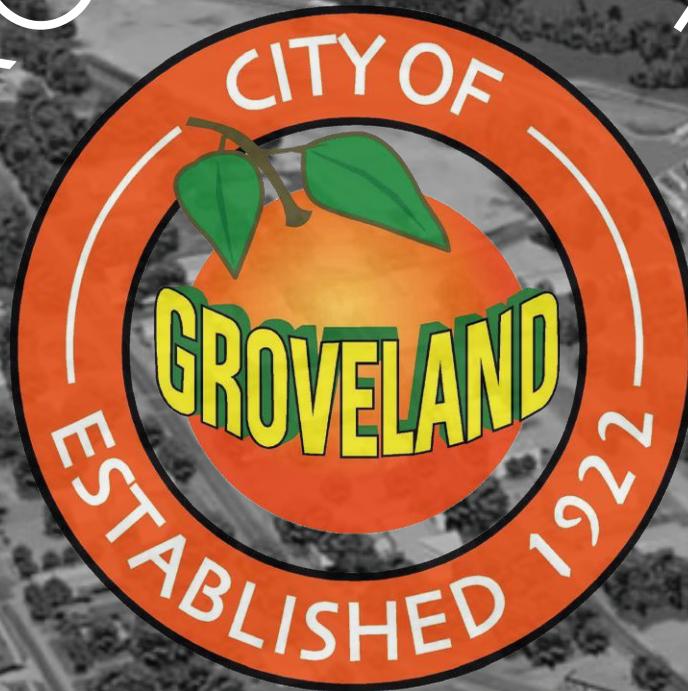


GROWN WITH US



OPPORTUNITY SITE BROCHURE

WELCOME TO GROVELAND, CITY WITH A FUTURE.

On behalf of the Groveland City Council, thank you for your interest in the City of Groveland! You've probably heard the old saying, "location, location, location"—well, Groveland has the convenient location, an excellent quality of life, a pro-business government committed to responsible economic development and a diverse small-town community that is proud of its family values. Take a look at Groveland, one of Florida's Safest Cities. You'll like what you see!

Major priorities for the City of Groveland include: transforming Groveland into a medium size city that is a leader in Lake County and is influential in Central Florida; aggressively pursuing economic development opportunities; revitalization of our historic downtown and continuing to be a vigilant steward of the City's natural resources and infrastructure.

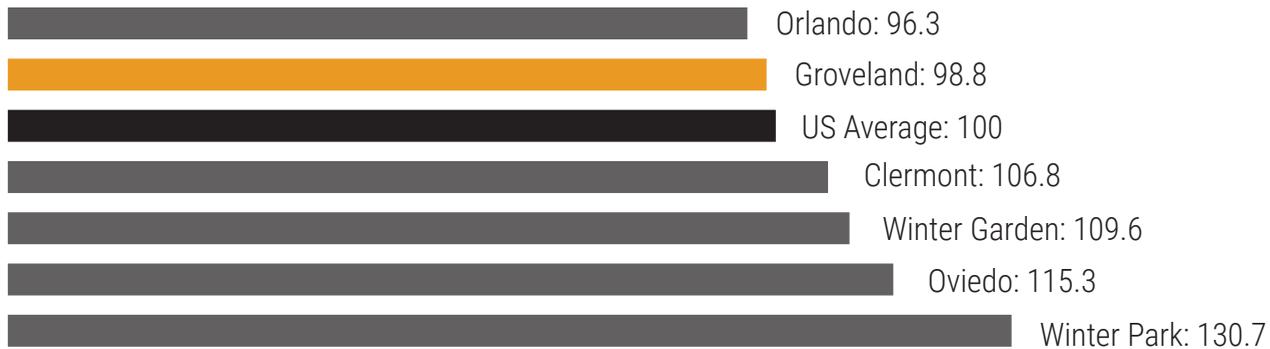
Groveland is a historic rural community that is maturing into a residential community of choice. Sitting astride State Road 50, the City is immediately adjacent to the City of Clermont and the ever growing Orlando regional marketplace. Groveland's rapidly growing population, up 55% from 2010-2016, has made Groveland one of the Florida's fastest growing communities. Our small-town feel, natural resources, recreational facilities and easy access to the Central Florida region and beyond has made Groveland a residential destination for young families and maturing households.

Groveland is a great place to live, work and raise a family!
Welcome to my home, Groveland!

