

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING  
SCHEDULED TO CONVENE AT **7:00 P.M. MONDAY, JANUARY 6, 2020** IN THE E.L.  
PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736

MAYOR	EVELYN WILSON	<a href="mailto:evelyn.wilson@groveland-fl.gov">evelyn.wilson@groveland-fl.gov</a>
VICE MAYOR	MIKE RADZIK	<a href="mailto:mike.radzik@groveland-fl.gov">mike.radzik@groveland-fl.gov</a>
COUNCIL MEMBER	MIKE SMITH	<a href="mailto:mike.smith@groveland-fl.gov">mike.smith@groveland-fl.gov</a>
COUNCIL MEMBER	DINA SWEATT	<a href="mailto:dina.sweatt@groveland-fl.gov">dina.sweatt@groveland-fl.gov</a>
COUNCIL MEMBER	RANDOLPH WAITE	<a href="mailto:randolph.waite@groveland-fl.gov">randolph.waite@groveland-fl.gov</a>
CITY MANAGER	MICHAEL HEIN	<a href="mailto:michael.hein@groveland-fl.gov">michael.hein@groveland-fl.gov</a>
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	<a href="mailto:shawn.ramsey@groveland-fl.gov">shawn.ramsey@groveland-fl.gov</a>
CITY CLERK	VIRGINIA WRIGHT	<a href="mailto:virginia.wright@groveland-fl.gov">virginia.wright@groveland-fl.gov</a>
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ	

**Please note:** Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

### Call to Order

### PLEDGE OF CONDUCT

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Mayor.
- Speaking without being recognized will be considered “Out of Order.”

### OPENING CEREMONIES

- a. Pledge of Allegiance
- b. Invocation - Pastor Joel De La Cruz of Iglesia Tercer Cielo (Third Heaven Church)

### ROLL CALL

### AGENDA

### GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

- Introduction of New Firefighters

### CONSENT AGENDA

*Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.*

## Consideration of Approval:

- **December 16, 2019 City Council Workshop Future Land Use Minutes**
- **December 16, 2019 City Council Meeting Minutes**
- **Ordinance 2019-26 Meixsell Property Comprehensive Plan Amendment Second and Final Reading**

An ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

*A request to amend the Future Land Use designation from Lake County Industrial to City of Groveland Industrial of property owned by Edward Meixsell. The property consists of 15 +/- acres, generally located in the Ford Commerce Park, on the south side of American Way.*

- **Ordinance 2019-59 Fulmer Center Annexation Second and Final Reading**

An ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 29.99 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

*A request to annex property owned by Fulmer Center LLC, generally located on the south side of American Way, in the Christopher C. Ford Commerce Park.*

- **Ordinance 2019-61 Fulmer Center Comprehensive Plan Amendment Second and Final Reading**

An ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property of 29.99 +/- acres; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

*A request to amend the future land use designation from Lake County Industrial to City of Groveland Industrial of property owned by Fulmer Center LLC. The property consists of 29.99 +/- acres, generally located on the south side of American Way, in the Christopher C. Ford Commerce Park.*

- **Ordinance 2019-60 Fulmer Center Rezoning Second and Final Reading**

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, to change the zoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial for the herein described property within the City of Groveland, Florida, owned by Fulmer Center LLC, and located on the south side of American Way, in the Christopher C. Ford Commerce Park, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors and providing for an effective date.

*Rezoning for a 29.99 +/- acre Industrial parcel on the south side of American Way, in the Ford Commerce Park.*

- **Ordinance 2019-68-Clarification of Intent of Ordinance 2019-50 Second and Final Reading**

An ordinance of the City of Groveland, County of Lake, State of Florida, clarifying the date the impact fees adopted September 16, 2019 in Ordinance 2019-50 shall commence and aligning the impact fee adjustments to the date the building permit application is received by the City; providing for conflicts, codification and severability; providing for an effective date.

- **Resolution 2020-01 Requesting of Lake-Sumter MPO and FDOT a Traffic Safety Analysis of Intersections of US 27 with Wilson Lake Parkway and Libby Road No. 3**

A resolution of the City Council of the City of Groveland, Florida, requesting of the Lake-Sumter Metropolitan Planning Organization and the Florida Department of Transportation consideration and support of a safety analysis, including a traffic signal warrant analysis, for the intersections of US 27 (SR 25) with Wilson Lake Parkway and Libby Road No. 3; providing for findings, and providing for an effective date.

- **Resolution 2020-02 Approving Agreement for Temporary Use of a Modular Building**

A resolution of the City Council of the City of Groveland, Florida, approving the agreement between the City of Groveland, 302 W. Orange LLC and Bennett Law Center LLC relating to the temporary use of a modular building for office purposes while permanent structure is under construction; authorizing the Mayor to execute the agreement; providing for an effective date.

- **Resolution 2020-03 Approving Permanent Easement for Recreational Trail**

A resolution of the City Council of the City of Groveland, Florida, accepting and approving the permanent agreement in favor of the City of Groveland granted by 302 W. Orange LLC for purposes of a recreational trail along Lake David; authorizing the Mayor to execute the agreement; providing for an effective date.

## **OLD BUSINESS**

1. **Consideration of Approval: Resolution 2020-05 Subcontract Agreement between City of Groveland and Oasis Landscape Services, Inc. for the Maintenance of FDOT Right-of-Way on Highway 50**

A resolution of the City Council of the City of Groveland, Florida, approving the subcontract agreement between the City of Groveland and Oasis Landscaping Services, Inc. relating to maintenance along State Road 50; authorizing the Mayor to execute the agreement; providing for an effective date.

## **NEW BUSINESS**

2. **Consideration of Approval: Auditor Selection Recommendation**

## **PUBLIC COMMENT**

## **REPORTS**

- a. Council Member Reports
- b. City Manager Report
- c. City Attorney Report

## **ADJOURNMENT**

*Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.*

*If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.*

*Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.*

*\*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 5:00 p.m. the day of the meeting.*

# CONSENT AGENDA

**City of Groveland  
Minutes  
Future Land Use Workshop  
Monday, December 16, 2019**

The Groveland City Council held a Future Land Use Workshop on Monday, December 16, 2019 in the E.L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. Mayor Evelyn Wilson called the meeting to order at 6:15 p.m. with the following members present: Vice Mayor Radzik, Council Members, Mike Smith, Dina Sweatt, and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, and City Attorney Anita Geraci-Carver.

NOTE: Sergeant-At-Arms Deputy Chief Armando Loney arrived at 6:28 p.m.

**NEW BUSINESS**

**1. Future Land Use Update and Overview**

City Manager Hein reported stated Community Development Director Tim Maslow would be providing the Future Land Use Update and Overview to include changes from the previous version as well as next steps, public outreach and schedule.

Mr. Maslow provided the following PowerPoint presentation:

**Future Land Use Overview**

- Preservation
- Strategic Growth
- Complete Communities
- Process Simplification
- Architectural Diversity
- Connectivity
- Economic Vitality
- Natural Charm
  
- Future Land Use Map
  - The Hamlet
  - The Village
  - The Town
  
- Future Land Use Conversion (city)
- Future Land Use Conversion (county)

### **DEO Review and Revisions**

1. Green Swamp – Area of Critical State
2. Policies – Goals and Strategies
3. Clarification of FLU Categories
4. Public Schools and Facilities
5. Forecasting and Planning Horizon
  - Future Land Use Prerequisites
  - Densities and Intensities
  - Mixed Use Communities
  - 2040 Horizon
  - Population Forecast
  - Existing Conditions
  - Land Inventory
  - Updated ISBA

### **Next Steps – Schedule**

Mr. Maslow reported a charrette meeting with the Community Redevelopment Agency (CRA) is scheduled for February 2020. He anticipates to have the new code/new land use completed by June 2020.

