

July 28, 2016

**VIA E-MAIL ([rodney.lucas@groveland-fl.gov](mailto:rodney.lucas@groveland-fl.gov))  
& REGULAR U.S. MAIL**

Rodney Lucas, Interim CDD  
City of Groveland  
156 S. Lake Avenue  
Groveland, Florida 34736

Re: Site Plan Review – Raney Holdings  
**Application # 2016-27-01**  
1<sup>st</sup> Review

Dear Mr. Lucas:

I am in receipt of the following documents:

- Memorandum from Abra Horne, Interim City Planner dated July 22, 2016;
- CD-R – Site Plan; and
- 3 Sets of Site Plan for Raney Holdings consisting of 15 pages and dated July 11, 2016.

My review and comments relate solely to site plan review as provided in Sec. 153-35(b) and (c), City of Groveland Code of Ordinances, and does not include construction plan review as contemplated in Sec. 153-35(e) and (f). Please find my comments below:

1. The following documents were not provided in the package submitted to my office by the City:

- a. Planning and zoning application; Sec. 153-35(b)(1)
- b. Copy of recorded deed; Sec. 153-35(b)(2)
- c. Owner's/agent affidavits; Sec. 153-35(b)(3)
- d. Property record card; Sec. 153-35(b)(4)

- e. Title opinion/certification with referenced documents; Sec. 153-35(b)(5)
  - f. Architectural plans; Sec. 153-35(b)(8)
  - g. Traffic study; Sec. 153-35(b)(9); 153-35(c)(15)
2. Preliminary (non-binding) concurrency review application was not provided. Sec. 153-35(c)(16)
  3. Site plan indicates trees will be removed; therefore a tree removal application is required. Sec. 153-35(c)(17)
  4. Under General Notes, Sheet C1.1, Note 8 – Lake County Requirements should be changed to City of Groveland Requirements.
  5. Exterior elevations setting forth details required by Sec. 153-35(c) need to be provided. But see Sec. 137-106(a)(4).
  6. Applicant shall comply with the recommendations of the Lake-Sumter MPO. Sec. 153-35(b)(9) and Sec. 153-35(c)(15); and Sec. 109-57.
  7. Landscaping plans complying with Chapter 133 of the Land Development Regulations for industrial properties are needed.

Once these comments have been addressed, please forward the documents to me for review. If you need anything further, please let me know.

Sincerely,



Anita Geraci-Carver

AGC/dd

cc: Abra Horne, Interim Planner

