



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