### **Visioning and Code Writing**

- Upcoming Code
  - Zoning
  - Blocks
  - Street Types
  - Open Space Types
  - Landscaping
  - Lighting
  - Signs
  - Process

Council Member Smith inquired as to the goals and objectives modifications. He noted there was a substantial change from the previous Future Land Use. Mr. Maslow stated in terms of the communicating those goals and objectives to developers, the first goal would be to make a more user-friendly document. The categories would be changed first, so that the developers could clearly see the direction the City is headed. Mr. Maslow explained design charrettes would be scheduled to ensure staff, developers, and the community are all on the same page.

City Manager Hein reiterated this is not a sequential process or a linear path. First a community charrette meeting would take place. Mr. Maslow and his staff would help to frame the discussions with best practices and other items, based on the Future Land Use. The Planning and Zoning Board, Council and the public would attend the charrette meetings to collaborate. Council would also have one-on-one conversations with City

DECEMBER 16, 2019 FUTURE LAND USE WORKSHOP MINUTES

Manager Hein and key staff to help with the vision in order to finalize. City Manager Hein indicated the next six (6) months would be collaboration for the visioning of the future.

Vice Mayor Radzik thanked City Manager Hein for all of his efforts on the Future Land Use. Vice Mayor Radzik reported he appreciates staff discussing this item with DEO and City Attorney Geraci-Carver.

Vice Mayor Radzik requested when referring to buildings/facilities, to reference in feet rather than story/stories.

Mayor Wilson stated she is looking forward to the charrette meetings and having input from the citizens.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Mayor Wilson adjourned the meeting at 7:00 p.m.



\_\_\_\_\_  
Evelyn Wilson, Mayor

Attest:

\_\_\_\_\_  
Virginia Wright, City Clerk

**City of Groveland  
Minutes  
City Council Meeting  
Monday, December 16, 2019**

The Groveland City Council held a regularly scheduled meeting on Monday, December 16, 2019 in the E.L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. Mayor Evelyn Wilson called the meeting to order at 7:10 p.m. with the following members present: Vice Mayor Mike Radzik and Council Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, Sergeant-at-Arms Deputy Chief Armando Loney and City Attorney Anita Geraci-Carver.

**OPENING CEREMONIES**

Pledge of Allegiance led by Vice Mayor Radzik.

Invocation given by Pastor Andy Conklin, South Lake Christian Church.

**GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS**

Officer of the Quarter – Kurtis Clark.

Deputy Chief Armando Loney presented Officer Kurtis Clark with a recognition award for Officer of the Quarter. Deputy Chief Loney, City Council and the City Manager thanked Officer Clark for his dedicated service.

**CONSENT AGENDA**

**Consideration of Approval:**

**November 18, 2019 City Council Meeting Minutes**

**December 2, 2019 City Council Meeting Minutes**

**Appointment of David Ausherman as alternate member of the Technical Advisory Committee of the Lake~Sumter Metropolitan Planning Organization (MPO)**

Action to formally designate David Ausherman, Community Development Senior Planner, as an alternate voting member of the MPO's Technical Advisory Committee (TAC). Tim Maslow, Community Development Director, is the primary designee for the TAC.

**Resolution 2019-79 MPO Transportation Priorities**

A Resolution of the City of Groveland, County of Lake, State of Florida, affirming to the Lake~Sumter Metropolitan Planning Organization the City's transportation priorities for inclusion in the MPO's 2020 List of Priority Projects and affirming the priorities that qualify for the Central Florida MPO Alliance's Regional List of Priority Projects.

**Ordinance 2019-69 Alcohol Policy in Public Spaces – Second Reading**

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida amending sections 6-1, 6-2 and 6-3 in Chapter 6, entitled Alcoholic Beverages, of the City of Groveland Code of Ordinances, changing regulations relating to the sale, possession and consumption of alcoholic beverages; providing for codification; providing for severability; providing for conflict; providing for an effective date.

**Ordinance 2019-62 Team Fishel Annexation - First Reading**

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044 and Section 171.204, Florida Statutes (2019); annexing 10.06 +/- acres of real properties not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

**Ordinance 2019-64 Team Fishel Comprehensive Plan Amendment - First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described properties of 10.06 +/- acres; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

**Ordinance 2019-63 Team Fishel Rezoning - First Reading**

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, to change the zoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial for the herein described properties within the City of Groveland, Florida, owned by KP-Groveland LLC, and located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors and providing for an effective date.

City Clerk Wright read the following headnotes into the record:

Resolution 2019-79, Ordinance 2019-69, Ordinance 2019-62, Ordinance 2019-64, and Ordinance 2019-63.

**Motion:** Councilwoman Sweatt moved to approve the Consent Agenda; seconded by Vice Mayor Radzik.

**Public Comment:**

None.

Motion passed with all Council Members present voting aye.

## **OLD BUSINESS**

### **1. Consideration of Approval: Transmittal of Ordinance 2019-53: Amending Future Land Use Element and Future Land Use Map within the Comprehensive Plan - First Reading**

An Ordinance of the City of Groveland, Florida, amending the Future Land Use Element to replace existing future land use designations with new future land use designations including; Town, Village, Hamlet, Established Neighborhood, Employment Center, Agriculture, and Conservation; providing for amendments to apply city wide, including in the Green Swamp, an area of critical state concern designated pursuant to S. 380.05, Florida Statutes; providing for transmittal of ordinance to the Department of Economic Opportunity (DEO) in accordance with section 163.3184, Florida Statutes; providing for severability; providing for resolution of conflict with existing ordinances; providing for inclusion in the City of Groveland Comprehensive Plan; and providing for approval and an effective date.

*Replacing existing future land use designations with new future land use designations*

City Clerk Wright read Ordinance 2019-53 headnote into the record.

**Motion:** Councilwoman Sweatt moved to approve Ordinance 2019-53 Amending the Future Land Use Element and Future Land Use Map within the Comprehensive Plan – First Reading; seconded by Council Member Smith.

City Manager Hein stated the transmittal of Ordinance 2019-53 to the Department of Economic Opportunity (DEO) is the first step to amend the Future Land Use Element and Future Land Use Map within the Comprehensive Plan. It is anticipated that it will take approximately seven (7) months to complete the process. City Manager Hein reported charrette meetings will take place beginning with the Community Redevelopment Agency Board. The Planning and Zoning Board, City Council, the public and City staff will all participate in future meetings as well, to provide their input. City Manager Hein noted the meetings would not necessarily be in a sequential process.

City Manager Hein stated staff is requesting Council authorization to transmit Ordinance 2019-53 to DEO. He reported Community Development Director Tim Maslow is prepared to provide a brief overview if Council so desired.

Council Member Smith stated he is looking forward to smart growth for the City.

Vice Mayor Radzik stated he is in support of the reduction down to seven (7). He reported he appreciates all of the staff's hard work on this item.

Mayor Wilson reported she is very excited to move forward with this item.

**Public Comment:**

None.

Motion passed with all Council Members present voting aye

**NEW BUSINESS**

None.

**PUBLIC COMMENT**

Karen Norwood expressed her concern regarding a dog that was roaming her neighborhood.