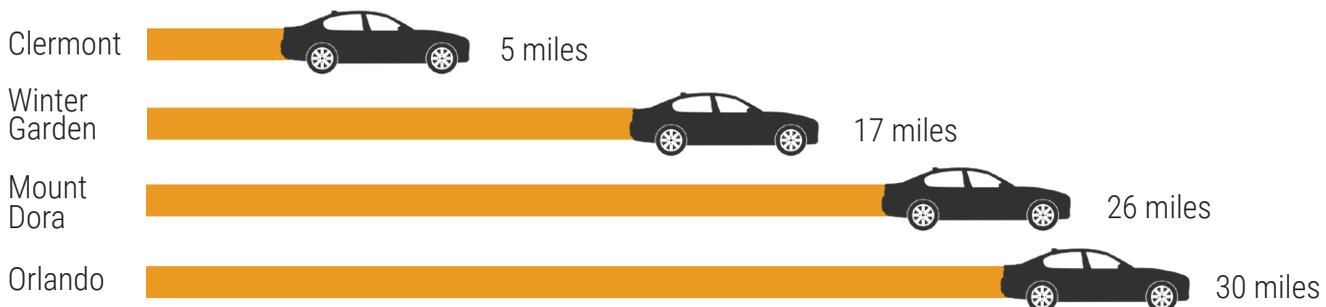


Honorable Dina Sweatt
MAYOR
CITY OF GROVELAND

COST OF LIVING



MARKETPLACE PROXIMITY



MEDIAN HOME COST

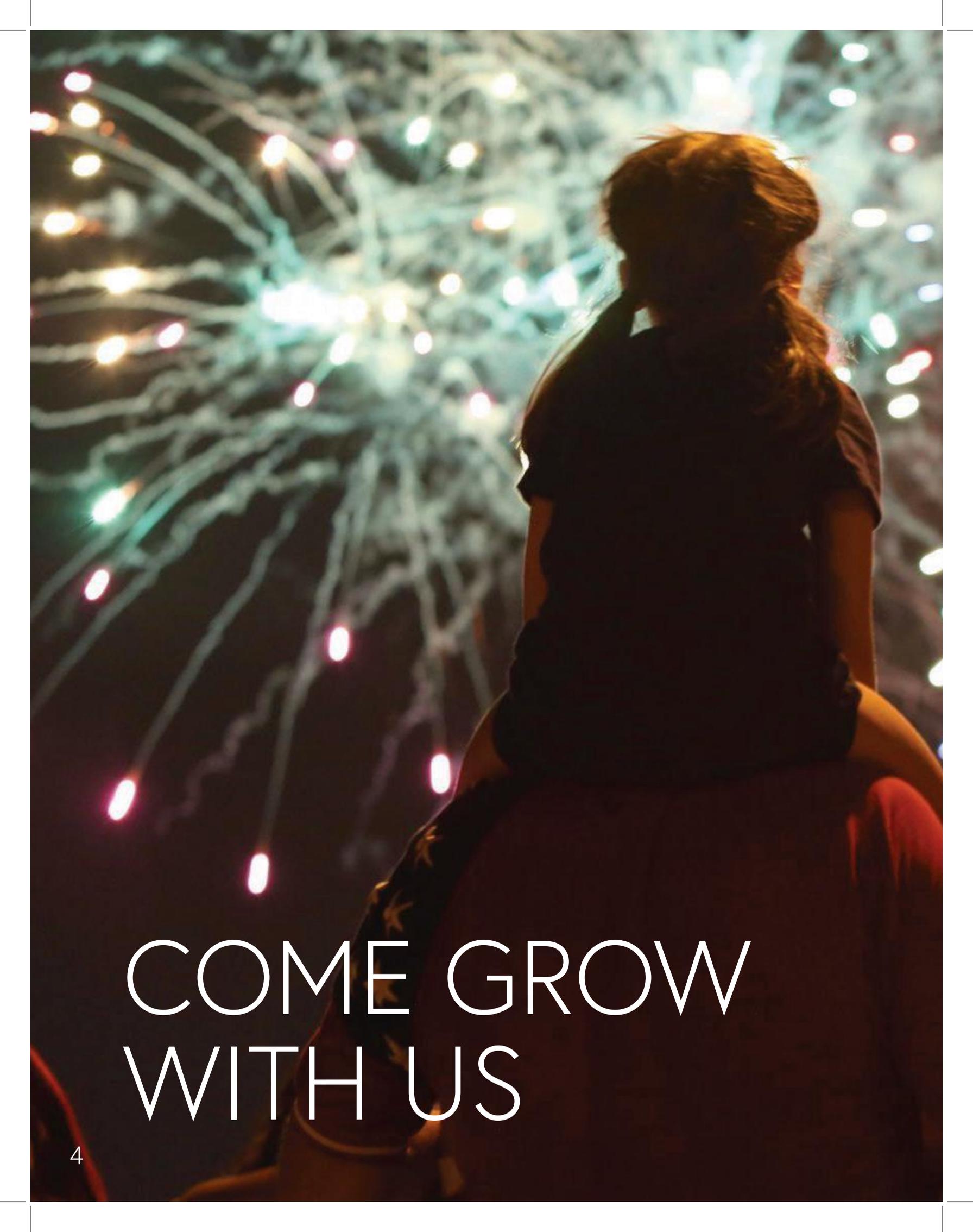


POPULATION GROWTH

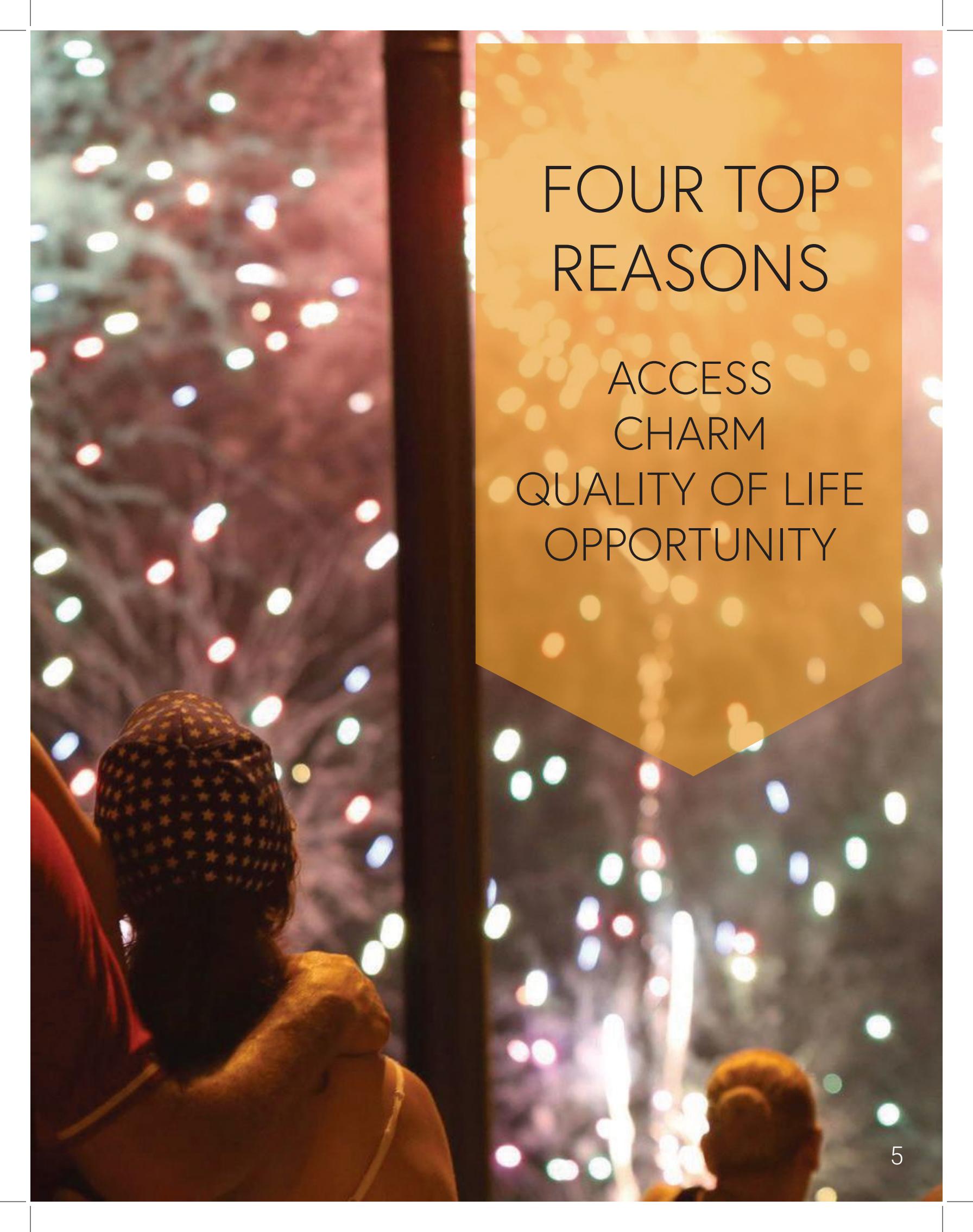


MEDIAN INCOME



A woman is shown in silhouette, looking towards a night sky filled with colorful fireworks. The fireworks are exploding in various colors including green, yellow, and red, creating a bright and festive atmosphere. The woman's hair is long and dark, and she is wearing a dark-colored top. The overall scene is celebratory and joyful.

