	15.41210
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	N 290 FT OF E 145 FT OF NE 1/4 OF SE 1/4, N 30 FT OF W 1175 FT OF NE 1/4 OF SE 1/4 ORB 4262 PG 2331		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		1.8	AC	\$0.00	\$8,910.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1556 / 2486	10/1/1997	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1939 / 1661	4/9/2001	Warranty Deed	Unqualified	Vacant	\$0.00
3495 / 2233	8/22/2007	Warranty Deed	Multi-Parcel	Vacant	\$1.00
4262 / 2324	12/27/2012	Warranty Deed	Multi-Parcel	Vacant	\$100.00
4262 / 2331	12/21/2012	Warranty Deed	Multi-Parcel	Vacant	\$3,200,000.00

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Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$8,910	\$8,910	\$8,910	5.30510	\$47.27
LAKE COUNTY MSTU AMBULANCE	\$8,910	\$8,910	\$8,910	0.46290	\$4.12

LAKE COUNTY MSTU FIRE	\$8,910	\$8,910	\$8,910	0.47040	\$4.19
SCHOOL BOARD STATE	\$8,910	\$8,910	\$8,910	5.69700	\$50.76
SCHOOL BOARD LOCAL	\$8,910	\$8,910	\$8,910	1.50000	\$13.37
LAKE COUNTY MSTU STORMWATER	\$8,910	\$8,910	\$8,910	0.49570	\$4.42
ST JOHNS RIVER FL WATER MGMT DIST	\$8,910	\$8,910	\$8,910	0.30230	\$2.69
LAKE COUNTY VOTED DEBT SERVICE	\$8,910	\$8,910	\$8,910	0.16000	\$1.43
LAKE COUNTY WATER AUTHORITY	\$8,910	\$8,910	\$8,910	0.25540	\$2.28
SOUTH LAKE HOSPITAL DIST	\$8,910	\$8,910	\$8,910	0.76330	\$6.80
				Total:	Total:
				15.4121	\$137.33

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings ⓘ

The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings 

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on 15 May 2016.

Select Language | ▼

Property Record Card**General Information**

Owner Name:	LITTLE EVERGLADES FARM LLC	Alternate Key:	1063621
Mailing Address:	PO BOX 658 FLORAL CITY, FL 34436-0658 Update Mailing Address ⓘ	Parcel Number:	16-21-25- 000200000200
		Millage Group and City:	0003 (Unincorporated)
		Total Millage Rate:	15.41210
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	OBRIEN RD GROVELAND FL 34736 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	SE 1/4 OF NW 1/4, NE 1/4 OF SW 1/4 N OF TURNPIKE, NW 1/4 OF SW 1/4 N OF TURNPIKE ORB 4626 PG 1482		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	24	AC	\$8,400.00	\$30,000.00
2	WASTELAND (9600)	0	0		50	AC	\$2,250.00	\$2,250.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
782 / 63	7/1/1983	Warranty Deed	Unqualified	Vacant	\$1.00
805 / 522	4/1/1984	Warranty Deed	Unqualified	Vacant	\$1.00
2833 / 882	5/10/2005	Warranty Deed	Qualified	Vacant	\$200,000.00
4626 / 1482	5/11/2015	Warranty Deed	Qualified	Vacant	\$209,800.00

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Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$32,250	\$10,650	\$10,650	5.30510	\$56.50
LAKE COUNTY MSTU AMBULANCE	\$32,250	\$10,650	\$10,650	0.46290	\$4.93
LAKE COUNTY MSTU FIRE	\$32,250	\$10,650	\$10,650	0.47040	\$5.01
SCHOOL BOARD STATE	\$32,250	\$10,650	\$10,650	5.69700	\$60.67
SCHOOL BOARD LOCAL	\$32,250	\$10,650	\$10,650	1.50000	\$15.98

LAKE COUNTY MSTU STORMWATER	\$32,250	\$10,650	\$10,650	0.49570	\$5.28
ST JOHNS RIVER FL WATER MGMT DIST	\$32,250	\$10,650	\$10,650	0.30230	\$3.22
LAKE COUNTY VOTED DEBT SERVICE	\$32,250	\$10,650	\$10,650	0.16000	\$1.70
LAKE COUNTY WATER AUTHORITY	\$32,250	\$10,650	\$10,650	0.25540	\$2.72
SOUTH LAKE HOSPITAL DIST	\$32,250	\$10,650	\$10,650	0.76330	\$8.13
				Total: 15.4121	Total: \$164.14

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
✓ Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$332.90**

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Property data last updated on 15 May 2016.

LITTLE EVERGLADES FARMS, LLC
(Alt Key 1063621 and 1300711)
Lake County, Florida

ENVIRONMENTAL CONTRAINTS ANALYSIS

Prepared For:

Shawn Riordan
8G Farms, LLC
P.O. Box 658
Floral City, FL 34436

Prepared By:



235 Hunt Club Blvd.
Suite 202
Longwood, FL 32779

July 2016

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Respectively Submitted By:



Bill Griffy, Biologist
President – Ecological Consulting Solutions, Inc.

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- Appendix B:** State Historic Preservation Site Search Summary

**LITTLE EVERLGLADES FARMS, LLC
LAKE COUNTY, FLORIDA**

ENVIRONMENTAL CONSTRAINTS ANALYSIS

1.0 INTRODUCTION

An environmental constraints analysis was conducted on the 75.8 acre property, consisting of two parcels (alt keys 1063621 and 1390711), located immediately north of the Florida's Turnpike and west of O'Brien Road in Lake County, Florida (Figure 1). The site review for this parcel (Section 16, Township 21 South, and Range 25 East) included a determination of any existing development constraints in the form of rare vegetative communities, critical habitats, listed species habitat, and wetlands that would be claimed jurisdictional by the U.S. Army Corps of Engineers (ACOE) and/or the St. Johns River Water Management District (SJRWMD).

Review of historical aerial photography and examination of existing site conditions reveal that both parcels are undeveloped. Historically the upland portion of the parcels was citrus grove and has been converted to improved pasture habitat. Wetlands surround the larger parcel (Jones parcel) upland habitat on the north, east and west sides. Both parcels are used for cattle grazing and are part of a much large cattle grazing operation.

For the Jones parcel, the adjacent property to the north is wet prairie, a combination of freshwater marshes and wet prairies form the east and west adjacent properties with Florida's Turnpike to the south.

For the smaller parcel, the adjacent property consists of former citrus grove to the north, improved pasture and wetlands to the south and east with O'Brien Road to the west.

A survey of the project site was conducted to determine if any flora and fauna, listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), or the Florida Department of Agriculture (FDA), exist on the project site. The findings and conclusions of this survey are reported in this document.

2.0 METHODOLOGY

An ECS biologist conducted surveys of the site on July 6, 2016. Pedestrian transects were conducted randomly throughout the entire site during the day to ensure the potential of observing listed fauna as recommended by the FWC and the USFWS. Vehicular transects were conducted along the perimeter of the upland habitat. Observations of vegetation and any wildlife were recorded on an aerial photograph.

The following resources were used for supporting information during the site assessment and/or report preparation:

- Aerial photography, ArcGIS software, Lake County, Florida
- Soil Survey of Lake County, Florida, Soil Conservation Service
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC)
- Federal Listing of Endangered and Potentially Endangered Fauna and Flora in Lake County, Florida (USFWS)

3.0 NATURAL RESOURCE ANALYSIS

3.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, the elevations of the uplands is relatively flat with slight elevational changes noted (Figure 2). The high elevation occurs on the southern portion of the property with an elevation of 95 feet above sea level. Visual observation of the property confirms the topography. Wetlands are present on the north, east and west portions of the larger parcel (Jones property). According to the topography map, the site was a former citrus grove.

3.2 Soils

Soil composition information for the subject site was obtained from the *Soils Survey of Lake County, Florida*, United States Department of Agriculture; Soil Conservation Service (Figure 3). Six (6) soil type lies within the subject site and is briefly described below. These soil types are indicative of upland soil types.

5 – Apopka sand, 0 to 5 percent slopes

The soils in this map unit are nearly level to gently sloping and excessively drained and well drained. Astatula soil is excessively drained and Apopka soil is well drained. The slopes are smooth to convex. The soils in this map unit have a seasonal high water table of more than 80 inches. The permeability of Astatula soil is very rapid. The permeability of Apopka soil is rapid to a depth of 64 inches and is moderate between depths of 64 and 80 inches.

17 – Arents

This soil type is found along the Florida's Turnpike. It is found on the flats on marine terraces. Slopes are 0 to 5 percent. Depth to water table is 30 to 60

inches.

28 – Myakka-Myakka, wet sands, 0 to 2 percent slopes

The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. Depth to water table is 6 to 18 inches.