Ms. Norwood stated her Home Owner's Association (HOA) (Eagle Pointe) is transferring the HOA responsibilities from the builder to the residents. She reported her concerns as there are drainage issues that have yet to be resolved. An HOA meeting is scheduled for tomorrow. Ms. Norwood requested Council assistance with this issue, prior to the HOA meeting.

Mayor Wilson inquired if the Council would be able to assist. City Attorney Geraci-Carver stated she would look into this item to see if Council has the authority to assist with the matter.

Mayor Wilson reported she previously had spoken with Chief Ramsey regarding the dog that was roaming the neighborhood. It was her understanding Chief Ramsey had already addressed the matter.

Vice Mayor Radzik reported in 2006 there were concerns regarding the transfer of the HOA in Lexington Village. At that time, he suggested to have staff do a walk through to ensure elements of the PUD were in place prior to the transfer. Vice Mayor Radzik stated he understood the importance of having an understanding of the issues developments face and finding solutions for the residents.

Shannon McClellan provided a handout of a plot plan for lot 455 Eagle Pointe Phase IV A Replat, 444 and 449 Kestrel Drive. Ms. McClellan expressed her concerns regarding drainage issue. She noted that she had discussed the matter with Mr. Maslow in which he was going to share with the City Attorney. However, Mr. Maslow pointed out that he did not feel he would have an answer prior to tomorrow's HOA meeting.

Councilwoman Sweatt felt the builders should be held accountable for the issues the residents are experiencing. Mr. Maslow noted the grading that is proposed on the plans is not being adhered to and it seems to be a reoccurring. Staff is looking into issue.

Vice Mayor Radzik inquired as to what the developer is responsible for in the PUD. City Attorney Geraci-Carver stated the PUD would be recorded in Lake County.

## DECEMBER 16, 2019 CTY COUNCIL MEETING MINUTES

Vice Mayor Radzik stated the deeds and declarations would denote what the HOA and developers are responsible for and should be addressed before the HOA is transferred over to the residents.

Mayor Wilson stated the HOA should not be turned over to the residents until the problems have been resolved. She also asked to be kept informed of issues and any progress made.

Zaida Ally inquired if she could be reimbursed for installation of a retaining wall she purchased out of pocket, due to flooding issues at her home.

Ms. Ally also stated there are Individuals within her community who are habitually parking their trailers on the street. She noted this creates a problem as there is barely any passage to drive through. In addition, there are residents who have broken mailboxes, and others who are allowing their dogs to roam the neighborhood without being leashed.

Vice Mayor Radzik inquired if the City has the developer's bonds. City Attorney Geraci-Carver reported she would check into what the bonds cover and when they expire.

Council Member Smith reported the City does not have any authority regarding the dogs roaming the neighborhood. Residents would need to contact the Lake County Sheriff's Office/Animal Control to address the issue.

Jouga Mulat stated the biggest problem within the neighborhood is the drainage issue. Mr. Mulat noted this issue has not been checked into.

City Manager Hein stated he would direct staff to look into the issue and work as quickly as possible to provide an answer to the residents as quickly as possible prior to the HOA meeting that is schedule for tomorrow.

Laurel Brown stated she was not having any issues but did have concern for others within the neighborhood.

Council Member Waite inquired as to the time of tomorrow's HOA Meeting. Residents reported the meeting would being at 6:00 p.m.

### **REPORTS**

#### **Council Member Waite**

Council Member Waite reported the following:

- December 3, 2019 attended the Lake County Board of County Commissioners State of County Address.

## DECEMBER 16, 2019 CTY COUNCIL MEETING MINUTES

- December 3, 2019 attended the Bar-B-Que provided by Woodard & Curran that was held at the Lake David Center.
- December 11, 2019 met with the Groveland Community. Council Member Waite reported he would be meeting with this organization once a month and would act as their liaison. Council Member Waite inquired if there were funds to repair the sidewalks at Gadson and Parkwood streets. City Manager Hein stated there are funds and he will provide an update to Council regarding this item.
- December 12, 2019 attended the RAC Meeting.
- December 12, 2019 attended the Lake County School Board Concurrency Meeting. Highlights from the meeting is as follows:
  - Lake County School Board offered to donate land to help with the stormwater issue.
  - Will need new elementary school in the very near future. Vice Mayor Radzik noted that there is not enough funds in the budget to build a new school. Council Member Waite stated the new school is anticipated to be planned and executed within the years of 2023-2028. Mayor Wilson requested City Manager Hein reach out to the school board. Vice Mayor Radzik stated Mr. Maslow should reach out regarding the Future Land Use. City Manager Hein stated the City is reaching out to all partners regarding the growth for the Future Land Use.
- December 13, 2019 attended the Employee Appreciation Luncheon.
- December 14, 2019 attended the City of Groveland Christmas Parade and activities.
- December 16, 2019 attended the South Lake Chamber Luncheon.

### **Council Member Smith**

Council Member Smith reported the following:

- December 3, 2019 attended the Lake County Board of County Commissioners State of County Address.
- December 10, 2019 attended the Recreation Advisory Committee (RAC) Meeting
- December 16, 2019 attended the South Lake Chamber Luncheon.
- December 13, 2019 attended the Employee Appreciation Luncheon.
- December 14, 2019 attended the City of Groveland Christmas Parade and activities.
- December 16, 2019 met regarding the Train Station as it pertains to the State Road 50 Alignment.
- Council Member Smith clarified that the RAC is extremely valuable to the City. He inquired if Council was seeking the Parks & Recreation Director to provide RAC reports to Council; or are they requesting that he provide the reports as the Council Liaison. Council Member Smith further explained the RAC makes recommendation to Council; the Parks & Recreation Director is responsible for handling the City events. Mayor Wilson asked that Council Member Smith provide RAC feedback and updates to Council. City Manager Hein stated Council

## DECEMBER 16, 2019 CTY COUNCIL MEETING MINUTES

Member Smith is assigned as the liaison. The City Manager expects Mr. Walker to provide RAC reports and RAC minutes.

- Council Member Smith thanked Mr. Walker and his staff for the job well done coordinating all of the City Christmas events.

### **Councilwoman Sweatt**

Councilwoman Sweatt reported the following:

- December 3, 2019 attended the Lake County Board of County Commissioners State of County Address.
- December 3, 2019 attended the Bar-B-Que provided by Woodard & Curran that was held at the Lake David Center.
- December 4, 2019 attended Bar-B-Que provided by Wood & Curran held at the Water Conservation II Distribution Center, Winter Garden.
- December 5, 2019 bi-weekly meeting with City Manager Hein.
- December 5, 2019 participated in shopping with Officer Delp for the troops.
- December 5, 2019 attended the Planning & Zoning Board Meeting.
- December 8, 2019 attended the Southern Ridge Christmas in the Park event.
- December 8, 2019 attended the Groveland Elementary Robotic Club.
- December 9, 2019 met with sixteen (16) children who attend Groveland Elementary School. Councilwoman Sweatt Introduced City employees, Fire Chief Willie Morgan, DeWayne Jones, Sr. Planner, Terry Eckert, Building Department Manager and Mike Walker, Parks & Recreation Director. The children loved meeting with City staff. The students will be sending a copy of their report to the City.
- December 10, 2019 Councilwoman Sweatt, Officers Delp, Gunter, Bohood, and Tammy Shier, Police Department Records Clerk, prepared 1,148 items (103 boxes) for troops and mailed the boxes.
- December 13, 2019 attended the Employee Appreciation Luncheon.
- December 13, 2013 attended the City of Groveland Candy Cane Hunt, Christmas movie and Tree Lighting ceremony.
- December 14, 2019 attended the City's Christmas Parade.
- December 16, 2019 participated in at the Faith Neighborhood Center boxing 455 Christmas Dinners. Will assist distributing the dinners tomorrow and continue to box dinners on Wednesday and Thursday.

