



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

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:

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# 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

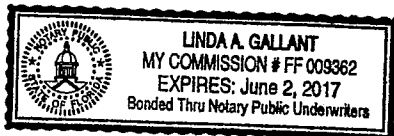
as identification.

  
PUBLIC NOTARY

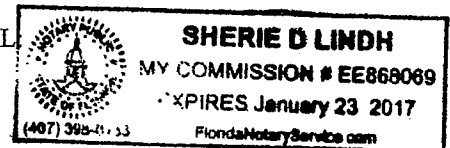
as identification.

  
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).**

Select Language | ▼

## Property Record Card

### General Information

<b>Owner Name:</b>	LITTLE EVERGLADES FARM LLC	<b>Alternate Key:</b>	1390711
<b>Mailing Address:</b>	PO BOX 658 FLORAL CITY, FL 34436-0658 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	16-21-25-000400000700
		<b>Millage Group and City:</b>	0003 (Unincorporated)
		<b>Total Millage Rate:</b>	15.41210
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	<a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	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
<a href="#">1556 / 2486</a>	10/1/1997	Warranty Deed	Multi-Parcel	Vacant	\$1.00
<a href="#">1939 / 1661</a>	4/9/2001	Warranty Deed	Unqualified	Vacant	\$0.00
<a href="#">3495 / 2233</a>	8/22/2007	Warranty Deed	Multi-Parcel	Vacant	\$1.00
<a href="#">4262 / 2324</a>	12/27/2012	Warranty Deed	Multi-Parcel	Vacant	\$100.00
<a href="#">4262 / 2331</a>	12/21/2012	Warranty Deed	Multi-Parcel	Vacant	\$3,200,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### 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
				<b>Total:</b>	<b>Total:</b>
				15.4121	\$137.33

## Exemptions Information

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

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

## 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.)**

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

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Save Our Homes Assessment Transfer (Portability)	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Conservation Classification Assessment Limitation	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Agricultural Classification	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>

**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**

<b>Owner Name:</b>	LITTLE EVERGLADES FARM LLC	<b>Alternate Key:</b>	1063621
<b>Mailing Address:</b>	PO BOX 658 FLORAL CITY, FL 34436-0658 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	16-21-25- 000200000200
		<b>Millage Group and City:</b>	0003 (Unincorporated)
		<b>Total Millage Rate:</b>	15.41210
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	OBRIEN RD GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	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

[Click here to search for mortgages, liens, and other legal documents.](#)

**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
				<b>Total:</b> 15.4121	<b>Total:</b> \$164.14

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Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
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Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

## 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 ✓

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Save Our Homes Assessment Transfer (Portability)	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
Conservation Classification Assessment Limitation	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>
✓ Agricultural Classification	<a href="#"><u>Learn More</u></a>	<a href="#"><u>View the Law</u></a>

**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.