40 – Placid and Myakka fine sands, depressional

This map unit consists of very poorly drained Placid and Myakka soils in depressions mostly on flatwoods. Typically, this Placid soil has a black fine sand surface layer about 18 inches thick. This Placid soil is ponded for at least 6 months during most years. Typically, this Myakka soil has a very dark gray fine sand surface about 3 inches thick. Typically, this Myakka soil has a seasonal high water table that is above the surface for about 6 months during most years.

48 – Wauchula sand

This poorly drained soil is in low, broad areas on flatwoods. Typically, this soil has a black fine sand surface layer about 7 inches thick. This Wauchula soil has a seasonal high water table within a depth of 12 inches for 1 to 4 months during most years.

99 - Water

This soil type is water and comprises 65.3 % of the subject property.

3.3 Habitat Characterization

Pedestrian and vehicular surveys of the property were conducted to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation (FLUCFCS; DOT 1999)*. Six (6) land-use types were determined for the project site (Figure 4). A brief description of each FLUCFCS community is provided below.

211 – Improved Pasture

This community comprises the vast majority of the upland portion of both parcels. This area is used for cattle grazing. Historically this area was a former citrus grove. The citrus trees were removed and the property was converted to improve pasture.

The vegetation is currently dominated by bahia grass (*Paspalum notatum*) with

broomsedge (*Andropogon virginicus*), dogfennel (*Eupatorium capillifolium*), sedge grass (*Cyperaceae spp.*), common beggarticks (*Bidens alba*), crabgrass (*Digitaria spp.*) and oldfield toadflax (*Linaria canadensis*).

414 Pine – Mesic Oak

This upland community is present on the northwest portion of the Jones parcel. Currently, the canopy is dominated by slash pine (*Pinus elliottii*) with longleaf pine (*Pinus palustris*). The sub-canopy contains a variety of woody species including loblolly bay (*Gordonia lasianthus*), red maple (*Acer rubrum*) and laurel oak. Groundcover includes stands of wiregrass (*Aristida beyrichiana*) with little bluestem (*Schizachyrium scoparium*), split beard bluestem (*Andropogon ternaries*), chalky bluestem (*Andropogon virginicus*), shiny blueberry (*Vaccinium myrsinites*), silk-grass (*Pityopsis graminifolia*), alicia (*Chapmannia floridana*), goldenrod (*Solidago odora*), muscadine vine (*Vitis rotundifolia*), natal grass (*Rhynchelytrum repens*) and saw palmetto (*Serenoa repens*).

625 – Hydric Pine Flatwoods

A portion of pine dominated wetlands is present on the Little Everglades parcel. This wetland extends offsite to the east and south. It is composed of slash pine in the canopy. Wax myrtle (*Myrica cerifera*) is present in the shrub layer. The groundcover contains wetland herbaceous species and has muck soils.

641 – Freshwater Marsh

Several freshwater marshes are present around the perimeter of the Jones parcel. Aquatic vegetation includes pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria lancifolia*) and maidencane (*Panicum hemitomon*). Herbaceous plants along the water's edge include little blue maidencane (*Amphicarpum muehlenbergianum*), marsh pennywort (*Hydrocotyle umbellate*), sawgrass (*Cladium jamaicense*) and spikerush (*Eleocharis baldwinii*). These wetlands remain inundated with open water present throughout the year.

643 – Wet Prairie

A large wet prairie is present around the north, east and west portions of the Jones parcel. These wetlands are densely vegetated and have a fluctuating water table. Vegetation consists of smartweed (*Polygonum spp.*), pennywort (*Hydrocotyle spp.*) and maidencane (*Panicum hemitomon*). The wetland perimeter is surrounded by elderberry (*Sambucus canadensis*), Carolina willow (*Salix caroliniana*) and wax myrtle.

8146 – Trails

Trails are present on the Jones parcel and provide access between several of the onsite wetlands to upland habitat to the north. These trails extend offsite to the north.

4.0 PROTECTED SPECIES

Pedestrian and vehicular transects were conducted throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as a species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA) per 50 CFR 17.11 “List of Endangered and Threatened Wildlife” and 50 CFR 17.12 “List of Endangered and Threatened Plants”. Appendix A provides the USFWS Federally listed species for Lake County. Review of the USFWS and FWC websites for listed species indicated the probability of occurrence on the project site was low (Tables 1 & 2).

4.1 Critical Habitats

ECS biologists searched the USFWS database at <http://endangered.fws.gov> for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries. According to the USFWS federally listed species for Lake County, nine (9) animal species and nine (9) plants species are found within Lake County. No protected species were observed onsite.

Based on the lack of native upland habitat, none of the federally or state listed species occur within the upland portion of the project boundaries. The onsite wetlands are in good condition and provide wading bird habitat. According to the USFWS critical habitat mapper, there is no critical habitat within or adjacent to the proposed project site.

Specific information of surveys for listed wildlife and plant species, conducted on the project site, are presented below.

4.2 Fauna

As previously stated, the USFWS lists nine (9) federally protected animal species for Lake County. The FWC provides a State-wide listing and is not county specific. Approximately 146 species are listed by the FWC and include different levels of classification including federally-designated endangered (FE), federally-designated threatened (FT), federally-designated threatened due to similarity of appearance [FT(S/A)], federal non-essential experimental population (FXN), State-designated threatened (ST), or State species of special concern (SSC).

Birds

Florida scrub jays (*Aphelocoma c. coerulescens*) were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. Surveys were conducted for this species per the guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)*. No scrub jays were observed or vocalizations heard.

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is not suitable. There were no open pine flatwoods with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarana*), little blue heron (*Egretta caerulea*), snowy egret (*Egretta thula*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*) and wood stork (*Mycteria americana*) were not observed. The onsite wetlands do provide habitat for wading birds.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were not observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest.

ECS biologists searched the FWC website to determine if any documented bald eagle nests are within 660 feet of the project site. There are no known bald eagle nests onsite or within 660 feet of the property boundaries.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is limited foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Burrowing owls (*Athene cunicularia*) are not listed by the USFWS but are considered a species of special concern by the FWC. No burrowing owls or their nests were observed within the property boundaries.

No Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were observed within the project boundaries.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Lake County, the USFWS federally lists three (3) reptiles and one (1) amphibian species. No listed reptile or amphibian species were observed within the project boundaries.

Gopher Tortoise

A cursory survey was conducted throughout the property for gopher tortoises (*Gopherus polyphemus*), a species listed by the FWC as a Threatened. No gopher tortoises or their burrows were observed.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with large area of no groundcover or canopy cover.

On April 4, 2011, the U.S. Fish and Wildlife Service published a revised sand and bluetail mole skink survey protocol, which impacts owners of properties in interior Central Florida. The known range of the sand skink now includes Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam Counties with principal populations along the Lake Wales Ridge, the Winter Haven Ridge, and the Mount Dora Ridge. The habitat of the sand skink and bluetail mole skinks is affected by the conversion of citrus groves to pasture lands as well as to residential land uses.

According to the revised protocol, if a property lies within the sand skink consultation area, has an elevation of 80 feet above sea level and contains sandy soils, the presence of sand skinks is presumed. The burden is on the property owner to document the absence of sand skinks. Mitigation costs for sand skinks approach \$60,000.00 to \$70,000.00 per impacted acre.

ECS surveyed for the presence of sand skink tracts. No tracks were observed. The property uplands do not provide suitable habitat for sand skinks. The uplands have been converted to improved pasture and there are no open sandy areas for sand skinks.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS biologists conducted survey transects to identify potential above-ground and underground refugia which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations.

Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia. Surveys for eastern indigo snakes are recommended by the USFWS during the time period of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities. The notification has to include an eastern indigo snake protection/education plan. As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or “approval” from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Lake County, there are no USFWS federally listed mammal species. An estimated two (2) State listed mammal species occur within Lake County.

ECS biologists searched for the presence of fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus*) and their possible den or nest sites. The absence of gopher tortoise burrows decreases the likelihood for the Florida mouse.

No mammal species were observed.

4.2 Flora

There were no protected plant species found on the project site. The USFWS does identify nine (9) listed plant species for Lake County. Currently, there are no technical reports available by the state or federal agencies, mentioned in this report, for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as “endangered”, “commercially exploited” and “threatened”. There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

5.0 WETLANDS

Since there are wetland habitats within both parcel boundaries, wetland determinations with the state and federal agencies will be necessary. Any proposed impacts to the onsite wetlands will require a permit from the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE).

The onsite wetlands are in good condition. There are some nuisance and exotic species around the wetland perimeters. This is expected due to the former citrus grove operation.