### **Vice Mayor Radzik**

Vice Mayor Radzik reported the following:

- Vice Mayor Radzik inquired if an email had been sent out regarding the shopping for troops as he had not received information. He requested in the future that Council be apprised, indicating that for these types of events more support can be garnered if Council is involved.
- Had bi-weekly meeting with City Manager Hein.
- December 12, 2019 attended Business of the Month.
- December 13, 2019 attended the Employee Appreciation Luncheon.

## DECEMBER 16, 2019 CTY COUNCIL MEETING MINUTES

- December 13, 2019 attended the City's Tree Lighting ceremony.
- December 14, 2019 attended the City's Christmas Parade.
- On December 20, 2019 will be attended the Audit Selection Committee Meeting.
- Juice Factory this Thursday.
- Thanked Mr. Walker noting the fantastic job he did with all of the City's recent events.

### **Mayor Wilson**

Mayor Wilson reported the following:

- Mayor Wilson thanked Mr. Walker and his staff for the wonderful job they have done with the recent events. Mayor Wilson stated she appreciates Mr. Walker's hard work and efforts.
- Mayor Wilson reported she has received thank you cards from many individuals that had received refund checks from the City.
- Mayor Wilson indicated she has started a petition to have a traffic light installed at the intersection of Highway 27 and Wilson Lake Parkway. She requested Council consensus to continue to proceed with the petition. Council Member Smith stated he had a concern. He inquired as to what the criteria is. Council Member Smith noted there had been requests for traffic control devices to be installed at Lake Emma Road and Waterside Pointe. Mayor Wilson stated she is setting the example. Council Member Smith felt it is inappropriate for Council to support the petition, when there have been requests for the installation of traffic devices. Council consensus: Vice Mayor Radzik, Councilwoman Sweatt, and Council Member Waite were in support of Mayor Wilson's request to proceed with the petition; Council Member Smith was not in support of this request. Mayor Wilson inquired if a resolution in support of the traffic light could be created. City Manager Hein stated he would look into the resolution.

### **City Manager Hein**

City Manager Hein Geraci-Carver reported the following:

- City Manager Hein referenced his written report that was provided to Council. He offered to answer any questions Council may have.
- City Manager Hein noted the new dais that had been installed.

### **Anita Geraci-Carver**

City Attorney Geraci-Carver reported the following:

- City Attorney Geraci-Carver had nothing to report at this time and offered to answer any questions Council may have.
- 

### **ADJOURNMENT**

Mayor Wilson adjourned the meeting at 8:37 p.m.

DECEMBER 16, 2019 CTY COUNCIL MEETING MINUTES



---

Evelyn Wilson, Mayor

Attest:

---

Virginia Wright, City Clerk



## CONSENT AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-26 – MEIXSELL PROPERTY LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT (SECOND AND FINAL READING)

DATE: JANUARY 6, 2020

---

#### **GENERAL SUMMARY/BACKGROUND:**

As part of an initiative requested by the Groveland City Council, staff has been working with property owners of unincorporated properties in and around the Ford Commerce Park to potentially annex non-residential economic development sites into the corporate boundaries of the City of Groveland. That outreach has led to the application for annexation of the subject property of Ordinance 2019-20.

City administration received an application from property owner Edward Meixsell, requesting voluntary annexation into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The parcel consists of 15.02+/- acres, generally located south of American Way in the Ford Commerce Park. The applicant is concurrently requesting a large scale comprehensive plan amendment and rezoning. Ordinance 2019-26 changes the future land use designation of the property from Lake County Industrial to City of Groveland Industrial. The subject property is currently vacant with plans for an M-1 Light Industrial type use. Previous Ordinance 2019-20 annexed the property into the City of Groveland.

On April 16, the Development Review Committee voted unanimously to recommend the Comp. Plan Amendment Ordinance to the Planning & Zoning Board and to the City Council. On May 9, the P&Z Board recommended approval of Ordinance 2019-26. On May 20, City Council unanimously approved the first reading for Ordinance 2019-26. On June 18, 2019, Florida Department of Economic Opportunity (FDEO) recommended approval of Ordinance 2019-26.

#### **BUDGET IMPACT:**

No budget impacts.

**LEGAL NOTE:**

None.

**STAFF RECOMMENDATION:**

Staff Recommendation:	Approval
Development Review Committee Recommendation:	Approval
Planning & Zoning Board Recommendation:	Approval

**ATTACHMENTS:**

- Attachment 1 Ordinance 2019-26 & DEO Approval Letter**
- Attachment 2 Application Submittal & Support Documents**
- Attachment 3 Notice Support Documentation**



# ATTACHMENT 1

## **ORDINANCE 2019-26**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 15+/- ACRES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**

**WHEREAS**, the City of Groveland, Florida adopted Ordinance 92-02-01, adopting the Comprehensive Plan for the City of Groveland which has since been amended, and

**WHEREAS**, the request for this large scale plan amendment is initiated by the applicant and owner, Edward Meixsell; and

**WHEREAS**, the owner desires to use the property for industrial purposes; and

**WHEREAS**, the Planning and Zoning Board of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law; and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

**WHEREAS**, the City Council of the City of Groveland hereby finds and determines that the plan amendment is internally consistent with the City's Comprehensive Plan; and

**WHEREAS**, it is in the best interests of the City of Groveland to amend the Comprehensive Plan for the City of Groveland as set forth herein.

**WHEREAS**, the City of Groveland desires to amend the Comprehensive Plan for the City of Groveland as set forth below.

**Now, therefore, it be ordained by the City Council of the City of Groveland, Florida:**

**Section 1. Legislative Findings.**

The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

## **Section 2. Comprehensive Plan Amendment**

### **A. The Property is legally described as:**

Lot 10, LAKE COUNTY CENTRAL PARK PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, Less and except the following: Beginning at the Northeast corner of said Lot 10; thence South 00°20'30" West along the East boundary of Lot 10 for 647.06 feet; thence South 89°43'44" West for 336.79 feet; thence North 00°20'30" East for 646.89 feet to the North boundary of aforesaid Lot 10; thence North 89°42'00" East along said North boundary for 336.79 feet to the Point of Beginning.

Parcel Id No.: 20-21-25-1200-000-0100; Alt. Key: 3612116 (the "Property").

### **B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the City of Groveland Comprehensive Plan is hereby amended by changing the designation of the Property on the City of Groveland Future Land Use Map from Lake County Industrial and designating the Property on the Future Land Use Map to City of Groveland Industrial as depicted on the map in Exhibit A.**

## **Section 3. Severability**

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

**Section 4. Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

## **Section 5. Direction to the City Manager.**

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3184 and F.S. 163.3184(11).

## **Section 6. Repeal**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

## **Section 7. Adoption**

After adoption, a copy hereof shall be forwarding to the Department of Economic Opportunity.

## **Section 8. Effective Date**

This ordinance shall become effective upon the 31<sup>st</sup> day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.



## AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-59 –  
FULMER CENTER ANNEXATION  
(SECOND AND FINAL READING)

DATE: JANUARY 6, 2020

---

#### **GENERAL SUMMARY/BACKGROUND:**

As part of an initiative requested by the Groveland City Council, staff has been working with property owners of unincorporated properties in and around the Ford Commerce Park to potentially annex non-residential economic development sites into the corporate boundaries of the City of Groveland. That outreach has led to the application for annexation of the subject property of Ordinance 2019-59.

