

City of Groveland

EVELYN WILSON
CHAIR

MIKE RADZIK
VICE CHAIR



BRIGGETT BRANNON
BOARD MEMBER

MIKE SMITH
BOARD MEMBER

DINA SWEATT
BOARD MEMBER

RANDOLPH WAITE
BOARD MEMBER

DAN MURPHY
CRA MANAGER

**COMMUNITY REDEVELOPMENT AGENCY (CRA)
SPECIAL BOARD MEETING
AUGUST 31, 2020
IMMEDIATELY FOLLOWING THE CRA BUDGET
WORKSHOP WHICH CONVENES AT 6:00 P.M.**

The Mayor will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Mayor, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, unless otherwise indicated by Council. These are routine items not anticipated to be controversial and 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.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.

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.

PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD SPECIAL MEETING IS SCHEDULED TO COMMENCE IMMEDIATELY FOLLOWING THE CRA BUDGET WORKSHOP WHICH CONVENES AT 6:00 PM, AUGUST 31, 2020

Please note: In order to reduce public gatherings and the spread of COVID-19, the August 31, 2020 Community Redevelopment Agency Governing Special Board Meeting telephonic video conferencing as authorized by Governor DeSantis in Executive Order 20-69. The public can attend the virtual meeting. Instructions to participate have been posted to the city’s website under “public notices” at www.groveland-fl.gov. However, the public is advised to check the city website for up-to-date information on any changes to the manner in which the meetings will be held.

CHAIR
VICE CHAIR
BOARD MEMBER
BOARD MEMBER
BOARD MEMBER
BOARD MEMBER
BOARD MEMBER
CITY ATTORNEY
CRA MANAGER
CRA COORDINATOR

EVELYN WILSON
MIKE RADZIK
DINA SWEATT
RANDOLPH WAITE
MIKE SMITH
BRIGGETT BRANNON
(vacant)
ANITA GERACI-CARVER, ESQ.
DAN MURPHY
JOHN M. JONES

CITY MANAGER
RECORDING SECRETARY
SERGEANT-AT-ARMS

MICHAEL HEIN
CIARA BENDER
CHIEF SHAWN RAMSEY

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 Chair.
- Speaking without being recognized will be considered “Out of Order.”

AGENDA

OPENING CEREMONIES

- a. Pledge of Allegiance

ROLL CALL

OLD BUSINESS

1. Consideration of Approval of July 27, 2020 Groveland CRA Governing Board Meeting Minutes
2. Consideration of Approval of Resolution 2020-43 Commercial Property Improvement – Façade Grant Program Revisions

NEW BUSINESS

3. Discussion: Groveland CRA Plan Schedule Update and Upcoming Events & Activities
4. Discussion: Fiscal Year 2020/2021 Service Contract Renewal Anointed Community Services International
5. CRA Manager's Report
6. City Attorney's Report
5. Upcoming Meeting Schedule*
 - September 28th 2020
 - November 23rd 2020

*The CRA meetings are held at 6:00 p.m.

PUBLIC COMMENT

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, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer.

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 Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's Office 72 hours prior to the date of the meeting.

Old Business

**City of Groveland
Minutes
Community Redevelopment Agency Special Meeting
Monday, July 27, 2020**

The Groveland Community Redevelopment Agency (CRA) held a Special Meeting on Monday, July 27, 2020 that was held using telephonic video conferencing in order to reduce public gatherings and the spread of COVID-19, as authorized by Governor DeSantis in Executive Order 20-69. The public was able to attend the virtual meeting. Instructions to participate were posted to the City's website under "Public Notices" at www.groveland-fl.gov and at City Hall in the display board. Chair Evelyn Wilson called the meeting to order at 6:00 p.m. with the following members present: Vice Chair Mike Radzik and Board Members Mike Smith, Dina Sweatt, Briggette Brannon and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, CRA Manager Dan Murphy, CRA Coordinator John Jones, City Attorney Anita Geraci-Carver, and Assistant to City Clerk Ciara Bender.