COME GROW
WITH US



FOUR TOP REASONS

ACCESS
CHARM
QUALITY OF LIFE
OPPORTUNITY

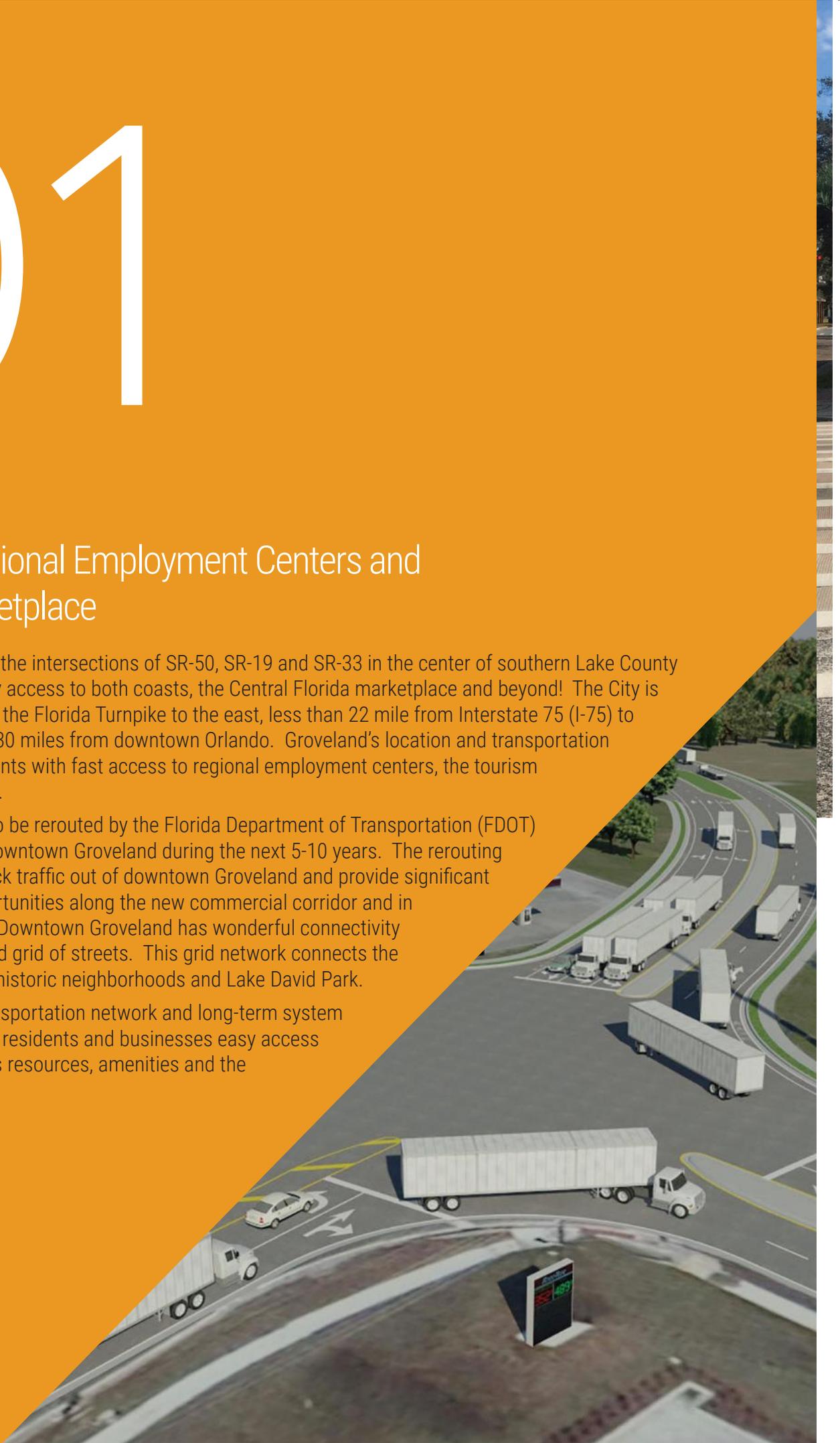
01

Access to Regional Employment Centers and National Marketplace

Groveland's location on the intersections of SR-50, SR-19 and SR-33 in the center of southern Lake County provides quick and easy access to both coasts, the Central Florida marketplace and beyond! The City is less than 12 miles from the Florida Turnpike to the east, less than 22 mile from Interstate 75 (I-75) to the west and less than 30 miles from downtown Orlando. Groveland's location and transportation network provides residents with fast access to regional employment centers, the tourism attractions and airports.

SR-50 is programmed to be rerouted by the Florida Department of Transportation (FDOT) as a by-pass north of downtown Groveland during the next 5-10 years. The rerouting will move the larger truck traffic out of downtown Groveland and provide significant new development opportunities along the new commercial corridor and in the historic downtown. Downtown Groveland has wonderful connectivity with its small blocks and grid of streets. This grid network connects the downtown to the City's historic neighborhoods and Lake David Park.

Groveland's current transportation network and long-term system improvements provides residents and businesses easy access to all of Central Florida's resources, amenities and the national marketplace!





Small Town Charm

Groveland has been a small rural town for many years. Groveland has recently experienced rapid population growth but has its roots firmly planted in an agricultural and rural heritage. From pioneers and pine trees to its namesake citrus producing past, Groveland's history tells Florida's history. The City has a deep commitment to its history and heritage as demonstrated by the Groveland Historical Museum (www.grovelandhistory.org) and the City's Fourth of July parade and Holiday festivals. Other City events and annual festivals include: Food Trucks and Family Movie Night, the Juice Jog 5K, and the Light-Up Groveland/Christmas Stroll/Santa's Workshop. The City's compact historic downtown provides a great opportunity for a stroll to get an ice cream on the way to the City's community centerpiece, Lake David Park and the Veterans' Memorial Park. While Groveland continues to grow and develop the City is taking active steps, through its development regulations and an aggressive capital improvement plan, to improve the City's assets and maintain the City's small-town charm in the future.