City administration received an application from applicant Steve Sceranka, representing property owner Fulmer Center LLC, requesting voluntary annexation into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The parcel consists of 29.99 +/- acres, generally located on the south side of American Way in the Ford Commerce Park. The applicant is concurrently requesting a Large Scale Comprehensive Plan Amendment and Rezoning. The subject property is currently vacant with plans to develop an Industrial type use. Subsequent Ordinance 2019-60 will change the zoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial and Ordinance 2019-61 will change the Future Land Use Designation from Lake County Industrial to City of Groveland Industrial.

On November 14<sup>th</sup>, the Planning & Zoning Board voted unanimously to approve Ordinance 2019-59. On November 18<sup>th</sup>, the City Council unanimously approved the first reading of Ordinance 2019-59.

#### **BUDGET IMPACT:**

Annexation of the property and future development of the property will result in enhanced ad valorem revenues for the City.

*"City with Natural Charm"*

**LEGAL NOTICE:**

None.

**STAFF RECOMMENDATION:**

Staff Recommendation: Approval

Planning & Zoning Board Recommendation: Approval.

**ATTACHMENTS:**

Attachment 1 Ordinance 2019-59

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation



# ATTACHMENT 1

## ORDINANCE 2019-59

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2019); ANNEXING 29.99+/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Fulmer Center LLC, a Florida limited liability company, as a property owner in an unincorporated area of Lake County, has petitioned the City Council, Groveland, Florida, to annex property into the City of Groveland; and

**WHEREAS**, the property, as hereafter defined, is eligible for annexation; and

**WHEREAS**, the Planning and Zoning Board recommended approval; and

**WHEREAS**, the City Council has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

**WHEREAS**, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

**WHEREAS**, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances have been followed and satisfied; and

**NOW THEREFORE**, be it ordained, by the City Council of the City of Groveland, Florida, as follows:

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

**Section 2: Annexation.** The corporate limits of the City of Groveland, Florida, are hereby extended and increased so as to include and embrace within the corporate limits of the City of Groveland, the real property described as:

**Legal Description: See Exhibit A attached hereto and incorporated herein.**

Parcel Id No.: 28-21-25-0002-000-00300; Alt. Key: 1024854 (the "Property").

The Property is hereby annexed and declared to be a part of the City of Groveland. The Property is depicted in the map attached hereto as **Exhibit B**.

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Groveland, and shall be entitled to the same privileges and benefits as other parts of the City of Groveland upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes (2019) within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the City Council of the City of Groveland in accordance with law.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAOYR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-61 –  
FULMER CENTER LARGE SCALE COMPREHENSIVE PLAN  
AMENDMENT (SECOND AND FINAL READING)

DATE: JANUARY 6, 2020

---

#### **GENERAL SUMMARY/BACKGROUND:**

As part of an initiative requested by the Groveland City Council, staff has been working with property owners of unincorporated properties in and around the Ford Commerce Park to potentially annex non-residential economic development sites into the corporate boundaries of the City of Groveland. That outreach has led to the application for annexation of the subject property of Ordinance 2019-59.

City administration received an application from applicant Steve Sceranka, representing property owner Fulmer Center LLC, requesting voluntary annexation into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The parcel consists of 29.99 +/- acres, generally located on the south side of American Way in the Christopher C. Ford Commerce Park. The applicant is concurrently requesting a Large-Scale Comprehensive Plan Amendment and Rezoning. Ordinance 2019-61 would change the Future Land Use designation from Lake County Industrial to City of Groveland Industrial. The subject property is currently vacant.

On November 14<sup>th</sup>, the Planning & Zoning Board voted unanimously to approve Ordinance 2019-61. On November 18<sup>th</sup>, the City Council unanimously approved the first reading of Ordinance 2019-61. On December 17<sup>th</sup>, Florida Department of Economic Opportunity (DEO) recommended approval of Ordinance 2019-61.

#### **BUDGET IMPACT:**

The future development of the property will result in enhanced ad valorem revenues for the City.

#### **LEGAL NOTE:**

None.

*"City with Natural Charm"*

**STAFF RECOMMENDATION:**

Staff Recommendation: Approval

Planning & Zoning Board Recommendation: Approval

**ATTACHMENTS:**

Attachment 1 Ordinance 2019-61 & DEO Approval Letter

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation



*"City with Natural Charm"*

# ATTACHMENT 1

**ORDINANCE 2019-61**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 29.99+/- ACRES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**

**WHEREAS**, the City of Groveland, Florida adopted Ordinance 92-02-01, adopting the Comprehensive Plan for the City of Groveland which has since been amended, and

**WHEREAS**, the request for this large scale plan amendment is initiated by the applicant and owner, Fulmer Center LLC, a Florida limited liability company; and

**WHEREAS**, the owner desires to use the property for industrial purposes; and

**WHEREAS**, the Planning and Zoning Board of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law; and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

**WHEREAS**, the City Council of the City of Groveland hereby finds and determines that the plan amendment is internally consistent with the City's Comprehensive Plan; and

**WHEREAS**, it is in the best interests of the City of Groveland to amend the Comprehensive Plan for the City of Groveland as set forth herein.

**WHEREAS**, the City of Groveland desires to amend the Comprehensive Plan for the City of Groveland as set forth below.

**Now, therefore, it be ordained by the City Council of the City of Groveland, Florida:**

**Section 1. Legislative Findings.**

The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

**Section 2. Comprehensive Plan Amendment**

- A. The Property is legally described as:  
See **Exhibit A** attached hereto and incorporated herein.

Parcel Id No.: 28-21-25-0002-000-00300; Alt. Key: 1024854 (the "Property").

- B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the City of Groveland Comprehensive Plan is hereby amended by changing the designation of the Property on the City of Groveland Future Land Use Map from Lake County Industrial and designating the Property on the Future Land Use Map to City of Groveland Industrial as depicted on the map in **Exhibit B**.

**Section 3. Severability**

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

**Section 4. Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 5. Direction to the City Manager.**

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3184 and F.S. 163.3184(11).

**Section 6. Repeal**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7. Adoption**

After adoption, a copy hereof shall be forwarding to the Department of Economic Opportunity.

**Section 8. Effective Date**

This ordinance shall become effective upon the 31<sup>st</sup> day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		



**CONSENT AGENDA ITEM**

**MEMORANDUM**

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**VIA:** MIKE HEIN, CITY MANAGER

**FROM:** DEWAYNE JONES, PLANNER I

**SUBJECT:** CONSIDERATION OF APPROVAL: ORDINANCE 2019-60 –  
FULMER CENTER REZONING  
(SECOND AND FINAL READING)

**DATE:** JANUARY 6, 2020

**GENERAL SUMMARY/BACKGROUND:**

City administration received an application from applicant Steve Sceranka, representing property owner Fulmer Center LLC, requesting a Rezoning of a 29.99 +/- acre parcel, generally located on the south side of American Way, in the Christopher C. Ford Commerce Park. The applicant is requesting a Rezoning from Lake County Industrial to City of Groveland M-2 Industrial. The subject property is currently vacant.

The tables below summarizes the proposed development standards for the M-2-Industrial project.