OPENING CEREMONIES

Pledge of Allegiance led by Vice Chair Radzik.

Chair Wilson read the following into the record:

Pursuant to Executive Order No. 20-69, issued by Governor DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location. Further, municipalities may utilize telephonic or video conferencing to hold public meetings.

Thank you for joining us for the City's CRA Board meeting being held through the Zoom platform. On behalf of myself, all board members and staff we hope you and your families are well.

All votes will be received by roll call vote. For board member discussion I will call on each board member individually to avoid members talking over one another. If you wish to speak again after your initial comments or have additional questions, please click on "Raise Hand" so you can be recognized.

We will be taking public comment during the meeting. The procedures for public participation will be explained by the City Attorney shortly.

City Attorney Anita Gerarci Carver provided explanation of public participation procedures as follows:

Public notice of this meeting was provided on the City's website and posted at City Hall. The public notice included directions for how members of the public can

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

participate. The public has the option to join the Zoom meeting remotely using a computer to watch and listen to the meeting. Or the public can call into the meeting on their telephone and listen to the meeting. Regardless of which option, all attendees from the public are added in listen-mode only.

The notice also provided direction for members of the public who need special accommodation to participate in the meeting in accordance with the ADA to contact the City Clerk not later than 3 business days before the meeting.

The public has been given the opportunity to submit public comments in advance of the meeting by e-mailing the Recording Secretary. Public comments received before 3 p.m. on the meeting date have been shared with the CRA Board prior to this evening's meeting. The Recording Secretary will read the comments into the record during the meeting. Any public comments received after 3 p.m. will be shared with the CRA Board after the meeting and will be retained as a public record.

No public comments were received by the Recording Secretary.

OLD BUSINESS

1. Consideration of Approval: May 4, 2020 Groveland CRA Governing Board Meeting Minutes

Note: Board Member Brannon's absence at the May 4th meeting was marked as excused.

Motion: Vice Chair Radzik moved to approve the May 4, 2020 Groveland CRA Governing Board Meeting Minutes; seconded by Council Member Waite.

Motion passed with all Board Members present voting aye.

NEW BUSINESS

2. Consideration of Approval: CPWG Streetscape Design for Broad Street

Dan Murphy, CRA Manager introduced the following representatives from CPWG: Steve Tarte, Grace Harrison and Matti Rukholm; who presented the proposed streetscape design for Broad Street.

Mr. Rukholm stated the three (3) main elements of the design include trees and shrubs, lighting, and irrigation. The trees would consist of the Natchez crape myrtle, bald cypress, and live oak. Soil cells would be added to help the trees survive in an urban environment. The shrubs would consist of the Dwarf

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

Bufford Holly, the better john bottlebrush, and the summer sunset jasmine. Other plants would include Muhly grass, Emerald Goddess, and the African Iris.

The proposed lighting consists of the open deluxe acorn LED fixture for pedestrian lighting and an energy-efficient roadway LED fixture for street lighting. Costs were estimated to be up to \$167,310. Mr. Tarte advised there is an option to light one side of the street for an approximate cost saving of \$70,000 - \$80,000.

Mr. Rukholm provided the street irrigation design. Estimated costs for landscaping and irrigation are approximately \$149,184.75.

Board Member Smith asked if the cables for the lighting would be underground and how big the live oak trees would be. Mr. Rukholm replied the cables would be underground. The live oak trees would be 5.5 inches tall.

Vice Chair Radzik expressed his concern for live oak and cathedral trees ripping up the sidewalks as they grow. Mrs. Harrison stated it wouldn't be a concern due to a proposed root barrier that would direct the tree roots in a specific direction as they grow.

Vice Chair Radzik asked if money received from the FDOT program could be used for upgrades to side streets. Mr. Jones stated he would research this item and report his findings.