02

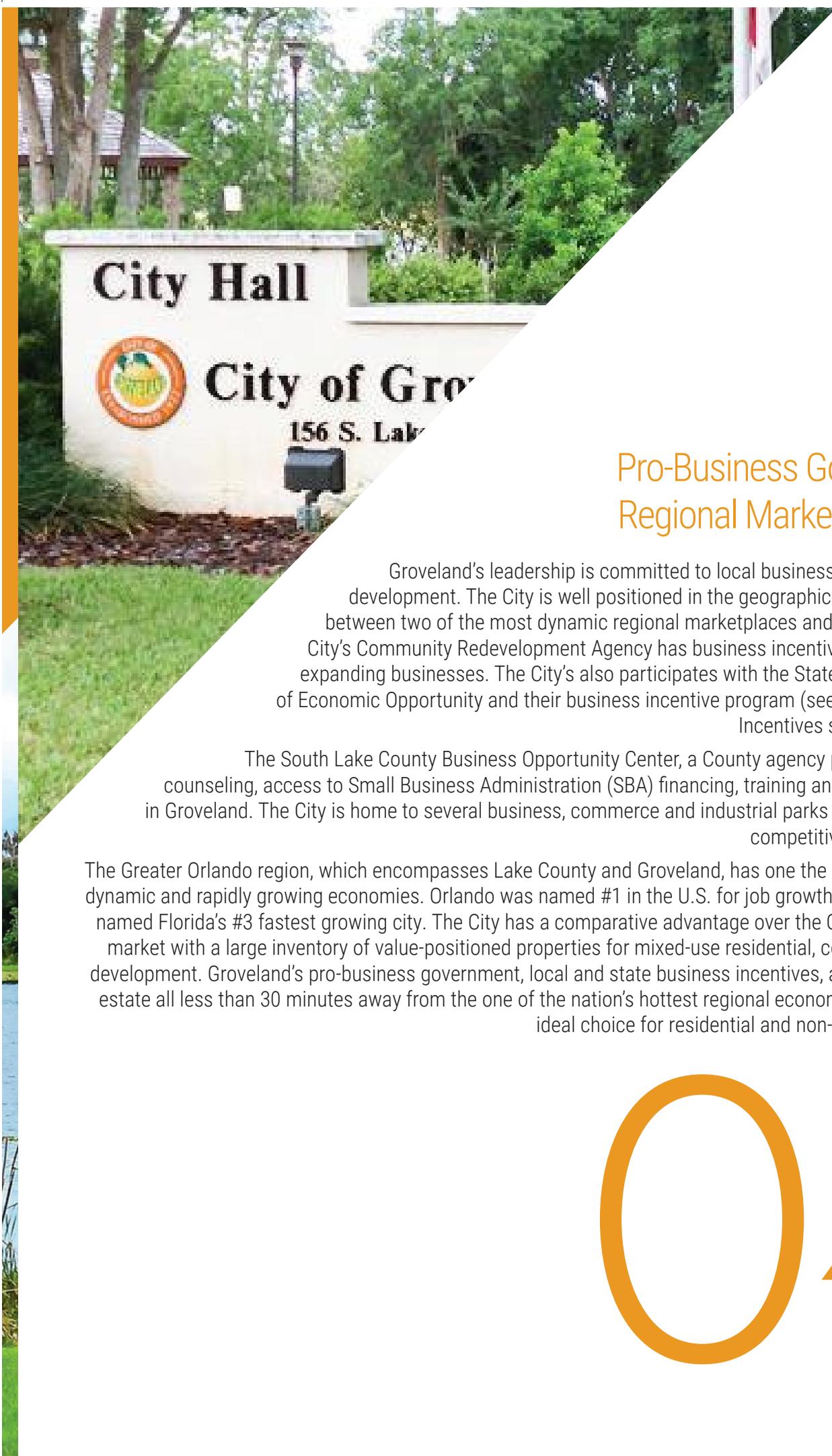
03

Quality of Life

Groveland is a great place to live and raise a family. Safe Choice Security ranked Groveland as one of the top 5 Safest Cities in Florida. Groveland families also have a wide range of public and private educational facilities available. Groveland residents are served by Groveland Elementary School, Gray Middle School and South Lake High School. Nearby private schools include Montverde Academy, Montverde (PK, K-12), Mount Dora Christian Academy, Mount Dora (PK, K-12) and Real Life Christian Academy, Clermont (PK, K-12). Higher education opportunities include Lake Sumter State College-South Lake Campus, and University of Central Florida's South Lake Campus. Groveland also offers a cost effective cost of living when compared to the US and local central Florida cities. The cost of living in Groveland is 6% lower than the Florida average, 8% lower than the national average and the cost of housing is 15% lower than the national average!

In addition to safety, educational choices and a lower cost of living, City of Groveland residents also enjoy access to the City's and Lake County's numerous lakes, parks, trails network and recreational facilities. Groveland residents have the benefit of being less than 30 minutes away from Orlando's urban, cultural and entertainment activities while enjoying a peaceful, safe, high quality-of-life in southern Lake County. Quality-of-Life is why Groveland is a residential destination of choice!





Pro-Business Government and Regional Market Opportunities

Groveland's leadership is committed to local business retention and economic development. The City is well positioned in the geographic center of Central Florida between two of the most dynamic regional marketplaces and employment zones. The City's Community Redevelopment Agency has business incentives available for new and expanding businesses. The City's also participates with the State of Florida's Department of Economic Opportunity and their business incentive program (see State and City Business Incentives section of this brochure).

The South Lake County Business Opportunity Center, a County agency providing small-business counseling, access to Small Business Administration (SBA) financing, training and support is also located in Groveland. The City is home to several business, commerce and industrial parks with available space and competitive lease and rental rates.

The Greater Orlando region, which encompasses Lake County and Groveland, has one the nation's and state's most dynamic and rapidly growing economies. Orlando was named #1 in the U.S. for job growth in 2015. Groveland was named Florida's #3 fastest growing city. The City has a comparative advantage over the Orlando urban real estate market with a large inventory of value-positioned properties for mixed-use residential, commercial and industrial development. Groveland's pro-business government, local and state business incentives, and value-positioned real estate all less than 30 minutes away from the one of the nation's hottest regional economies make Groveland the ideal choice for residential and non-residential development.

04

ARE YOU READY TO BUILD?

- 1 Cortese corners
- 2 Crittenden crossing
- 3 Carabao commons
- 4 Groveland gateway