6.0 ARCHAEOLOGICAL SURVEY

ECS contacted the Florida Department of State and requested a search of their files for any known cultural resources including a determination of the presence/ absence of historic sites and or Native American artifacts occurring within the property. The results of the Florida Department of State Master File search is attached (Appendix B).

A single site is documented on the larger parcel, adjacent to the Florida's Turnpike. The site is described as a single "previously recorded archaeological site and no standing structures". No other information is provided. Before any develop can occur within this area, more information is needed from the Division of Historical Resources. Additional archaeological investigation may be required from the State.

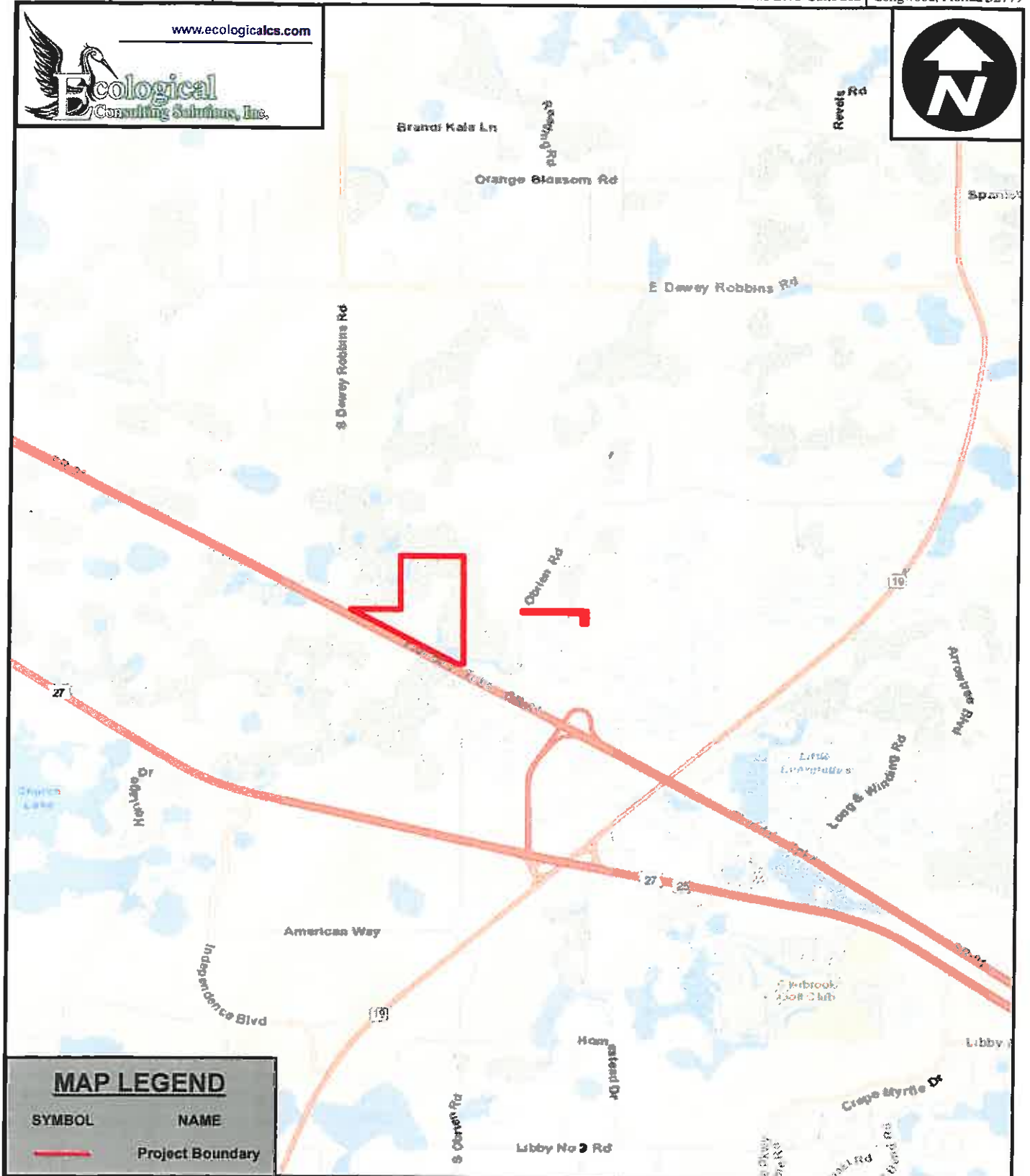
7.0 SUMMARY

On July 6, 2016, the subject property was surveyed for development constraints as they pertain to existing environmental concerns, including wetland habitats, critical habitat and protected flora and fauna listed by the federal and state governments. Wetlands are present within the property boundary. Therefore, both the SJRWMD and the ACOE will have jurisdiction over this project. Any wetland impacts will require permitting from both agencies.

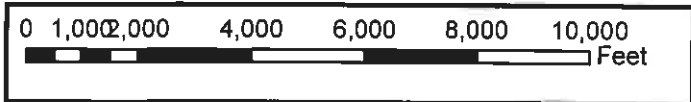
There were no critical habitats or listed animal or plant species located within the project boundaries.

A single archaeological site is documented onsite according to the Florida Department of State Master File. More information is needed on this site and if further archaeological surveys will be needed.