Board Member Smith asked if the pole light requirements would apply to Broad Street, once it is no longer an arterial street due to the State Road 50 Realignment project. Mr. Tarte advised the pole lighting will not be a requirement at that time and the City would be able to change them.

Chair Wilson inquired as to how long it could take to begin on the project. Mr. Tarte stated possibly within 30 days from contract.

Board Member Brannon asked if there was money in the budget for the streetscape design. If so, should it be used for items such as the stormwater issue. Mr. Murphy stated there was about \$35,000 left in the streetscape budget for this year and \$273,000 allocated for next year.

Board Member Brannon also asked if this project would need to be reconstructed once the State Road 50 Realignment project began. Mr. Murphy stated the State Road 50 Alignment Project was considered in the design of the Broad Street Streetscape.

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

Motion: Vice Chair Radzik moved to approve the CPWG Streetscape Design for Broad Street in the not-to-exceed amount of \$316,000; seconded by Board Member Sweatt.

Motion passed with all Board Members present voting aye.

3. Consideration of Approval: Façade Grant – Coyote Rojo

Mr. Murphy stated he has been actively promoting façade grants to local businesses. Coyote Rojo completed an application to be considered for an award of \$20,000. Currently, the Façade Grant allows up to \$10,000 of applicable expenses to be reimbursed.

Chair Wilson inquired as to the best way to move forward. City Attorney Geraci-Carver stated it would be best to approve the initial \$10,000 contingent on the ordinance being amended to allow for another \$10,000 to be awarded.

Board Member Smith asked how much the applicant would be responsible for. City Attorney Geraci-Carver stated the proposed split would be 80/20 in the amended ordinance.

Vice Chair Radzik expressed concern for the City being able to secure its investment in the event the business decided relocate outside of the City.

Mr. Murphy stated the business would be required to repay a percentage of the loan if they relocated within a certain period of time.

Chair Wilson asked if the color of the building could be stipulated. City Attorney Geraci-Carver stated the stipulation is already in the ordinance, but it could also be a condition of grant approval. Mr. Hein stated staff would work with the owner on the color stipulation for the amended ordinance.

Chair Wilson inquired if the parking lot would be included in the repairs.

Mr. Murphy advised it would not.

Board Member Brannon asked if the first \$10,000 would need to be used before the end of the current fiscal year. Mr. Jones reported the funds could be rolled over into next year's budget if not used.

Motion: Board Member Sweatt moved to approve the Façade Grant for Coyote Rojo for \$10,000 contingent upon a natural color scheme; seconded by Vice Chair Radzik.

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

Motion passed with all Board Members present voting aye.

4. Consideration of Approval: Façade Grant - Cashwell Steel Building

Mr. Murphy stated the Cashwell building is located on Garden Avenue. The owner would like to make updates to building, as it is included in the entry to Groveland. This grant would also be for \$20,000 once the amended ordinance allowed for the additional \$10,000.

Motion: Vice Chair Radzik moved to approve the Façade Grant for the Cashwell Steel Building for \$10,000; seconded by Board Member Brannon.

Motion passed with all Board Members present voting aye.

5. Consideration of Approval: Job Growth Incentive Grant and Building Permit Fee Grant – Traffic Control Devices

Mr. Murphy reported the owner of Traffic Control Devices (TCD) is planning to invest \$1.1 million to renovate its current structure and add an additional structure. The company installs road and traffic control signs for the State of Florida and intends to employ up to 26 people at higher than 115 percent of the median wage for the County; qualifying TCD for the Job Growth Incentive Grant. Due to the capital investment, the company qualifies for a waiver of permit fees up to \$20,000.

Board Member Sweat asked where the company is located. Mr. Murphy stated it is near Groveland Elementary School on Anderson Street.

Mr. Jones reported the job growth incentive would be included in a performance agreement where the company agrees to hire employees at a certain salary level within a certain period of time, and also agrees to retain those positions for a certain period of time. Should the company not comply with these requirements, a percentage of the award would be required to be paid back by way of a surety instrument.