156 S. Lake Avenue
Groveland, FL 34736
City Manager, Michael Hein
(352) 429-2141 ext. 250

Let's get in touch. We are happy to answer any questions!
www.groveland-fl.gov



OPPORTUNITY SITE ONE

CORTESE CORNERS



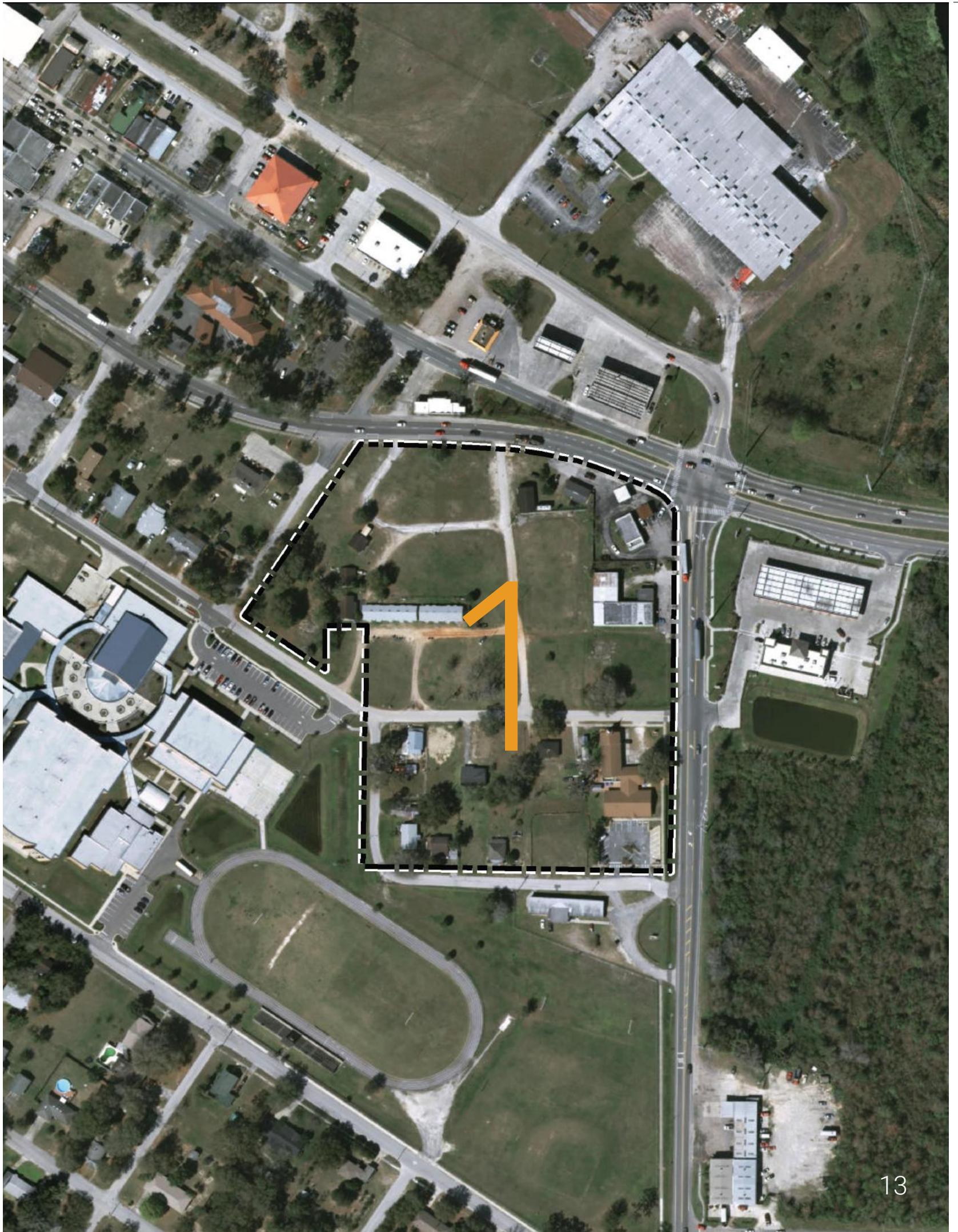
Cortese Corners, also known as the Cortese properties, is located at what will be the southwest corner of the intersection of S.R. 33 and the proposed realigned S.R. 50 corridor. This area was selected as an opportunity site due to its physical location at the eastern gateway to downtown Groveland; the area's low number of owners, with the City of Groveland owning 21 of the 36 parcels, the existing development in the area including nearby commercial, religious and educational facilities; and the potential economic opportunities represented along the parcels fronting S.R. 33, East Broad Street and S.R. 50.

Potential private development within this area includes mixed-use live-work residential units, mixed-use development (retail/office, retail/residential, etc.), single use retail, and single use office. This configuration establishes and identifies the eastern gateway to downtown

Groveland, draws people into the downtown area and to potential destinations, businesses and activity centers. The existing destinations include the nearby educational facilities and recreational fields, the downtown Civic buildings (City Hall, Public Library, Puryear Building and Historical Museum) and the Lake David recreational areas.

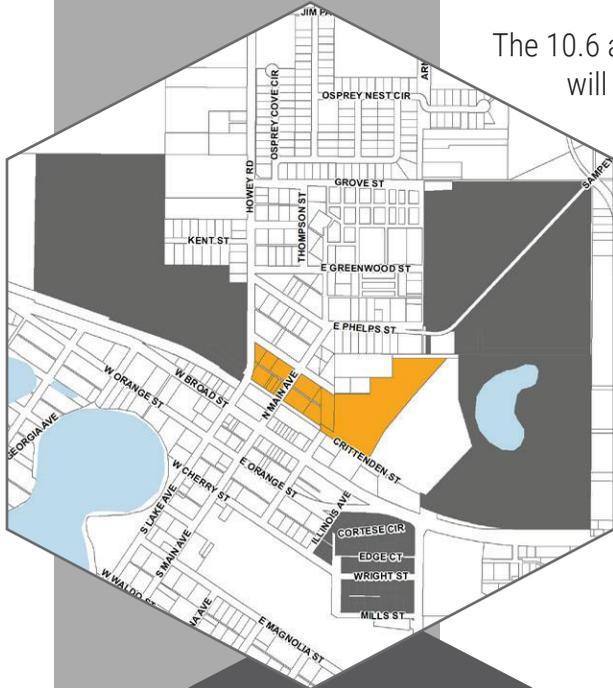
Detailed parcel information for the parcels that comprise Opportunity Site 1 is located in the Appendix portion of this document.

9.4
acres



OPPORTUNITY SITE TWO

CRITTENDEN CROSSING



10.6
acres

The 10.6 acre Crittenden Crossing site is strategically located at what will be the intersection of the realigned S.R. 50 and S.R. 19.

The area was selected as an opportunity site because of its prime location on either side of the realigned S.R. 50 and its frontage on Howey Road. With frontages along the realigned SR 50, SR 19, North Main Street and Crittenden Street, Crittenden Crossings will provide a range of different street type frontages and retail and commercial development opportunities after the SR 50 realignment. A large portion of the site is owned by the City of Groveland, simplifying the land acquisition process. Currently the opportunity site provides significant downtown development and redevelopment options in the heart of downtown Groveland with frontage along SR 19 and Crittenden Street.

PARCEL	ACRES	ZONING	OWNER
242224110000B00100	0.29	Commercial	Sewell Donald
242224110000B00800	0.08	Commercial	Sewell Stephen Ray
242224110000B01200	0.35	CBD	Sewell Donald
242224110000C00700	0.47	Commercial	City of Groveland
242224110000C01500	0.50	Commercial	City of Groveland
242224110000C00100	0.50	R-2	City of Groveland
242224110000B00900	0.12	Commercial	Sewell Donald
242224110000B01000	0.12	Commercial	Strawbridge Drinda
242224110000B00500	0.41	Commercial	Sewell Donald
19222500200001400	0.65	Commercial	City of Groveland
19222500200001600	6.89	CBD	City of Groveland
242224110000A01301	0.02		Williams Stella Estate
242224110000A01000	0.20	Commercial	Calabrese Girls Trust



OPPORTUNITY SITE THREE

CARABAO COMMONS



Carabao Commons is located at what will be the intersection of S.R. 19 and the realigned S.R. 50 corridor. This area was selected as an opportunity site due to the small number of owners, the largest parcel in the area with a single owner (Carabao property) and the site's location at the proposed new gateway into downtown Groveland. This site also includes the historic train depot building. The City and the CRA have expressed an interest in potential re-use and re-purposing of this historic structure. After crossing the realigned S.R. 50, S.R. 19 becomes Lake Avenue and leads to Lake David. Lake Avenue also intersects with the primary streets running the length of downtown Groveland, Crittenden Street, Broad Street and Orange Street.