<b>Development Program</b>
<b>Land Use</b>
<b>Industrial</b>

<b>Industrial Development Standards</b>	
<b>Standard</b>	<b>Total</b>
<b>Min. Lot Size</b>	12,500 sq. ft.
<b>Max. Impervious Coverage</b>	80%
<b>Max. Height</b>	50 ft.
<b>Max. F.A.R.</b>	1.0
<b>Setbacks</b>	
<b>Public St. or Easement for ingress/egress</b>	50 ft.
<b>Any Zoning District other than M-2</b>	50 ft.
<b>Front/Rear</b>	50 ft.

On November 14<sup>th</sup>, the Planning & Zoning Board voted unanimously to approve Ordinance 2019-60. On November 18<sup>th</sup>, the City Council unanimously approved the first reading of Ordinance 2019-60.

**ECONOMIC REVENUE IMPACT:**

The site will be developed for job creation.

**LEGAL NOTE:**

None.

**STAFF RECOMMENDATION:**

Staff Recommendation: Approval

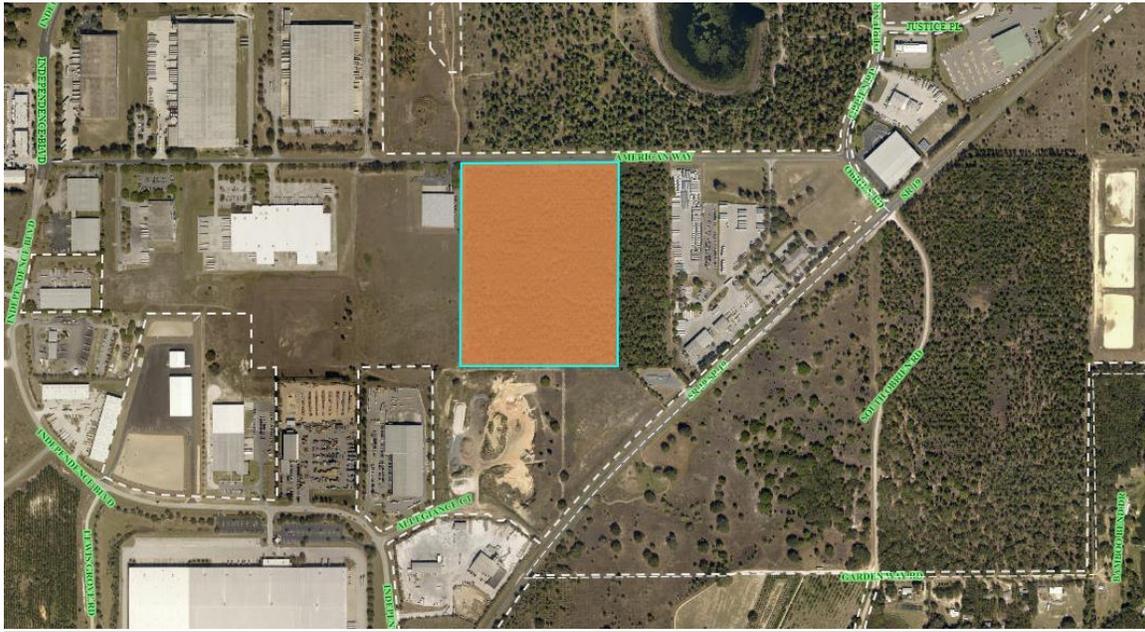
Planning & Zoning Board Recommendation: Approval

**ATTACHMENTS:**

Attachment 1 Ordinance 2019-60

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation





CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
VIA: MIKE HEIN, CITY MANAGER  
FROM: TERRY ECKERT, BUILDING SERVICES MANAGER  
SUBJECT: CONSIDERATION OF APPROVAL: ORDINANCE 2019-68  
CLARIFICATION OF INTENT OF ORDINANCE 2019-50, SECOND  
AND FINAL READING  
DATE: JANUARY 6, 2020

---

**GENERAL SUMMARY/BACKGROUND:**

Ordinance 2019-50 does not have an effective date for the water and wastewater impact fee increases. Ordinance 2019-68 will set the effective date as January 1, 2020.

Ordinance 2019-50 sets the impact fee increases to the date of building permit issuance. Ordinance 2019-68 will set the impact fee increases to the date of building permit application.

**BUDGET IMPACT:**

There are no budgetary impacts.

**LEGAL NOTICE:**

None

**STAFF RECOMMENDATION:**

Staff recommends approval of Ordinance 2019-68

**ATTACHMENTS:**

Attachment 1 Ordinance 2019-68

Attachment 2 Advertisement (Daily Commercial)

# ATTACHMENT 1

## **ORDINANCE 2019-68**

**AN ORDINANCE OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, CLARIFYING THE DATE THE IMPACT FEES ADOPTED SEPTEMBER 16, 2019 IN ORDINANCE 2019-50 SHALL COMMENCE AND ALIGNING THE IMPACT FEE ADJUSTMENTS TO THE DATE THE BUILDING PERMIT APPLICATION IS RECEIVED BY THE CITY; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on September 16, 2019 the City Council of the City of Groveland adopted Ordinance 2019-50 which in part, set the amounts of impact fees.

**WHEREAS**, the City Council desires to clarify the commencement date the impact fee amounts are to be imposed.

**WHEREAS**, due to the City's software and programming to process building permits it is necessary to align the impact fee increases to the date the building permit application is received by the City rather than the date the building permit is issued.

**WHEREAS**, City Council is authorized by Ch. 166, Florida Statutes, to enact legislation as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, as follows:**

**SECTION 1.** The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this ordinance.

**SECTION 2.** Sec. 125-1 in Article I of Chapter 125 of the Code of Ordinances, City of Groveland, Florida, is hereby amended to read as follows:

### **ARTICLE I. - IN GENERAL**

#### **Sec. 125-1. - Periodic adjustment of impact fees.**

On October 1, 2020 and on October 1 of each year thereafter the schedule of impact fee rates for fire prevention, law enforcement, parks and recreation, water and wastewater, and administrative facilities shall be adjusted upward based on the Municipal Cost Index (MCI) as published by the American City and County Magazine. The adjustment shall be based on the most recent 12-month increase in the MCI. At no time shall the schedule of impact fees be adjusted downward without a comprehensive review of such fees. Except for the annual adjustment as provided for above, all ~~All~~ changes or adjustments in the established impact fee rates shall be made by ordinance after advertising and public hearings and, the required statutory notice prior to the effective date of any new or increased impact fee ordinance, and shall apply to construction for which a building permit application is received ~~building permits are issued~~ after the effective date of such ordinance.

**SECTION 3.** The impact fee rates imposed in Ordinance 2019-50 for water and wastewater, fire prevention, law enforcement, and parks and recreation shall be in effect on January 1, 2020.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

**SECTION 5.** It is the intent of the City Council of the City of Groveland that the provisions of this chapter shall become and made a part of the City of Groveland Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If any portion, clause, phrase, sentence or classification of this ordinance is held or declared to be either unconstitutional, invalid, inapplicable, inoperative or void, then such declaration shall not be construed to affect other portions of the ordinance; it is hereby declared to be the express opinion of the City Council of the City of Groveland that any such unconstitutional, invalid, inapplicable, inoperative or void portion or portions of this ordinance did not induce its passage, and that without the inclusion of any such portion or portions of this ordinance, the City Council would have enacted the valid constitutional portions thereof.