Vice Chair Radzik inquired if TCD would be required to provide a report to remain compliant. Mr. Jones stated yes, an annual report would be required.

Board Member Waite asked if it would be required for TCD to hire locally. Mr. Jones stated the incentive program is designed to encourage companies to hire locally. The company would receive an extra amount per job created if the employee is a Groveland resident.

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

Board Member Smith asked if the company could hire locally, but require that employee to work somewhere other than Groveland. Mr. Jones reported the agreement only specifies the company would need to relocate or hire a set number of employees and retain them for a set number of years. Therefore, it is possible the company could place employees at another location. However, the company would have to sign their annual report stating they are in compliance and would be held responsible if found not to be.

Vice Chair Radzik inquired as to how much in ad valorem taxes TCD stands to generate for the City. Mr. Jones reported an approximate \$7,348 per year. He noted the approval would be a positive addition to the Groveland economy and would encourage other businesses to evaluate participation in the incentive program.

Motion: Vice Chair Radzik moved to approve the \$10,000 Job Growth Incentive Grant and Building Permit Fee Grant up to \$20,000 for Traffic Control Devices; seconded by Board Member Sweatt.

Motion passed with all Board Members present voting aye.

REPORTS

CRA Manager

Mr. Murphy reported the following:

- Howard Fertilizer is making some cosmetic upgrades to their building, starting with a fresh coat of paint. They've also put a new green cloth fence to help with appearance.
- McDonald's new sign includes Groveland's logo and is back-lighted.
- The next CRA Board Meeting is scheduled for September 28, 2020 and will include the Anointed Community Services International funding.

City Manager Hein

City Manager Hein reported the following:

- The Governor vetoed the funding for the train station, as the line item did not survive budget cuts. Mr. Hein is still in discussions to possibly lease, gift or relocate the facility with the owners.
- The Public Safety Complex is expected to be completed on time and is under budget. A request for proposal (RFP) will be drafted to reuse the old police and fire buildings for an alternative business.

Anita Geraci-Carver

Nothing to report at this time.

JULY 27, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD MEETING MINUTES

ADJOURNMENT

Mayor Wilson thanked everyone who attended and participated in the meeting. Mayor Wilson adjourned the meeting at 7:44 p.m.



Evelyn Wilson, Chair

Attest:

Ciara Bender, Recording Secretary



**DISCUSSION AND CONSIDERATION FOR APPROVAL
FAÇADE GRANT PROGRAM REVISIONS**

MEETING DATE: August 31, 2020

ITEM NUMBER: 2
AGENDA ITEM: Façade Grant Program - Commercial Property Improvement Program Revisions
PREPARED BY: John Jones, CRA Projects Coordinator
DATE: August 26, 2020

BACKGROUND:

This item is to request consideration to adopt the attached Resolution (Attached) for approval of revisions to the Groveland CRA Façade Grant (Commercial Property Improvement) program.

The Community Redevelopment Agency, after discussion with past and potential future façade grant program users has identified several revisions to the program that are designed to increase ease and utility of the program to users and facilitate a greater use of the program by businesses located within the CRA.

These revisions include modification to grant award amounts and award matching levels. A summary of the proposed revisions are attached in a ~~Strikethrough~~ and Underline format to denote the revisions to the existing program.

DISCUSSION

The revised façade grant program is based on extensive research of other successful façade grant programs. The revised façade grant program has been reviewed and endorsed by the City Attorney for legal sufficiency and compliance with existing City and State regulations.

The terms and conditions of the revised Façade Grant Program will be applicable to Façade Grant applications heretofore provisionally approved pending the adoption of this Resolution.

Available Funding

The Groveland Community Redevelopment Agency has allocated \$60,000 for FY 2020/2021 for the Façade Grant/Business Assistance program.