Potential private development within this area includes mixed-use livework residential units, mixed-use development (retail/office, retail/residential, etc.), restaurant, single use retail and single use office. This configuration draws people into the downtown area and to potential destinations, businesses and activity centers. The destinations can be the Lake David recreational and community activity area, downtown Civic buildings (City Hall, Public Library, Puryear Building and Historical Museum) and shopping or dining.

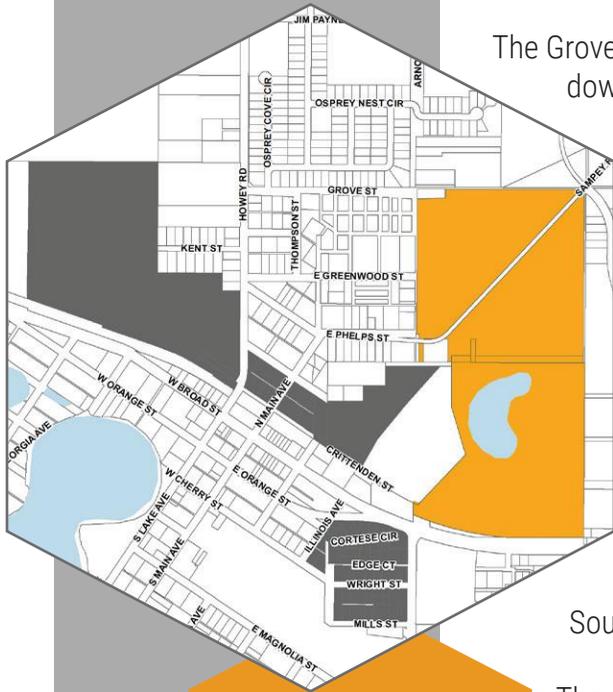
37.6
acres

PARCEL	ACRES	ZONING	OWNER
242224000100001100	37.2	M-1	Carabao Int'l LLC
242224110000A1300	0.4	M-1	Carabao Int'l LLC



OPPORTUNITY SITE FOUR

GROVELAND GATEWAY



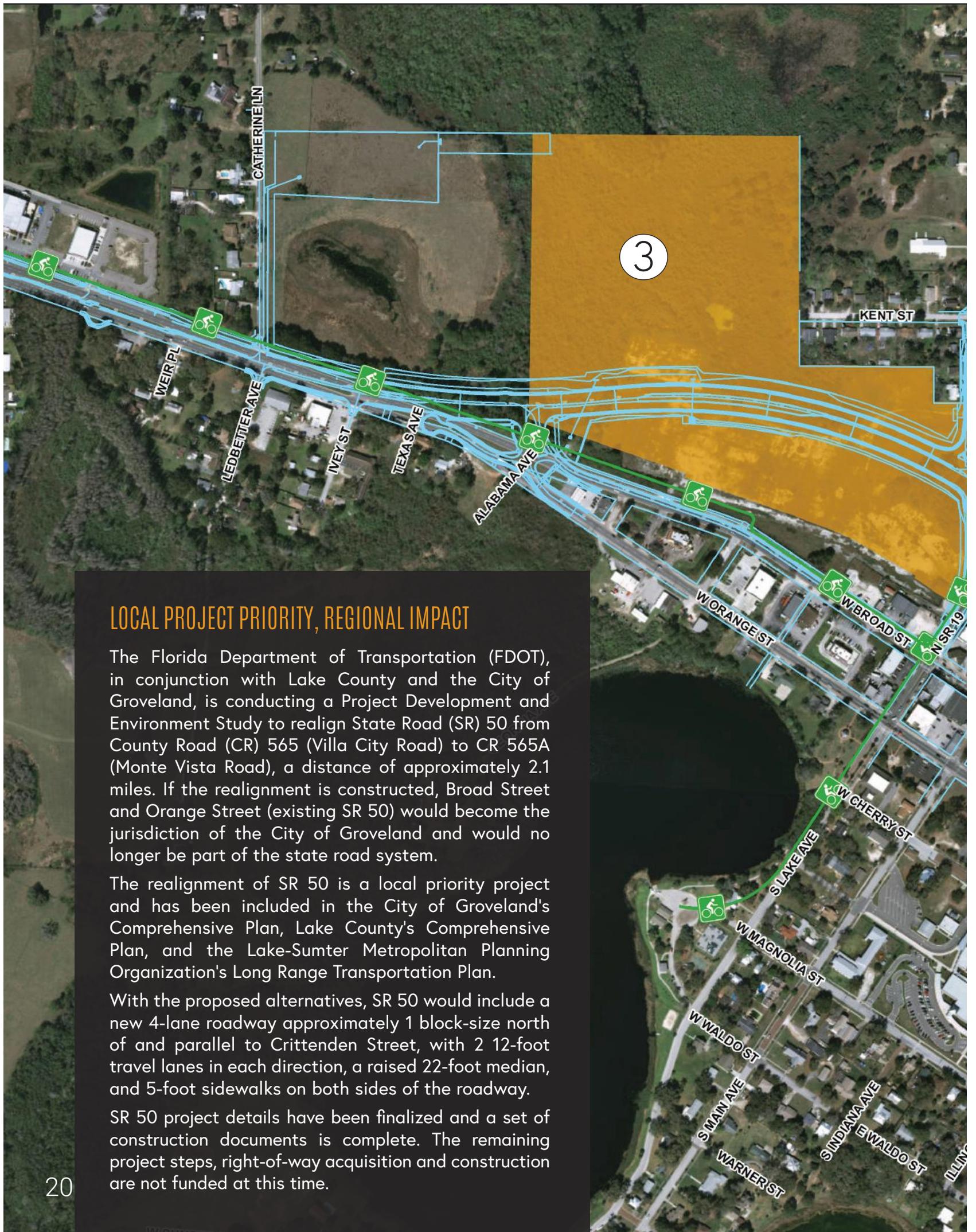
67.9
acres

The Groveland Gateway parcels present the commercial front door to downtown Groveland and the future realigned SR-50 and SR-33 intersection. Comprising 67+ total acres with key frontage along SR-50, this opportunity site has been identified for high-volume commercial uses that would benefit from the 24,500 average daily trips that pass by along one of Lake County's busiest east-west connectors. The Southern Lake Connector multi-purpose trail is also planned to pass through this opportunity site's SR-50 frontage as well. Construction on the portion of the South Lake Connector that will serve this site is scheduled for 2021. The South Lake Connector trail is part of the Lake County trail system and the State's Coast to Coast trail system. The Groveland segment will connect the City of Groveland to Apopka via Clermont, Oakland and Winter Garden along the South Lake Trail and the West Orange Trail.

The northern portion of the opportunity site provides additional green-field development opportunities near downtown Groveland along Sampey Road and Beverly Drive. Minutes from SR-50 this portion of the opportunity site offers potential industrial, commercial, residential or mixed use development opportunities along the eastern edge of the #3 fastest growing City in the State of Florida. The future realignment of SR-50 and the imminent connection to the Southern Lake connector trail make this site a golden opportunity for a wide range of development uses now and into the future.