**SECTION 7.** This ordinance shall be effective in accordance with law.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: T.J. FISH, DIRECTOR OF TRANSPORTATION & PUBLIC WORKS

SUBJECT: CONSIDERATION OF APPROVAL OF RESOLUTION 2020-01 REQUESTING OF LAKE-SUMTER MPO AND FDOT A TRAFFIC SAFETY ANALYSIS OF INTERSECTIONS OF US 27 WITH WILSON LAKE PARKWAY AND LIBBY ROAD NO. 3

DATE: JANUARY 6, 2019

---

#### **GENERAL SUMMARY/BACKGROUND:**

At the direction of City Council, staff has prepared a resolution requesting of the Lake~Sumter Metropolitan Planning Organization and the Florida Department of transportation a Traffic Safety Analysis of two intersections: US 27 with Wilson Lake Parkway and US 27 with Libby Road No. 3. The resolution requests that the study include signal warrant analyses of each intersection.

The limited sight distance due to the vertical curve south of the intersection of US 27 and Wilson Lake Parkway creates a challenging situation for motorists. The turn movement of turning north from Wilson Lake Parkway onto US 27 is especially challenging coupled with conflicts with vehicles turning from northbound US 27 onto Wilson Lake Parkway. Due to the close proximity of the Libby Road No. 3 intersection with US 27 to the Wilson Lake Parkway intersection, the two intersections are interrelated in their functionality. Therefore, both intersections are included in the resolution.

#### **BUDGET IMPACT:**

None.

#### **LEGAL NOTE:**

None.

#### **STAFF & ADVISORY RECOMMENDATIONS:**

Staff recommends approval of Resolution 2020-01.

#### **ATTACHMENTS:**

Attachment 1 Resolution 2020-01

# ATTACHMENT 1

## **RESOLUTION 2020-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, REQUESTING OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION CONSIDERATION AND SUPPORT OF A SAFETY ANALYSIS, INCLUDING A TRAFFIC SIGNAL WARRANT ANALYSIS, FOR THE INTERSECTIONS OF US 27 (SR 25) WITH WILSON LAKE PARKWAY AND LIBBY ROAD NO. 3; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Groveland has safety concerns with the intersections of Wilson Lake Parkway and Libby Road No. 3 (Lake County roadways) with U.S. Highway 27 (State Road 25); and

**WHEREAS**, the safety concerns primarily affect vehicular traffic; and

**WHEREAS**, the Groveland City Council has been petitioned by hundreds of residents living along the Wilson Lake Parkway corridor to assist in outreach to the Florida Department of Transportation regarding the safety of the intersection of Lake Wilson Parkway with US 27 and regarding the intersection of Libby Road No. 3 with US 27; and

**WHEREAS**, the Florida Department of Transportation (FDOT) is the state agency with authority over US 27 and thus the intersection with Wilson Lake Parkway; and

**WHEREAS**, the FDOT has established motorist safety as a top priority and has adopted performance standards to support a statewide goal of zero fatalities; and

**WHEREAS**, at the intersections of Wilson Lake Parkway with US 27 and Libby Road No. 3 with US 27, US 27 is a divided 4-lane road, with 2 lanes traveling in each direction; and

**WHEREAS**, US 27 experiences heavy traffic volumes traveling at a high rate of speed often in excess of the posted minimum speed of 55 mph; and

**WHEREAS**, there is not an acceleration lane for vehicles exiting the roadways onto US. 27 South; and

**WHEREAS**, traffic exiting US 27 northbound onto Wilson Lake Parkway and onto Libby Road No. 3, and traffic exiting Wilson Lake Parkway and Libby Road No. 3 and proceeding north onto U.S. Highway 27 must traverse across 2 lanes of high speed traffic creating dangerous conditions; and

**WHEREAS**, based on the aforementioned concerns it is the City Council's desire that a safety analysis be conducted that would include a traffic signal warrant analysis.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, AS FOLLOWS:**

The City of Groveland respectfully requests consideration and support by the Lake Sumter MPO and the Florida Department of Transportation of a safety analysis including a traffic signal warrant analysis for the intersections of Wilson Lake Parkway and Libby Road No. 3 with US 27.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida this \_\_\_\_ day of January, 2020.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: ANDREW LANDIS, SENIOR PLANNER

SUBJECT: CONSIDERATION OF APPROVAL ON RESOLUTION 2020-02  
APPROVING AGREEMENT FOR TEMPORARY USE OF A  
MODULAR BUILDING

DATE: JANUARY 6, 2019

---

#### **GENERAL SUMMARY/BACKGROUND:**

Bennett Law Center is proposing a new office building located at 302 W Orange Street in the City of Groveland and has requested permission to construct a temporary modular building on the site during construction of the new permanent structure.

302 W Orange LLC, as owner of the property and B. M. Bennett Law Center, LLC as owner of the law office and occupant of the property have submitted an application seeking approval to demolish an existing parking lot and building and construct a new 8,400 square feet office building and parking lot located at 302 W. Orange Street, Groveland.

The applicant has requested permission to construct a modular building on the Property for temporary office use by B. M. Bennett Law Center, LLC during demolition and construction of the proposed new office building

Resolution 2020-02 approves an Agreement between the City of Groveland, 302 W Orange LLC and B.M. Bennett Law Center relating to the temporary use of a modular building for office purposes while a permanent structure is under construction. The Agreement limits the temporary modular use to a period not to exceed twenty-four (24) months and expiring no later than January 31, 2022.

#### **BUDGET IMPACT:**

None.

#### **LEGAL NOTE:**

None.

**STAFF & ADVISORY RECOMMENDATIONS:**

Community Development Staff recommends approval of Resolution 2020-02.

**ATTACHMENTS:**

Attachment 1 Resolution 2020-02 and Agreement

Attachment 2 Locational Map

# ATTACHMENT 1

## RESOLUTION 2020-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE CITY OF GROVELAND, 302 W ORANGE LLC AND B. M. BENNETT LAW CENTER LLC RELATING TO THE TEMPORARY USE OF A MODULAR BUILDING FOR OFFICE PURPOSES WHILE PERMANENT STRUCTURE IS UNDER CONSTRUCTION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 302 W Orange LLC, as owner of the property and B. M. Bennett Law Center, LLC as owner of the law office and occupant of the property have submitted an application seeking approval to demolish an existing parking lot and building, and construct a new 8,400 square feet office building and parking lot on real property located at 302 W. Orange Street, Groveland.

**WHEREAS**, they have requested permission to construct a modular building on the Property for temporary office use by B. M. Bennett Law Center, LLC during demolition and construction of the proposed new office building

**WHEREAS**, the City Council finds it to serve a public purpose for the existing business to continue in operation during the construction of a new building and the temporary use of a modular building with conditions will not adversely affect the public health, safety and general welfare of the citizens of the City of Groveland.

**WHEREAS**, the City Council finds it beneficial to the City of Groveland and desires to approve the Agreement with the terms and conditions outlined therein.

**WHEREAS**, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. The Agreement between the City of Groveland, 302 W. Orange LLC, a Florida limited liability company, and B. W. Bennett Law Center, LLC, a Florida limited liability company, a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this \_\_\_\_\_ day of January, 2020, by the City Council of the City of Groveland, Florida.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: T.J. FISH, DIRECTOR OF TRANSPORTATION & PUBLIC WORKS

SUBJECT: CONSIDERATION OF APPROVAL ON RESOLUTION 2020-03  
APPROVING PERMANENT EASEMENT FOR RECREATIONAL  
TRAIL

DATE: JANUARY 6, 2019

---

#### **GENERAL SUMMARY/BACKGROUND:**

Bennett Law Center is proposing a new office building located at 302 West Orange Street in the City of Groveland. As part of the site plan review process, staff discussed with the property owner the potential of a pedestrian trail along Lake David that conceptually could connect Lake David Park to the west along the lakeside.