<p>STAFF RECOMMENDATION: Staff recommends the CRA Governing Board adopt the attached Resolution and approve the revised Groveland CRA Façade Grant Program and authorize the City Manager, CRA Manager and or their designee(s) to execute necessary agreements and documents to implement this program.</p>

Attachments:

City of Groveland Community Redevelopment Agency Commercial Property Improvement Program Description showing revisions.

Resolution 2020-43 - Commercial Property Improvement Program

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

ATTACHMENT 1

City of Groveland

City of Groveland Community Redevelopment Agency **COMMERCIAL PROPERTY IMPROVEMENT GRANT**

About the program

The Groveland CRA Commercial Property Improvement Grant Program is an incentive program available to businesses and property owners located within the CRA priority area along SR 50, as hereinafter defined. The purpose is to improve the visible appearance and street presence of properties as well as enhance the functionality of businesses within the priority area.

Through this program the CRA may provide grants up to \$20,000 based on the Funding Guidelines below. All grant recipients are required to provide a minimum 20% match for their projects. The Commercial Property Improvement Grant Program (Program) is subject to funding availability unless otherwise authorized by the Groveland CRA Board. All applications will be scored by CRA staff based upon the specific criteria herein and in the event that multiple completed applications are received within a 30-day window, the highest scoring applications shall prevail.

The CRA Priority Area included properties along SR 50 which also consists of Broad Street and Orange Street.

Eligibility Criteria

- a. Property must be located within the Groveland CRA Priority Area.
- b. Primary and principle property use must be commercial. Residential uses are ineligible.
- c. Exterior improvements must adhere to the City of Groveland Building Code and Zoning Regulations and all Federal, State and Local Requirements.
- d. Improvements must support the objectives and goals of the Groveland CRA Redevelopment Plan.
- e. Properties “for sale” or listed on the MLS at the time of application are not eligible.
- f. Property Owners may not reapply if they have received the maximum funding amount within a 5-year period under this or any other grant program administered by the Groveland CRA except as otherwise provided
- g. The property’s use must be a legally conforming use per the City of Groveland Zoning Code.
- h. Property to be improved, must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Groveland CRA Plan, as determined by the Board. Upon grant approval the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the Grant Program.

Funding Guidelines

- a. Maximum Award Amount - The Groveland CRA is making available to commercial and/or mixed use properties within the CRA Priority Area matching grants for improvements up to a maximum grant award as follows:
 - o For properties with 60 to 120 feet or more of priority street frontage – **Up to \$20,000**
 - o For properties with less than 60 feet of priority street frontage – **Up to \$10,000**

The intent is to encourage multiple property owners within a priority area to engage in property improvements simultaneously and in areas where public investment has or is planned to occur.

- b. Applicants applying for funding below the maximum award amount may reapply, but are only entitled to the total Maximum Award Amount within a 5-year period of initial approval. If a property has received funding to the Maximum Award Amount, reapplication may not be made for a period of 5 years.

- c. Applicants are required to match the grant award with a minimum of 20% of the project costs. Only after the Applicant has paid the match amount will the CRA begin to disburse grant funds.
- d. Properties that are sold or transferred or if there is a change of use within twenty-four months of receiving grant funding, the Applicant must repay the full amount of the Program grant. A Declaration of Restrictive Covenant shall be recorded in the public records of Lake County, Florida against the property in order to secure the CRA's right of repayment.
- e. Program Grant Agreement and the Declaration of Restrictive Covenants ("Program Documents") shall be executed within 30 days following approval of the grant by the CRA Board.
- f. Building Permit applications must be submitted within 60 days following execution of the grant Agreement and construction to begin immediately after permit approvals.
- g. Executed Declaration of Restrictive Covenants must be recorded in the Lake County public records and a recorded copy provided to the CRA within ten days of receipt of the executed Program Grant Agreement. No funds will be disbursed for the project before this has been done.