FIGURES

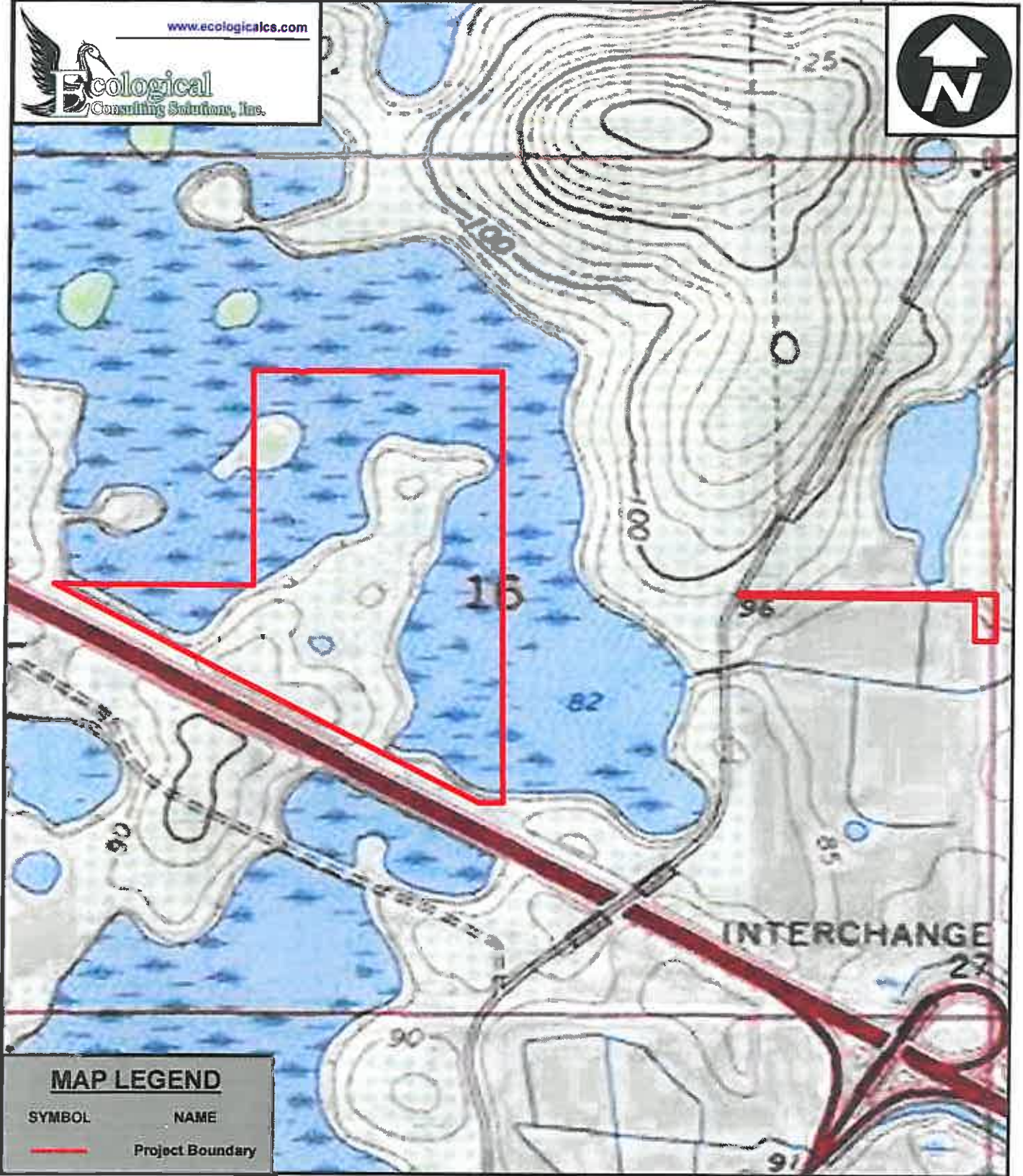


MAP LEGEND	
SYMBOL	NAME
	Project Boundary

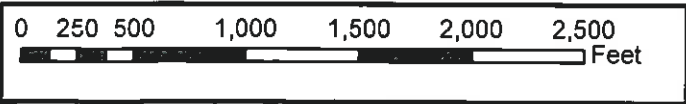


PROJECT #: 527.02.16 | DATE: 07/06/16 | FIGURE #: 1

**LITTLE EVERGLADES FARM
LAKE COUNTY, FLORIDA
LOCATION MAP**

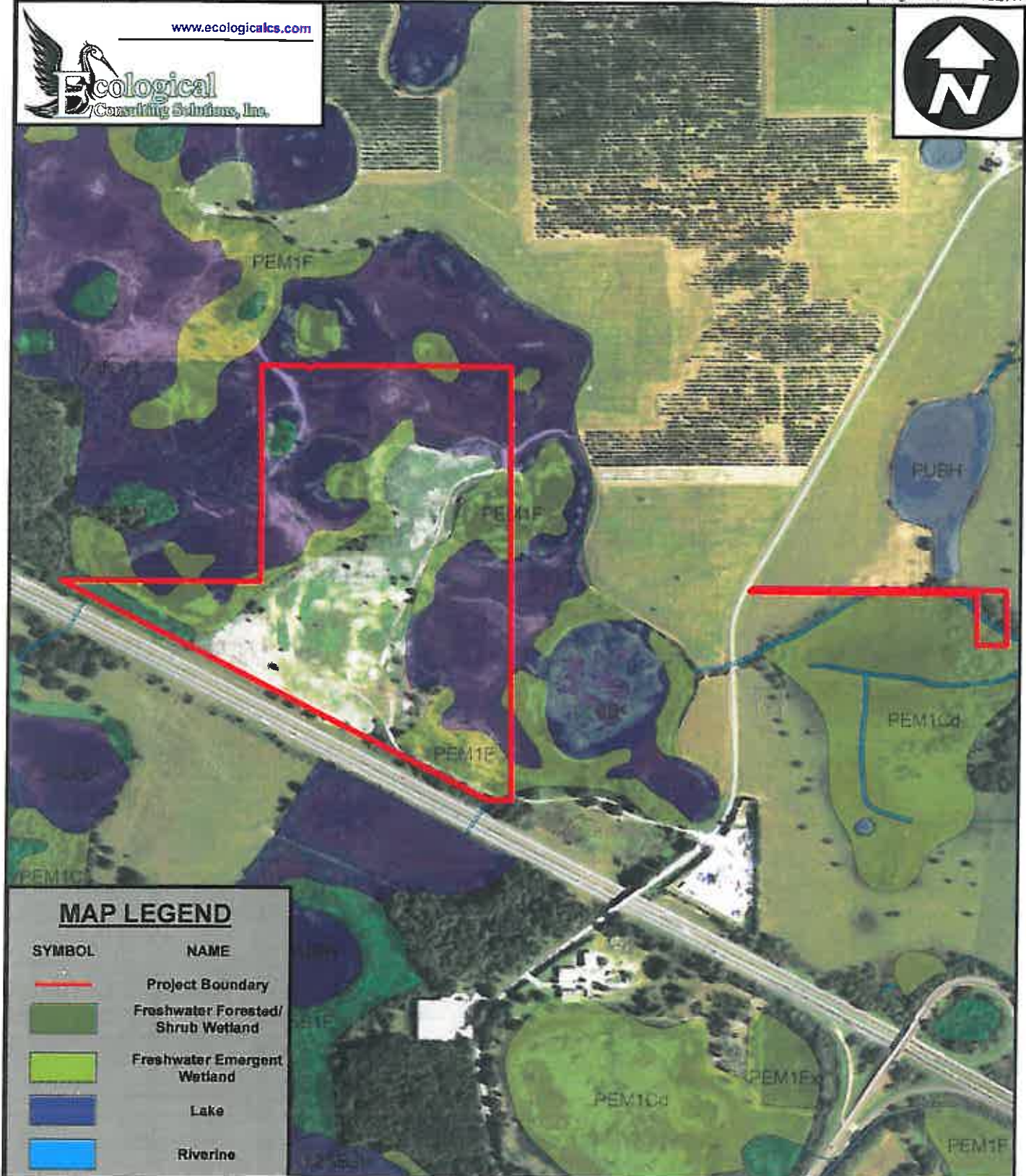


MAP LEGEND	
SYMBOL	NAME
	Project Boundary



PROJECT #: 527.02.16 | DATE: 07/06/16 | FIGURE #: 2

LITTLE EVERGLADES FARM
LAKE COUNTY, FLORIDA
USGS TOPOGRAPHIC MAP

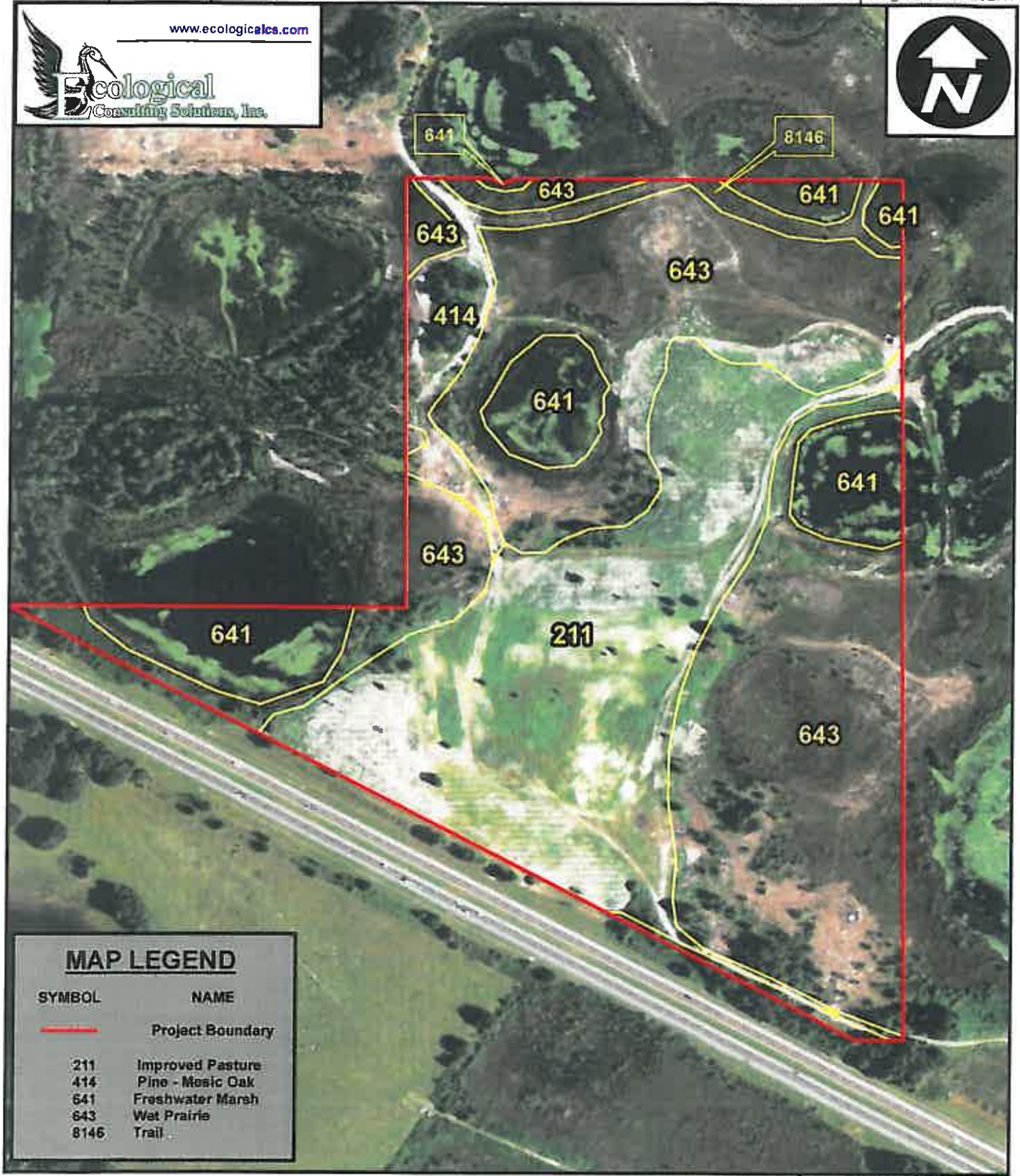


MAP LEGEND	
SYMBOL	NAME
	Project Boundary
	Freshwater Forested/ Shrub Wetland
	Freshwater Emergent Wetland
	Lake
	Riverine