Ms. Bennett, the property owner, is amenable to the idea and is providing the City with a 10-foot-wide pedestrian easement within which the City can plan for a pedestrian trail. Additional pedestrian easement agreements will be pursued with property owners along Lake David.

Resolution 2020-03 approves an Agreement between the City of Groveland, 302 W Orange LLC, and B.M. Bennett Law Center relating to the granting to the City of a permanent 10-foot-wide pedestrian easement along the shore of Lake David.

#### **BUDGET IMPACT:**

None.

#### **LEGAL NOTE:**

None.

#### **STAFF & ADVISORY RECOMMENDATIONS:**

Staff recommends approval of Resolution 2020-03.

#### **ATTACHMENTS:**

Attachment 1 Resolution 2020-03

Attachment 2 Legal Description and Legal Sketch

*"City with Natural Charm"*

# ATTACHMENT 1

**RESOLUTION 2020-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, ACCEPTING AND APPROVING THE PERMANENT EASEMENT IN FAVOR OF THE CITY OF GROVELAND GRANTED BY 302 W ORANGE LLC FOR PURPOSES OF A RECREATION TRAIL ALONG LAKE DAVID; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Groveland desires to create a recreation trail for public use along Lake David.

**WHEREAS**, 302 W Orange LLC owns real property along the north end of Lake David and is willing to grant the City an easement for such purposes.

**WHEREAS**, the City Council finds it beneficial to the City of Groveland and desires to approve the Permanent Easement as provided herein.

**WHEREAS**, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:**

- Section 1. The Permanent Easement in favor of the City of Groveland granted by 302 W. Orange LLC, a Florida limited liability company, a copy of which is attached hereto, is approved.
- Section 2. The Council authorizes the Mayor to execute the Permanent Easement.
- Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this \_\_\_\_ day of January, 2020, by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

# OLD BUSINESS



AGENDA ITEM 1

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
VIA: MIKE HEIN, CITY MANAGER  
FROM: MIKE WALKER, PARKS, FACILITIES AND COMMUNITY SERVICES DIRECTOR  
SUBJECT: CONSIDERATION OF APPROVAL: RESOLUTION 2020-05  
SUBCONTRACT AGREEMENT BETWEEN THE CITY OF GROVELAND  
AND OASIS LANDSCAPING SERVICES, INC.

DATE: JANUARY 6, 2020

---

**GENERAL SUMMARY/BACKGROUND:** Discussions have taken place over the last several months including during this past year's budget workshops, where City Council has expressed interest with taking over the maintenance of the Florida Department of Transportation (FDOT) right of way's along State Road 50 within the city of Groveland from Clermont to Mascotte (just east of Palatlahaha Creek Bridge and ending just west of Groveland Farms Road). Currently this area is being maintained by Oasis Landscaping Service Inc., who is contracted by FDOT till March 31, 2024.

City staff has communicated with Oasis, and expressed the desire of City Council wanting to take over the SR 50 maintenance to have at a higher level of service provided, more so, than is required by the FDOT Standards that Oasis is contracted to follow. Oasis is interested in subcontracting the aforementioned SR 50 area, and have the city provide the following scope of services for them; Litter Removal, Roadside and Slope Mowing, Edging Curbs and Sidewalks, Road and Bridge Sweeping, Cleaning Inlet Throats, Grates, and Drainage Structures, Tree Trimming and Removal. These FDOT Scope of Services Specifications are identified in Attachment "2" for your review.

The sub-contract agreement between the City and Oasis Landscaping Services Inc is provided to you as Attachment "3". This agreement will become effective upon City Council approval and end on March 31, 2024. The city will receive \$1,800.00 monthly for compensation in compensation for the work being provided to Oasis.

Resolution No. 2020-05 has been provided to you as Attachment "1".

**BUDGET IMPACT:**

Expenses had already been captured in the FY 2020 Budget with equipment needs in anticipation of this agreement. Revenues in the amount of \$27,000 will be an increase over what was expected in the General Fund.

**LEGAL NOTE:**

Legal note not applicable.

**STAFF RECOMMENDATION:**

Approval of Resolution No. 2020-05 and authorize the Mayor to sign and execute the agreement with Oasis Landscaping Services, Inc.

**ATTACHMENTS:**

Attachment 1 Resolution 2020-05

Attachment 2 Appendix A - FDOT Scope of Services Specifications

Attachment 3 Appendix B - Sub-Contract Agreement between the City of Groveland and Oasis Landscaping Services, Inc.

# ATTACHMENT 1

**RESOLUTION 2020-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE SUBCONTRACT AGREEMENT BETWEEN THE CITY OF GROVELAND AND OASIS LANDSCAPING SERVICES, INC. RELATING TO MAINTENANCE ALONG STATE ROAD 50; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Oasis was awarded a contract (the “**Contract**”) by the Florida Department of Transportation (“**FDOT**”) identified as E5U87 Performance Aesthetics FIN: 244754-3-72-04, SR-50/SR-33 Palatlahaha Creek Bridge to Groveland Farms Rd (the “**Project**”); and

**WHEREAS**, the City recognizes the importance to its residents, businesses, visitors and prospective residents and businesses that SR-50 is properly and well maintained; and

**WHEREAS**, the City desires to perform certain maintenance tasks along SR-50 that are Oasis’s responsibility pursuant to the Project contract between Oasis and FDOT; and

**WHEREAS**, the parties desire to enter into an Agreement for the purpose of setting forth the terms and conditions under which the City will maintain along SR-50 in the City of Groveland, Lake County, Florida.

**WHEREAS**, the City Council finds it beneficial to the City of Groveland and desires to approve the Agreement with the terms and conditions outlined therein.

**WHEREAS**, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. The Subcontract Agreement between the City of Groveland and Oasis Landscaping Services, Inc., a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this \_\_\_\_ day of January, 2020, by the City Council of the City of Groveland, Florida.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

Council Member \_\_\_\_\_ moved the passage and adoption of the above  
and foregoing Resolution. Motion was seconded by Council Member  
\_\_\_\_\_ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

# NEW BUSINESS



## AGENDA ITEM 2

### MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: JOHN TER LOUW, FINANCE DIRECTOR

SUBJECT: AUDITOR SELECTION RECOMMENDATION

DATE: JANUARY 6, 2020

---

**GENERAL SUMMARY/BACKGROUND:**

The City received 5 bids from various Auditing firms. The Committee is charged to evaluate and rank the firms according to our Criteria of Expertise and Experience, Audit Plan, Proposed Staff Experience, Cost and References. Cost was calculated by formula and provided for each response. The Audit Selection Committee evaluations top 3 recommended firms were Carr Riggs & Ingram, Cherry Bekaert and Clifton Larson Allen.

The Committee decided to have the 2 top firms provide a presentation so that they could provide their top recommendations. The Committee meets on January 3<sup>rd</sup> to determine their top recommendation. After the Committee meeting on January 3<sup>rd</sup>, staff will be providing an updated report which will reflect the final recommendation of the Audit Selection Committee.

**BUDGET IMPACT:**

None.

**LEGAL NOTICE:**

None.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposals and will provide final recommendation in a supplemental report after the January 3<sup>rd</sup> Audit Selection Committee meeting prior to the Council Meeting.

**ATTACHMENTS:**

- Attachment 1 – Contract
- Attachment 2 – Bid Score Sheet
- Attachment 3 – Bid Responses
- Attachment 4 – RFP