Eligible Expenses

Eligible expenses are those reasonable costs associated with undertaking a substantial façade improvement and/or substantial site improvements that are visible from a major corridor or street within the Groveland CRA Priority Area. Eligible expenses include design, permitting, labor and materials related to the construction or installation of eligible improvements. The following are eligible improvements to be funded under the program:

- a. Eligible improvements:
 - Façade improvements
 - Landscaping (trees, shrubs and perennials)
 - Signage
 - Awnings
 - Impact resistant windows
 - Parking lot improvement
 - Exterior painting and repair
 - Other site improvements complimentary to the above
- b. All work must be performed in a first class workmanlike manner in compliance with ordinances and regulations of the City of Groveland and must meet all building and other applicable codes, including state and federal regulations.
- c. To be eligible for this grant, Applicants must undertake a comprehensive improvement project undertaking two or more of the eligible improvements.
- d. Due to limited funding, CRA staff will evaluate the submission and may request additional improvements to make projects more comprehensive prior to CRA Board consideration.

Ineligible Expenses

Ineligible expenses include general maintenance items: parking lot repairs (not related to a comprehensive improvement of the overall appearance of the property); roofing; air conditioning systems and ductwork; interior repairs or renovations; or correction of code violations and; ADA compliance, except in limited instances where these expenses are mandated as part of eligible improvements by the City of Groveland Community Development Department. Any improvements undertaken prior to execution of the Program Documents will be ineligible for reimbursement.

Step 1: Application Process

- a. Schedule an appointment with Groveland CRA staff to discuss potential project and make sure it meets Program intent. Please call 352 429-2141 ex 2101 or e-mail dan.murphy@groveland-fl.gov.

- b. Submit a completed application with a check for \$100 made payable to City of Groveland for zoning review. Incomplete applications will not be considered for funding until a complete application and all supporting documents are received by the CRA. Applications must be signed by the fee simple owner of the property: tenants and/or other occupants are ineligible to participate in the Program and are prohibited from filing an application on behalf of an owner, unless otherwise authorized in writing by the property owner.
- c. Groveland CRA will complete the application review within 30 days of receipt and notify Applicants of any missing information or deficiencies in terms of eligibility for the Program.
- d. Upon determination of completeness and eligibility, CRA staff will place the Application on the next available CRA Board agenda for consideration. The CRA Board meets every other month on the fourth Monday at 6 p.m.
- e. Applicants are strongly encouraged to attend the CRA Board meeting. The decision of the CRA Board shall be final.
- f. Applicants not approved may apply again with modifications. A fully executed and approved Program Grant Agreement between the Groveland CRA and the Applicant together with the Declaration of Restrictive Covenants shall be executed within 30 days of Board approval and shall serve as a Notice to Proceed.
- g. Project must commence and be completed within nine months of Program Agreement execution.
- h. Should project delays arise, it is at the discretion of the CRA Manager to grant no more than one 6-month extension to the Agreement prior to its expiration. Extensions will not be considered once the Agreement has expired.

Step 2: Construction/Payment by the CRA/City of Groveland

- a. If the contractor agrees to await payment until a final check is issued by the Groveland CRA, Applicant will submit invoices for all work and correspondence confirming completion of work to the satisfaction of the business owner and/or property owner.
- b. If the contractor requires payment upon completion of the work, Applicant must pay the invoice and submit copies of all invoices and copies of cancelled checks for payment to the City of Groveland. Submission of a release from obligation to the contractor is also advised.
- c. A CRA and City of Groveland staff member will visit the property to review work, document with photographs and authorize final payment to the Applicant.