PARCEL	ACRES	ZONING	OWNER
012224420501300000	18.5		Bradshaw Charles E Jr
012224420500300000	16.4	Agriculture	Bradshaw Charles E Jr
192225000200000800	31.7	Industrial	Bradshaw Charles E Jr





LOCAL PROJECT PRIORITY, REGIONAL IMPACT

The Florida Department of Transportation (FDOT), in conjunction with Lake County and the City of Groveland, is conducting a Project Development and Environment Study to realign State Road (SR) 50 from County Road (CR) 565 (Villa City Road) to CR 565A (Monte Vista Road), a distance of approximately 2.1 miles. If the realignment is constructed, Broad Street and Orange Street (existing SR 50) would become the jurisdiction of the City of Groveland and would no longer be part of the state road system.

The realignment of SR 50 is a local priority project and has been included in the City of Groveland's Comprehensive Plan, Lake County's Comprehensive Plan, and the Lake-Sumter Metropolitan Planning Organization's Long Range Transportation Plan.

With the proposed alternatives, SR 50 would include a new 4-lane roadway approximately 1 block-size north of and parallel to Crittenden Street, with 2 12-foot travel lanes in each direction, a raised 22-foot median, and 5-foot sidewalks on both sides of the roadway.

SR 50 project details have been finalized and a set of construction documents is complete. The remaining project steps, right-of-way acquisition and construction are not funded at this time.

STATE ROAD 50 REALIGNMENT & TRAIL



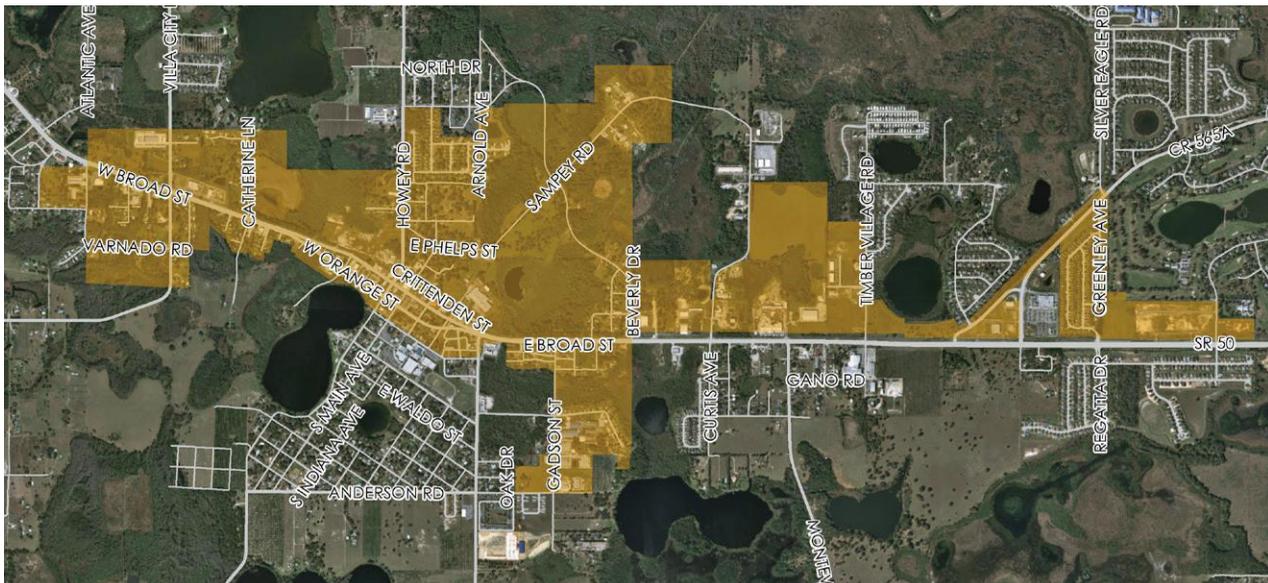
CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY & BUSINESS INCENTIVES

The City of Groveland partners with Lake County government to access the State of Florida's business assistance and incentive programs. The City also offers a variety of economic development and redevelopment incentives for qualifying companies.

Available incentives include, but are not limited to, **impact fee deferment and amortization (installment payments); development review fee grants and permit fee grants; expedited permitting and assistance through the development application and review process and tax-increment refund opportunities for qualifying projects within the CRA.** To learn more about the City of Groveland's available economic development and redevelopment assistance programs and business incentives please contact **the City Manager at (352) 429-2141 ext. 250** and visit the City's website at www.groveland-fl.gov.



City of Groveland Community Redevelopment Area Boundaries



SOUTH LAKE CHAMBER
OF COMMERCE

620 W. Montrose St.
Clermont, FL 34711
(352) 394-4191
fax: (352) 394-5799

SOUTH LAKE COUNTY
BUSINESS OPPORTUNITY
CENTER

Hunt Industrial Park
15430 County Road 565A, Suite A
Groveland, FL

Cesar Gomez

Manager, Business Opportunity Center
(352) 404-7338

CITY OF GROVELAND
CRA & BUSINESS INCENTIVES

156 S. Lake Avenue
Groveland, FL 34736

Michael Hein, City Manager

(352) 429-2141 ext. 250
michael.hein@groveland-fl.gov

TARGETED INDUSTRY INCENTIVES

Qualified Target Industry Tax Refund (QTI)

The Qualified Target Industry Tax Refund incentive is available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. New or expanding businesses in selected targeted industries or corporate headquarters are eligible.

Capital Investment Tax Credit (CITC)

The Capital Investment Tax Credit is used to attract and grow capital-intensive industries in Florida. It is an annual credit, provided for up to twenty years, against the corporate income tax. Eligible projects are those in designated high-impact portions of the following sectors: advanced manufacturing, clean energy, biomedical technology, financial services, information technology, silicon technology, transportation equipment manufacturing, or be a corporate headquarters facility. Projects must also create a minimum of 100 jobs and invest at least \$25 million in eligible capital costs. The level of investment and the project's Florida corporate income tax liability for the 20 years following commencement of operations determines the amount of the annual credit.

WORKFORCE TRAINING INCENTIVES

Quick Response Training (QRT)

Quick Response Training is an employer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion. The company may use in-house training, outside vendor training programs or the local educational entity to provide training. To learn more about the QRT program, visit [CareerSource Florida](http://CareerSourceFlorida.com).

Qualified Defense and Space Contractor Tax Refund (QDSC)

Florida is committed to preserving and growing its high technology employment base by giving Florida defense, homeland security, and space business contractors a competitive edge in consolidating contracts or subcontracts, acquiring new contracts, or converting contracts to commercial production.