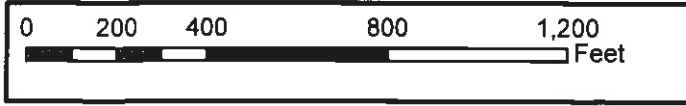
PROJECT #: 527.02.16 | DATE: 07/06/16 | FIGURE #: 3

**LITTLE EVERGLADES FARM
LAKE COUNTY, FLORIDA
NATIONAL WETLANDS INVENTORY MAP**

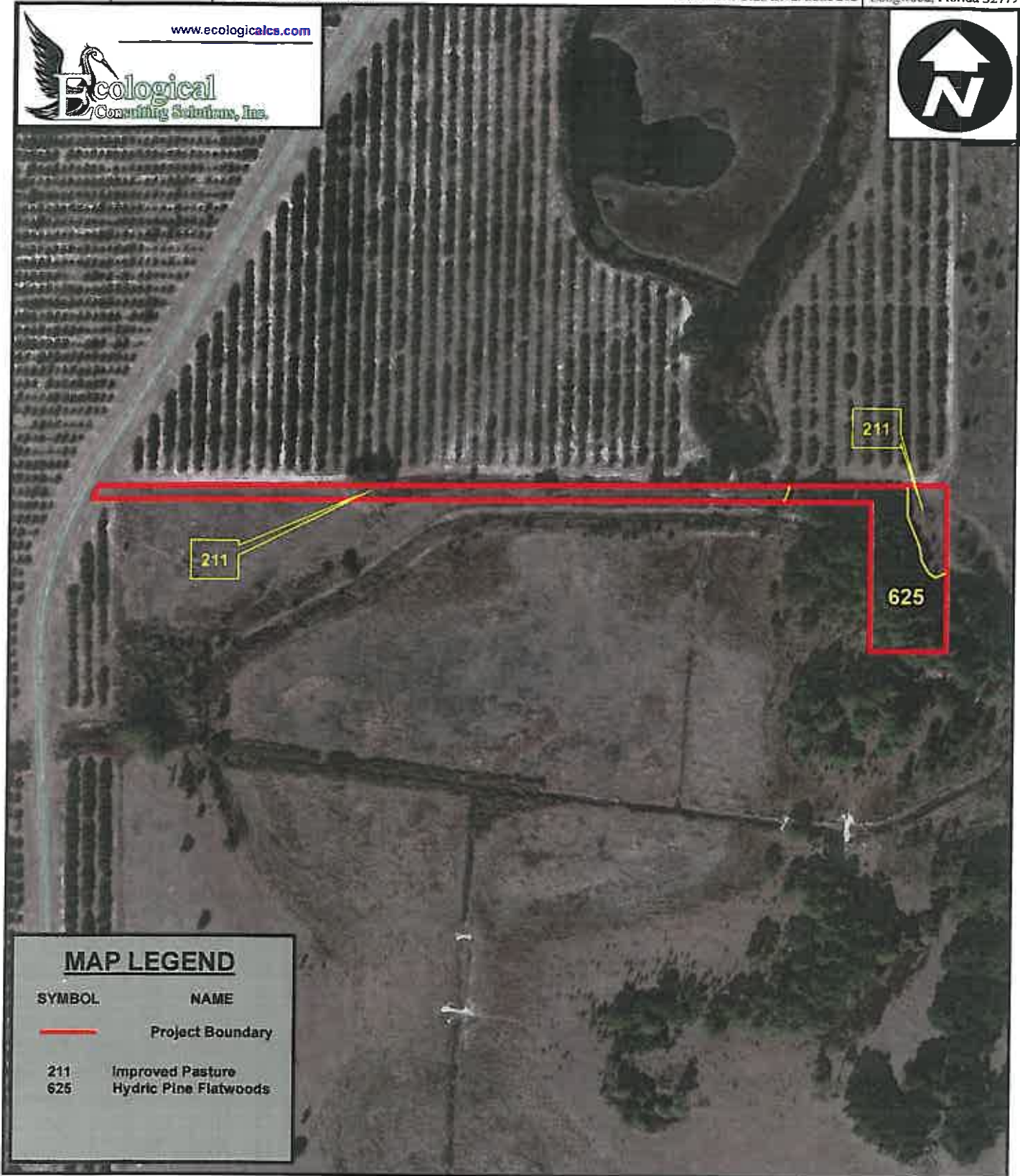


MAP LEGEND	
SYMBOL	NAME
	Project Boundary
211	Improved Pasture
414	Pine - Mesic Oak
641	Freshwater Marsh
643	Wet Prairie
8146	Trail

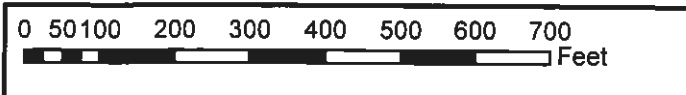
PROJECT #: 527.02.16 DATE: 07/06/16 FIGURE #: 4a



**LITTLE EVERGLADES FARM (JONES PARCEL)
LAKE COUNTY, FLORIDA
FLUCFCS MAP**



MAP LEGEND	
SYMBOL	NAME
	Project Boundary
211	Improved Pasture
625	Hydric Pine Flatwoods



PROJECT #: 527.02.16 DATE: 07/06/16 FIGURE #: 4b



















LITTLE EVERGLADES FARM
LAKE COUNTY, FLORIDA
FLUCFCS MAP

Soil Map—Lake County Area, Florida
(little everglades)



Map Scale: 1:5,790 if printed on A portrait (8.5" x 11") sheet.
0 50 100 200 300 Meters
0 250 500 1000 1500 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soil	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida
Survey Area Data: Version 14, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 21, 2010—Feb 28, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Lake County Area, Florida (FL607)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Apopka sand, 0 to 5 percent slopes	8.3	10.4%
17	Arents	0.0	0.0%
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	9.0	11.3%
40	Placid and Myakka sands, depressional	2.5	3.1%
49	Wauchula sand	7.9	9.9%
99	Water	52.3	65.3%
Totals for Area of Interest		80.0	100.0%

TABLES

TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE LITTLE EVERGLADES FARM PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
REPTILES				
<u>Drymarchon corais couperi</u>	T	T	Dry habitats bordered by water; often occupy <i>G. polyphemus</i> burrows	Low: habitat available, gopher tortoise burrow not observed
Eastern indigo snake	SSC	-	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Low: habitat available, no burrows observed
<u>Gopherus polyphemus</u>	T	T	Well drained sandy soil, open areas, sand pine-rosemary scrub	Low: habitat altered, none sighted, outside of range
<u>Gopher tortoise</u>	SSC	-	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: no habitat available, none observed
<u>Neoseps reynoldsii</u>	T	-	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: habitat not present, none sighted
Sand Skink	SSC	-		
<u>Pituophis melanoleucus imugitus</u>	T	-		
Florida pine snake	SSC	-		
<u>Stilosoma extenuatum</u>	T	-		
Short-tailed snake	SSC	-		
AMPHIBIANS				
<u>Rana areolata aesopus</u>	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: no habitat available, gopher tortoise burrow not observed
Florida gopher frog	SSC	-		
BIRDS				
<u>Aphelocoma coerulescens</u>	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: habitat not present, none sighted
Florida scrub jay	SSC	-	Densely vegetated swamps, lakeshores and slow streams	Low: habitat not available on site, none sighted
<u>Aramus guarauna</u>	SSC	-	Lake littorus; shallow ponds and marshes	Medium: open water available, no birds sighted
Limpkin	SSC	-	Lake littorus; shallow ponds and marshes	Medium: open water available, no birds sighted
<u>Egretta caerulea</u>	SSC	-		
Little blue heron	SSC	-		
<u>Egretta thula</u>	SSC	-		
Snowy egret	SSC	-		