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- An application must include **all** of the following items: Photographs of current condition of site and structures; architectural renderings in color of proposed façade improvements; a detailed outline of all proposed improvements with cost estimate and; a Compact Disk or other electronic device containing copies of all required documents. If any components of the project pertain to paving, fencing, landscaping, etc. a survey showing location of work shall also be required.
- Owners of properties that are for sale may not apply for grant funding. Properties sold within twenty-four months of receiving grant funding **must repay the full grant amount**.
- After approval by the CRA Board, the CRA will provide the Applicant with an approved Grant Agreement and Declaration of Restrictive Covenants for signature. The property owner shall not begin construction until the Grant Agreement and Declaration is signed by all parties and the Declaration of Restrictive Covenants has been recorded in Lake County public records. Improvements completed prior to approval by the CRA Board will not be eligible for reimbursement.
- If deemed necessary, the CRA reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to: the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of intent from lending institution and any other documents provided by the Applicant.
- If the site plan or Application request includes landscaping, the landscaping must consist of a species and varieties of native plants that are drought tolerant, require little irrigation and withstand the environmental

conditions of Groveland. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.

- Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives set forth in the City of Groveland CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

I have read completely and understand the program requirements including the application guidelines and grant reimbursement process.

Signature

Date _____

Printed Name and Title

ATTACHMENT 2

RESOLUTION 2020-43

A RESOLUTION OF THE CRA OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM; AUTHORIZING GRANT AWARDS TO NON-RESIDENTIAL PROPERTIES IN THE CRA PRIORITY AREA IN AN AMOUNT UP TO \$20,000; REQUIRING MATCHING FUNDS OF 20 PERCENT; DESIGNATING A CRA PRIORITY AREA; SPECIFYING EXPENSES ELIGIBLE FOR REIMBURSEMENT AND INELIGIBLE EXPENSES; SPECIFYING AN APPLICATION PROCESS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Groveland has funded façade improvements in the CRA and realized success; and

WHEREAS, the Community Redevelopment Agency Board desires to revise the façade grant program and adopt a Commercial Property Improvement Grant Program as outlined herein.

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The City of Groveland Community Redevelopment Agency, Commercial Property Improvement Grant, **a copy of which is attached hereto**, is approved.

Section 2. That all or parts of ordinances, resolutions or approvals of the Community Redevelopment Agency in conflict herewith are hereby repealed.

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 _____, 2020, by the Community Redevelopment Agency Board of the City of Groveland, Florida.

Evelyn Wilson, Mayor/Chairperson
City of Groveland, Florida

ATTEST:

Virginia Wright, City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Board Member _____ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Board 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		
Brigette Brannon		

New Business



REQUEST FOR CRA REVIEW AND APPROVAL

MEETING DATE: August 31, 2020

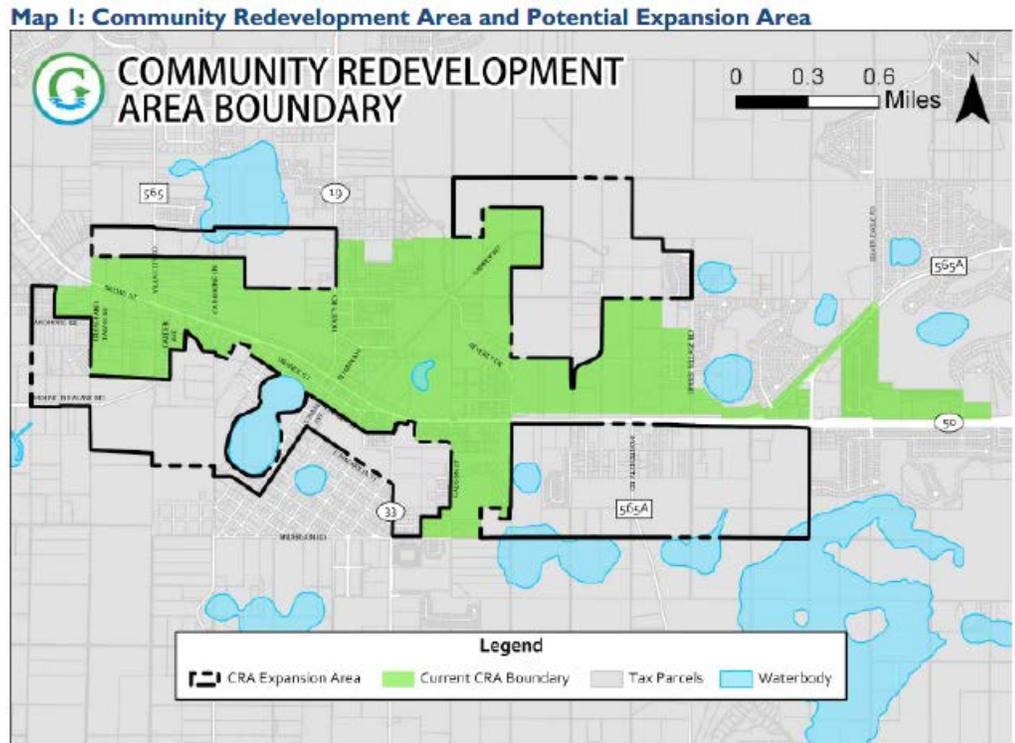
ITEM NUMBER:	3
AGENDA ITEM:	Community Redevelopment Plan Update and Schedule
PREPARED BY:	John Jones, CRA Projects Coordinator
DATE:	August 26, 2020