High Impact Performance Incentive Grant (HIPI)

The High Impact Performance Incentive is a negotiated grant used to attract and grow major high impact facilities in Florida. Grants are provided to pre-approved applicants in certain high-impact sectors designated by the Florida Department of Economic Opportunity (DEO). Once recommended by Enterprise Florida, Inc. (EFI) and approved by DEO, the high impact business is awarded 50 percent of the eligible grant upon commencement of operations and the balance of the awarded grant once full employment and capital investment goals are met.

Incumbent Worker Training Program (IWT)

Incumbent Worker Training is a program that provides training to currently employed workers to keep Florida's workforce competitive in a global economy and to retain existing businesses. Priority is given to businesses in targeted industries, HUB Zones, Inner City Distressed areas, Rural Counties and areas, and Brownfield areas. For additional information on the IWT program, visit CareerSourceFlorida.com

SPECIAL OPPORTUNITY INCENTIVES

Rural Incentives

Florida encourages growth throughout the state by offering increased incentive awards and lower wage qualification thresholds in its rural counties. Additionally, a Rural Community Development Revolving Loan Fund and Rural Infrastructure Fund exist to meet the special needs that businesses encounter in rural counties.

Brownfield Incentives

Florida offers incentives to businesses that locate on a brownfield site with a Brownfield Site Rehabilitation Agreement (BSRA). The Brownfield Redevelopment Bonus Refund is available to encourage Brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.

Urban Incentives

Florida offers increased incentive awards and lower wage qualification thresholds for businesses locating in many urban core/inner city areas that are experiencing conditions affecting the economic viability of the community and hampering the self-sufficiency of the residents.

FOR MORE INFORMATION ON THESE STATE INCENTIVES

Heather Shubirg

Vice President, Competitive
Intelligence & Research
(407) 956-5696

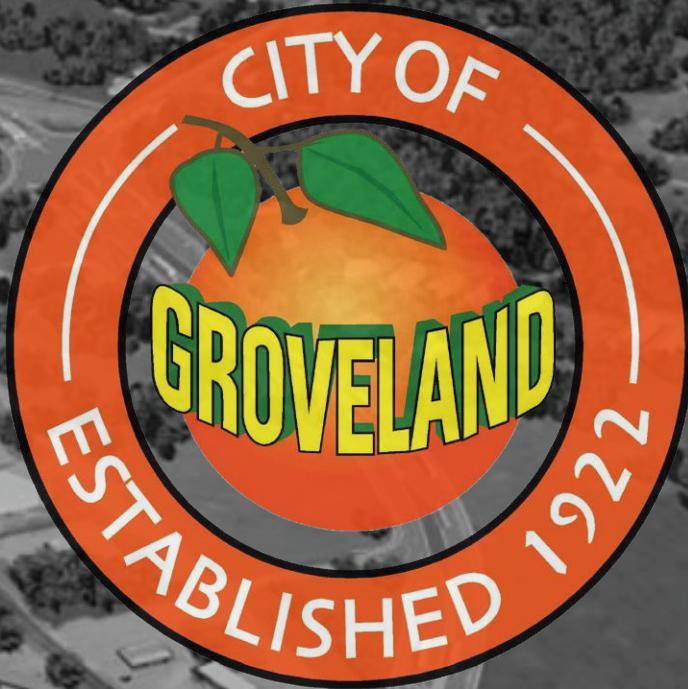
David Rodriguez

Manager, Financial
Programs
(407) 956-5682

The following table displays the parcel information detail for the parcels that comprise Opportunity Site 1. Please note that the City of Groveland has purchased 19 of the 49 parcels (3.13 acres of 9.4 acres) to expedite the redevelopment of the Opportunity Site.

PARCEL	ACRES	OWNER
242224110000L00400	0.2	BRIGMOND PROPERTIES LLC
242224110000L00800	0.17	BRIGMOND PROPERTIES LLC
192225090000Y00400	0.34	CABRERA JOSE L & RAFAELA
242224110000L00100	0.12	CITY OF GROVELAND
192225090000X00500	0.16	CITY OF GROVELAND
192225090000X00600	0.16	CITY OF GROVELAND
192225090000Y01700	0.06	CITY OF GROVELAND
192225090000X00700	0.33	CITY OF GROVELAND
192225000300002000	0.22	CITY OF GROVELAND
192225000300004000	0.1	CITY OF GROVELAND
192225000200003000	0.1	CITY OF GROVELAND
192225000300003000	0.07	CITY OF GROVELAND
192225000300003000	0.15	CITY OF GROVELAND
192225000300003000	0.09	CITY OF GROVELAND
192225000300003000	0.09	CITY OF GROVELAND
192225000300003000	0.07	CITY OF GROVELAND
192225000300003000	0.07	CITY OF GROVELAND
192225000200004000	0.1	CITY OF GROVELAND
192225000200004000	0.1	CITY OF GROVELAND
192225000200004000	0.13	CITY OF GROVELAND
192225000300005000	0.06	CITY OF GROVELAND
192225000200002000	0.95	CITY OF GROVELAND
192225090000Y00900	0.17	DAVIS LEGRAND ESTATE C/O FRANCIS DAVIS
192225090000Y01600	0.17	FIRST MISSIONARY BAPTIST CHURCH
192225090000Y00100	0.17	FIRST MISSIONARY BAPTIST CHURCH OF GROVELAND
192225090000Y01800	0.61	FIRST MISSIONARY BAPTIST CHURCH OF GROVELAND
192225090000Y00700	0.15	HINDS CATHERINE M
192225000200003000	0.15	JEMISON RODERICK M & KIM E
192225090000Y01200	0.16	JOHNSON JESSIE K ET AL
192225090000Y00600	0.18	LONGWOOD MARGIE A
192225090000Y01500	0.16	MC KINNEY BARBARA J ET AL
192225090000X00900	0.33	MEXEAGLE INVESTMENTS CORP
192225000300002000	0.42	MEXEAGLE INVESTMENTS CORPORATION

PARCEL	ACRES	OWNER
192225090000Y01400	0.16	MT PLEASANT COMMUNITY METHODIST CHURCH
192225090000Y00800	0.17	SAMUELSEN JOHN A & RICK MC KEE
192225090000Y01000	0.34	SCHOOL BOARD OF LAKE COUNTY
192225090000Y01701	0.01	TIITF/MURPHY ACT LAND
192225000300002000	0.11	UPSHAW MARTHA JEAN LIFE ESTATE
192225090000Y01300	0.16	VASHIST SETNIWAS
192225090000Y01601	0.1	VAUGHN CARVIN & TEREHA A
192225000200001000	0.46	WALSH ARNOLD G
192225090000X00100	0.38	WALSH ARNOLD G JR TRUSTEE
192225090000X00400	0.16	WALSH ARNOLD G JR TRUSTEE
192225000300002000	0.4	WALSH ARNOLD G JR TRUSTEE
192225000300004000	0.07	WEBB HORACE L JR ET AL
192225000200004000	0.06	WEBB HORACE L JR ET AL
192225000200004000	0.12	WEBB HORACE L JR ET AL
192225000200001000	0.17	WYATT THEODORE V



www.groveland-fl.gov