TABLE 1: PROTECTED FAUNA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE LITTLE EVERGLADES FARM PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
BIRDS (cont..)				
<u>Egretta tricolor</u> Tricolored heron	SSC	-	Lake littorus; shallow ponds and marshes	Medium: open water available, none sighted
<u>Eudocimus albus</u> White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Medium: habitat not available, none sighted
<u>Falco peregrinus tundrius</u> Peregrine falcon	E	-	Coastal beaches, prairies, and marshes	Low: habitat available, none sighted.
<u>Falco sparverius paulus</u> Southeastern American kestrel	T	-	Forest edges, and clearings; nests in mature pines	Low: habitat limited, none sighted
<u>Grus canadensis pratensis</u> Florida sandhill crane	T	-	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat available, no birds sighted
<u>Haliaeetus leucocephalus</u> Bald eagle	T	T	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	Low: habitat not available, no nests or birds sighted
<u>Mycteria americana</u> Wood stork	E	E	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: habitat available, none sighted
<u>Picoides borealis</u> Red-cockaded Woodpecker	E	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
MAMMALS				
<u>Podomys floridanus</u> Florida mouse	SSC	-	Sand pine scrub; xeric oak-pine flatwoods; often associated with <i>G. polyphemus</i> burrows	Low: no habitat / gopher tortoise burrow present, none sighted
<u>Sciurus niger shermani</u> Sherman's fox squirrel	SSC	-	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: habitat not available, none sighted
<u>Ursus americanus floridanus</u> Florida black bear	T	-	Nearly-impenetrable wooded thickets and swamps	Low: habitat not available, none sighted

Footnotes to Table 1

- 1 FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.
- 2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.
(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.
- 3 Habitats described by:
Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami.
Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp.
Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.
- 4 Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

TABLE 2: PROTECTED FLORA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE LITTLE EVERGLADES FARM PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
<u>Calopogon barbatus</u> Bearded grass pink	T	-	Damp pinelands	Low: habitat not available, none found
<u>Calopogon multiflorus</u> Many-flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: habitat not available, none found
<u>Deerinfothamnus rugelii</u> Rugel's pawpaw	E	E	Mesic flatwoods	Low: habitat not available, none found
<u>Encyclia tampensis</u> Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
<u>Epidendrum conopseum</u> Greenfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
<u>Hartwrightia floridiana</u> Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: no habitat available, none found
<u>Lilium catesbaei</u> Southern red lily	T	-	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: habitat available, none found
<u>Listera australis</u> Southern tway blade	T	-	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: habitat not available, none found
<u>Nemastylis floridana</u> Fall-flowering ixia	E	-	Marshes; grassy openings of wet hammocks moist flatwoods	Low: habitat available, none found
<u>Platanthera blephariglotis</u> Large white fringed orchid	T	-	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: habitat not available, none found
<u>Platanthera cristata</u> Golden fringed orchid	T	-	Low moist meadows and damp pine woods	Low: habitat available, none found
<u>Platanthera flava</u> Southern tubercled orchid	T	-	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: no habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN LAKE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE LITTLE EVERGLADES FARM PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
<i>Platanthera integra</i> Southern yellow fringed orchid	E		Marshes and wet pine flatwoods	Low: habitat available, none found
<i>Platanthera nivea</i> Snowy orchid	T	-	Open bogs and sunny, wet meadows	Low: habitat not available, none found
<i>Pogonia ophioglossoides</i> Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: habitat not available, none found
<i>Polygala lewtonii</i> Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat not available, none found.
<i>Rhapidophyllum hystrix</i> Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: habitat not available, none found
<i>Spiranthes brevilabris floridana</i> Florida Ladies' tresses	E	-	Open meadows and damp pinelands, road shoulders, ditches	Low: habitat available, none found
<i>Spiranthes laciniata</i> Lace-tip ladies' tresses	T	-	Marshes and cypress swamps; road banks and ditches	Low: habitat available, none found
<i>Spiranthes longilabris</i> Long-tip ladies' tresses	T	-	Marshes and wet prairies	Low: habitat available, none found
<i>Stenorrhynchos lanceolatus</i> var. <i>lanceolatus</i> Leafless beaked orchid	T	-	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available, none found
<i>Tillandsia fasciculata</i> Common wild pine	E	-	Cypress swamps and hammocks	Low: habitat not available, none found
<i>Tillandsia utriculata</i> Giant wild pine	E	-	Hammocks and cypress swamps	Low: habitat not available, none found
<i>Zephyranthes simpsonii</i> Simpson zephyr lily	T	-	Dome swamps, wet flatwoods, ditches, wet pastures, often burned-over areas	Low: habitat not available, none found

Table 2 Footnotes

- 1 FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC’s Florida’s Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.
- 2 USFWS – United States Fish and Wildlife Service; List obtained from FWC’s Florida’s Endangered Species, Threatened Species and Species of Special Concern, published August 1997.
[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.
- 3 Habitats described by:
Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp.
FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five., Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.
- 4 Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

APPENDIX A



Search Search here Search FWS Search DOI

- Welcome
- Our Strategic Plan
- Area of Responsibility
- Our Office Location
- Contact Us
- Current News Releases
- News Archives
- Landowner Tools
- Programs and Resources
- Partners for Fish and Wildlife
- Coastal Program
- Habitat Conservation Plans
- Federally-listed Species in Florida
- Students & Teachers
- Related Sites of Interest

- Key North Florida Species
 - Bald Eagle
 - Florida Manatee
 - Eastern Indigo Snake
 - Florida Scrub-Jay
 - Sand Skink
 - Sea Turtles
 - Whooping Crane
 - Wood Stork

General Information
Landscape Exhibit 1 20090909 9

Federally Listed Species in Lake County, Florida

This information is provided as a guide to project planning, and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.

Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C = Candidate Note 1

Category	Species Common Name	Species Scientific Name	Code
Mammals	West Indian (Florida) Manatee	<i>Trichechus manatus latirostris</i>	E/CH
	Everglade Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	E
	Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T
Birds	Wood Stork	<i>Mycteria americana</i>	E
	Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Fish	None		
Reptiles	Gopher Tortoise	<i>Gopherus polyphemus</i>	C
	Sand Skink	<i>Neoseps reynoldsii</i>	T
	Eastern Indigo Snake	<i>Drymarchon corais couperii</i>	T
Amphibians	Striped Newt	<i>Notopthalmus perstriatus</i>	C
Mollusks	None		
Crustaceans	None		
Plants	Britton's Beargrass	<i>Nolina brittoniana</i>	E
	Florida Bonamia	<i>Bonania grandiflora</i>	T
	Pygmy Fringetree	<i>Chionanthus pygmaeus</i>	E
	Scrub Plum	<i>Fraxinus genticulate</i>	E
	Lewton's Polygala	<i>Polygala lewtonii</i>	E
	Wide-leaf Warea	<i>Warea Amplicrifolia</i>	E
	Papery Willow-wort	<i>Paronychia chartacea</i> (= <i>Nyachia</i>) <i>pulvinata</i>	T
	Scrub Wild Buckwheat	<i>Eriogonum longifolium</i> var. <i>graphalobium</i>	T
	Pigeon Wings	<i>Citrona fragrans</i>	T

Home Species: North Florida County Species: South Florida County Species: Panhandle County

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at <http://www.fnai.org/trackinglist.cfm>

For State listed species details, please go to <http://myfwc.com/impeded/species/>

Note 1. Candidate species receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

NOTE: Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our Landowner Tools page or our national website at <http://www.fws.gov/migratorybirds/baldeagle.htm> for information regarding new permit requirements under the Eagle Act

APPENDIX B



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

July 18, 2016



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Longwood, FL 32779
Phone: 407.869.9434
Email: bgriffy@ecsfl.cc

In response to your inquiry of July 8, 2016, the Florida Master Site File lists one previously recorded archaeological site and no standing structures found in the following parcels of Lake County:

The portions of T21S R25E Section 16, shown within the outlined area on the corresponding map.

