



## City of Groveland

### Large Scale Comprehensive Plan Amendment Application

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#### General Site Characteristics

1. A general site description including information on:
  - topography,
  - soils,
  - flood hazard areas,
  - wetlands, lakes, general recharge potential, and other special site limitations (natural or physical).
2. Provide justification on how and why the location of the proposed amendment is suitable for the proposed use. Discuss why the change is needed now and why it is needed at the proposed location.
3. A description of the current and proposed use of the property, the future land use and zoning designations of the surrounding properties, and current uses of the surrounding properties.
4. An analysis of the proposed land use and acreage indicating the maximum development potential.
5. A demonstration of the projected need for non-residential uses is required when requesting a future land use map amendment from a Residential to a Non-Residential future land use designation.

#### Impact on Public Facilities

1. An analysis of the availability and demand on potable water supply including the identification of the proposed source of water supply, the estimated volume of water consumption in gallons per day (GPD), and the location of the nearest potable water connection to the site.
2. An analysis of the availability and demand on sanitary sewer including the identification of the expected amount of wastewater in gallons per day (GPD) generated, the service provider, and the location of the nearest sewer line.
3. An analysis of the availability and estimated demand on the following public services:
  - Parks and Recreation



- Educational Facilities (Elementary, Middle, and High)
- Solid Waste (Collection and Generation)

#### Environmental Analysis

1. For properties of more than 100 acres (50 acres in the Green Swamp Area of Critical State Concern), an inventory of the type and extent of wildlife, wildlife habitat, and natural upland vegetative communities.
2. A description of proposed impacts and mitigation efforts to conservation and wetland areas, the Green Swamp Area of Critical State Concern, and other environmentally sensitive resources.
3. Identify the location and identify potential impacts on potable water supplies, private wells, and public well fields
4. Please provide a Phase 1 Environmental Assessment

#### Urban Sprawl Analysis

1. How does the proposed amendment promote or prevent substantial areas of the City of Groveland to develop as low intensity, low-density, or single-use development or uses in excess of the demonstrated need?
2. How does the proposed amendment prohibit significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development?
3. How does the proposed amendment prohibit urban development in radial, strip, isolated or ribbon patterns emanating from existing urban development?
4. How does the proposed amendment adequately protect and conserve natural resources?
5. How does the proposed amendment adequately protect adjacent agricultural areas?
6. How does the proposed amendment maximize use of existing and future public facilities and services?
7. How does the proposed amendment discourage land use patterns or timing which disproportionately increases the cost in time, money, and energy or providing and maintaining public facilities and services?
8. How does the proposed amendment provide a clear separation between rural and urban uses?



9. How will the proposed amendment encourage infill development or the redevelopment of existing neighborhoods?
10. How does the proposed amendment encourage an attractive and functional mix of uses?
11. How could the proposed amendment prevent poor accessibility among linked or related land uses?
12. How could the proposed amendment prevent the loss of significant amounts of functional open space?

#### Transportation Analysis

1. A traffic impact study performed in accordance with the methodology of the Lake-Sumter Metropolitan Planning Organization: three paper copies and one electronic copy (PDF format).

#### Mapping

1. A location map showing the site's relationship in relation to the surrounding street and thoroughfare network
2. A map of the existing future land use designation of the property and the abutting properties
3. A map of the proposed future land use designation of the property and the abutting properties
4. An existing land use map depicting the existing land use(s) of the subject property and abutting properties by the Florida Land Use and Cover Classification System (FLUCCS)