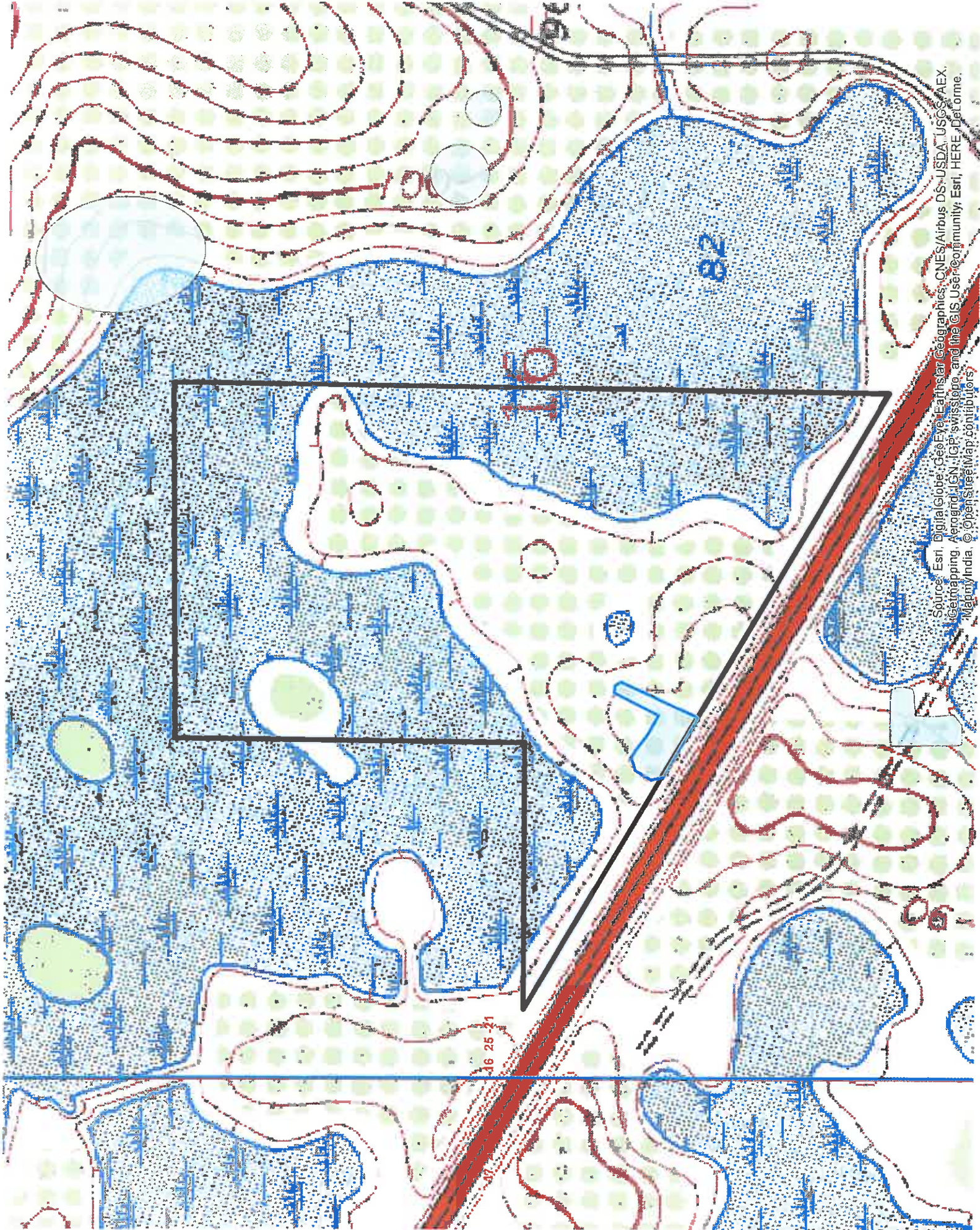
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS-JUSA, USGS/AEX, GeoMapping, AeroGRID, IGN, ICB, swisstopo, and the GIS User community; Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

AR=1
 SS=0
 CM=0
 RG=0
 BR=0
 Total=1



Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LA02538	AR	O'BRIEN	ORANGE BLOSSOM		Insufficient Info	



July 29, 2016

Mr. Redmond Jones, City Manager
City of Groveland
156 S. Lake Avenue
Groveland, FL 34736

Via Hand-Delivery

**Re: Everglades Farms, LLC (#1624/2)
Proposed Annexation and LSCPA**

Dear Mr. Jones:

LPG Urban and Regional Planners, Inc. (LPGURP) has been retained by Everglades Farms, LLC to process an annexation and large scale comprehensive plan amendment (LSCPA) of their property (80 ± acres) located off of SR 19 and O'Brien Road. They would like to include this property into the adjacent parcel which they own and is known as the Turnpike Commerce Park (Turnpike Commerce Park - Ordinance 2009-03-14) as outlined in Future Land Use Policy 1.1.16. The two (2) parcels are being requested to be annexed and incorporated within the proposed development (Alt Key # 1063621 and 1390711). The proposed LSCPA is from County Regional Office to City Industrial and Policy 1.1.16. We are requesting an amendment to Policy 1.1.16 (please see attached).

In support of the application, please find enclosed the following:

- Application Fee in the amount of \$2,700
- Warranty Deed
- Property Record Cards
- Location Map
- USGS Topography Map
- NRCS Soils Map
- FEMA Flood Hazard Map
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- Existing Future Land Use Map
- Proposed Future Land Use Map
- Need and Justification Analysis
- Environmental Assessment

A pre-application meeting was held with you and Kenneth Comia on April 22, 2016 and another pre-application meeting was held with the DRC on June 29, 2016.

We trust the above and enclosed provides the necessary information to process the requests. Should you have any questions or require additional information, please contact our office.

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

Sincerely,

A handwritten signature in cursive script, appearing to read "G A Beliveau".

Greg A. Beliveau, AICP

cc: Shawn Riordan
File

Justification for Annexation and LSCPA

The 80± acre site is located on the west side of SR 19 and north of the Florida Turnpike. Access to the site is provided from O'Brien Road which traverses the site. Applications have been submitted to the City of Groveland requesting annexation and a large scale comprehensive plan amendment. The requested land use is Industrial as identified in Policy 1.1.16. It is proposed that the two parcels being annexed be combined with this development which is known as Turnpike Commerce Park (Policy 1.1.16). The subject annexation is therefore for "infill" development. No changes to the existing land use ratios are being sought, therefore, no additional traffic impacts.

An environmental assessment was conducted in June 2016 by Ecological Consulting Solutions, Inc. The results of the assessment indicated that no protected species occur on the subject site. A copy of the assessment is enclosed.

The proposed Industrial land use category is consistent and compatible with the City's Comprehensive Plan and results in an orderly and logical development pattern. The Turnpike Commerce Park and the subject properties are located within the Groveland North Overlay Area Map which encourages mixed use development and support housing (FLU Policy 1.2.3). The existing Policy 1.1.16 does not specifically address residential land uses; however, residential uses are allowed pursuant to the North Overlay policies; therefore we are requesting an amendment to this policy as follows:

Policy 1.1.16: Development Intensities within the Turnpike Commerce Park. Development within the Turnpike Commerce Park shall be limited to the following maximum development intensities:

Land Use	Intensity
Warehouse/Distribution	5,000,000 Square Feet
Light Manufacturing	1,087,041 Square Feet
Office	152,796 Square Feet
Commercial	32,000 Square Feet

Land uses may be converted from one use to another, including residential, based on equivalent trips, provided that the revised development program continues to comply with the adopted City standards and does not exceed any Development of Regional Impact threshold.

The following provides the future land use policies that support the proposed amendment.

- Policy 1.2.1: Groveland North Overlay Guidelines
- Policy 1.2.2: Conservation Requirements
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- Policy 1.2.4: Development Guidelines
- Policy 1.6.1: Promoting Orderly, Compact Growth



City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: June 21, 2016

Application # _____

Applicant Name: Greg Beliveau, LPGURP, Inc. Applicant Phone# (352) 385-1940
Address: 1162 Camp Avenue Applicant Fax # (352) 383-4824
Mount Dora, FL 32757 Email Address GregB@lpgurp.com

Applicant is: () Owner (X) Agent () Purchaser () Lessee () Optionee

Owners Name: Little Everglades Farm, LLC, Shawn Riordan Owner's Phone # 352-419-6515
Address: P.O. Box 658 Owner's Fax # N/A
Flora City, FL 34435 Email Address: Shawn@fencofarms.com

Application Type:

- (X) Annexation
- () Lot Split
- () Site Plan Approval
- () Concurrence Review
- () Special Exception Use
- () Road/Easement Vacation
- () DRI Development
- () Other: _____
- () Rezoning
- () Lot Line Deviation
- () Preliminary Plat
- () Construction Plan Review
- () Conditional Use Permit
- () Final Plat
- () Proportionate Fair Share
- (X) Comprehensive Plan Amendment
- () Variance-Residential
- () Variance-Commercial/Industrial
- () Re-Review
- () Residential Design Review
- () Planned Unit Development
- () DRI Regional Development

Reason for Request: To combine additional property with project known as Turnpike Commerce Park – FLU Policy 1.1.16.

Project Title (Site Plans, future/existing subdivisions only): Turnpike Commerce Park

Property Address: N/A Property Size: 80 +/- acres

Alternate Key #s: 1063621 and 1390711

Property Tax I.D. #s: 16-21-25-000400000700, and 16-21-25-000200000200

Proposed Use of Property: Mixed Use Industrial Development

Existing Zoning: Lake Agriculture Existing Land Use: County Regional Office

Would like to change Zoning to: N/A



City of Groveland Planning and Zoning Application

Would like to change Land Use to: Industrial and Amend Policy 1.1.16 (see attached)

Current number of structures on the property: N/A

What utilities currently exist on the site?

Water Sewer Well Septic None

What utilities are proposed to be used?

Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:



City of Groveland Planning and Zoning Application

Submittal Requirements

General Attachments for all Applications:

- (X) Completed Planning & Zoning Application
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- (X) Fee

Specific Attachments:

- (X) Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- (X) Concurrency Review: Concurrency Application
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 1. Typed legal description of the parent parcel and of the new parcels
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 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
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City of Groveland Planning and Zoning Application

Property Owner & Agent Affidavit

Date: 6-23-16

Before me, the undersigned authority personally appeared, Shawn Riordan (property owner's name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to: Annex property, LSCPA to amend FLU Policy 1.1.16 and designate annexed property to Industrial
3. That said authority (property owner) has appointed Greg Beliveau, LPGURP, Inc. (agent's name) to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
 - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees are non-refundable unless Application is withdrawn in writing within five (5) business days of submittal.

Shawn Riordan
Property Owner's Signature (original signature)

Greg Beliveau
Agent's Signature (original signature)

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

Me on 6-23-16 (date) by
Shawn Riordan (name)
Of affiant, deponent, or other signer. He/she is
personally known to me or has presented

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

me on 6/30/16 (date) by
Greg Beliveau (name)
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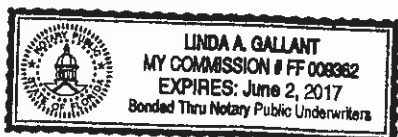
as identification.

Linda A. Gallant
PUBLIC NOTARY

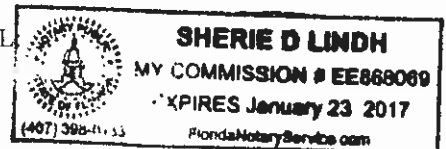
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Sherie D. Lindh
PUBLIC NOTARY

SEAL:



SEAL:





City of Groveland Planning and Zoning Application

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July 29, 2016

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Groveland, FL 34736

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Sincerely,

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Greg A. Beliveau, AICP

cc: Shawn Riordan
File

Justification for Annexation and LSCPA

The 80± acre site is located on the west side of SR 19 and north of the Florida Turnpike. Access to the site is provided from O'Brien Road which traverses the site. Applications have been submitted to the City of Groveland requesting annexation and a large scale comprehensive plan amendment. The requested land use is Industrial as identified in Policy 1.1.16. It is proposed that the two parcels being annexed be combined with this development which is known as Turnpike Commerce Park (Policy 1.1.16). The subject annexation is therefore for "infill" development. No changes to the existing land use ratios are being sought, therefore, no additional traffic impacts.

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City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: June 21, 2016

Application # _____

Applicant Name: Greg Beliveau, LPGURP, Inc. Applicant Phone# (352) 385-1940
Address: 1162 Camp Avenue Applicant Fax # (352) 383-4824
Mount Dora, FL 32757 Email Address GregB@lpgurp.com

Applicant is: () Owner (X) Agent () Purchaser () Lessee () Optionee

Owners Name: Little Everglades Farm, LLC, Shawn Riordan Owner's Phone # 352-419-6515
Address: P.O. Box 658 Owner's Fax # N/A
Flora City, FL 34435 Email Address: Shawn@fencofarms.com

Application Type:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Lot Line Deviation | <input type="checkbox"/> Variance-Residential |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance-Commercial/Industrial |
| <input type="checkbox"/> Concurrence Review | <input type="checkbox"/> Construction Plan Review | <input type="checkbox"/> Re-Review |
| <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Residential Design Review |
| <input type="checkbox"/> Road/Easement Vacation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> DRI Development | <input type="checkbox"/> Proportionate Fair Share | <input type="checkbox"/> DRI Regional Development |
| <input type="checkbox"/> Other: _____ | | |

Reason for Request: To combine additional property with project known as Turnpike Commerce Park – FLU Policy 1.1.16.

Project Title (Site Plans, future/existing subdivisions only): Turnpike Commerce Park

Property Address: N/A Property Size: 80 +/- acres

Alternate Key #s: 1063621 and 1390711

Property Tax I.D. #s: 16-21-25-000400000700, and 16-21-25-000200000200

Proposed Use of Property: Mixed Use Industrial Development

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Would like to change Zoning to: N/A



City of Groveland Planning and Zoning Application

Would like to change Land Use to: Industrial and Amend Policy 1.1.16 (see attached)

Current number of structures on the property: N/A

What utilities currently exist on the site?

Water Sewer Well Septic None

What utilities are proposed to be used?

Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:



City of Groveland Planning and Zoning Application

Submittal Requirements

General Attachments for all Applications:

- (X) Completed Planning & Zoning Application
- (X) Copy of the Recorded Deed(s) for the property
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City of Groveland Planning and Zoning Application

Property Owner & Agent Affidavit

Date: 6-23-16

Before me, the undersigned authority personally appeared, Shawn Riordan (property owner's name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to: Annex property, LSCPA to amend FLU Policy 1.1.16 and designate annexed property to Industrial
3. That said authority (property owner) has appointed Greg Beliveau, LPGURP, Inc. (agent's name) to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
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Property Owner's Signature (original signature)

Agent's Signature (original signature)

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

Me on 6-23-16 (date) by
SHAWN RIORDAN (name)
Of affiant, deponent, or other signer. He/she is
personally known to me or has presented

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

me on 6/30/16 (date) by
Greg Beliveau (name)
of affiant, deponent, or other signer. He/she is
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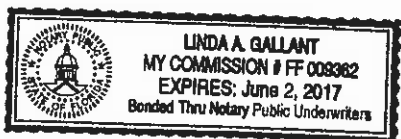
as identification.

PUBLIC NOTARY

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PUBLIC NOTARY

SEAL:



SEAL:





City of Groveland Planning and Zoning Application

Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).



July 29, 2016

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City of Groveland Planning and Zoning Application

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Yes No

If yes, please describe:



City of Groveland Planning and Zoning Application

Submittal Requirements

General Attachments for all Applications:

- (X) Completed Planning & Zoning Application
- (X) Copy of the Recorded Deed(s) for the property
- (X) Owner's / Agent's Affidavit
- (X) Copy of Property Record Card(s)
- (X) Fee

Specific Attachments:

- (X) Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- (X) Concurrency Review: Concurrency Application
- () Site Plan Approval: *See separate sheet*
- () Preliminary Plat Application: *See separate sheet*
- () Construction Plan Approval: *See separate sheet*
- () Final Plat Application: *See separate sheet*
- () Architectural Design Review: *See separate sheet*
- () Lot Split:
 1. Typed legal description of the parent parcel and of the new parcels
 2. Copy of the original survey before the proposed lot split.
 3. Copy of the survey after the proposed lot split. New lots should be clearly marked.
- () Lot Line Deviation:
 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
 - the overall legal description of the original parcel or parcels affected
 - the legal description of each parcel created
 - the legal descriptions of all existing easements
 - all existing structures
 - jurisdictional wetland line and/or environmental conservation easements
 - roadway centerline data and location
- () Road / Lot / Utility Easement Vacation:
 1. Typed legal description of the road / lot / utility easement to be vacated
 2. Copy of the boundary survey indicating the appropriate road / lot / utility easement to be vacated.
- () Special Exception / Conditional Use Permit: Materials as required in Appendix A – Zoning, Sec 10.02. *See separate sheets*
- () Variance: Variance Application and supporting information as applicable



City of Groveland Planning and Zoning Application

Property Owner & Agent Affidavit

Date: 6-23-16

Before me, the undersigned authority personally appeared, Shawn Riordan (property owner's name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to: Annex property, LSCPA to amend FLU Policy 1.1.16 and designate annexed property to Industrial
3. That said authority (property owner) has appointed Greg Beliveau, LPGURP, Inc. (agent's name) to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
 - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees are non-refundable unless Application is withdrawn in writing within five (5) business days of submittal.

Property Owner's Signature (original signature)

Agent's Signature (original signature)

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

Me on 6-23-16 (date) by
SHAWN RIORDAN (name)
Of affiant, deponent, or other signer. He/she is
personally known to me or has presented

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before

me on 6/30/16 (date) by
Greg Beliveau (name)
of affiant, deponent, or other signer. He/she is
personally known to me or has presented

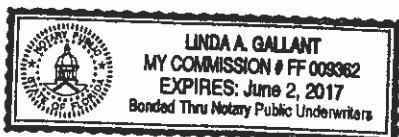
as identification.

PUBLIC NOTARY

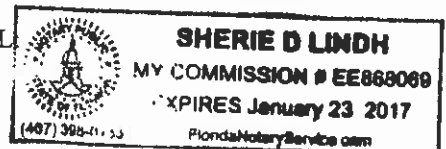
as identification.

PUBLIC NOTARY

SEAL:



SEAL:





City of Groveland Planning and Zoning Application

Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).