STATUS:

This item is to provide a status report to the CRA Governing Board regarding the production schedule of the Groveland CRA Plan update and public workshop dates.

Background Expansion of CRA Boundaries

The CRA had prepared a Finding of Necessity (FON) Study to authorize the expansion of the CRA Area. The Findings of the FON were adopted by the Groveland CRA earlier this year. The expanded CRA boundaries are shown below.



Next Step in Process (Update CRA Plan)

The next step in the process is to update the Groveland CRA Plan to reflect the new boundaries, changes in conditions in the CRA since the last CRA Plan update and to identify new CRA Projects and Redevelopment Programming to address the City's long-term redevelopment objectives. The following schedule presents the activities and task associated with the completion of the Groveland CRA Plan update.

2020

August 20 - September 16

Preparation for Public Open House and follow up Virtual Workshop

September 17

Public Open House (In-Person All day at Puryear Facility and ZOOM Meeting Virtual Option)

September – October

Plan Development (Strategies, GOPs, Capital Projects)

November 23

Presentation of Draft CRA Plan Update to CRA Board

December 3

Presentation of Draft CRA Plan Update to P&Z Board

2021

On or Before January 15 (2021)

Notification of Taxing Authorities

January 25 (2021)

Presentation of Revised CRA Plan Update to CRA Board for adoption (Resolution)

February 1 (2021)

CRA Plan Adoption (City Council) 1st Reading of Ordinance

February 15 (2021)

CRA Plan Adoption (City Council) 2nd Reading of Ordinance

The above schedule addresses the public notice and hearing requirements contained in Florida Statutes and allows the new CRA boundaries to be included in next year's TIF calculation and payment from Lake County.

STAFF RECOMMENDATION: No formal action needed. Staff recommends the CRA Governing Board reserve time to attend the in-person or virtual workshop on September 17, 2020 and reserve time on their calendars to attend the CRA Plan review and adoption hearings outlined above.

Attachments: Groveland Finding of Necessity Study

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

ATTACHMENT 1

April 2020 (DRAFT)

Prepared in partnership with:



City of Groveland CRA Expansion Area Finding of Necessity Report



***City of Groveland CRA Expansion Area
Finding of Necessity Study***

Groveland, Florida

S&ME Project # 527119132

April 2020

*Prepared for:
City of Groveland*

Prepared By
S&ME, Inc.

CITY OF GROVELAND CRA EXPANSION AREA
FINDING OF NECESSITY STUDY

April 2020

TABLE OF CONTENTS

Executive Summary 1

I. Introduction.....2

II. Groveland Historical Perspective2

III. Objectives and Purpose of the Redevelopment Act.....3

 A. Redevelopment Area Expansion/Creation Procedures5

 1. Declaration and Process.....5

 2. Adoption of Finding of Necessity Report or “Slum and Blight Study”5

 3. Redevelopment Plan Update5

 B. Criteria for Determining Slum and Blight.....6

 1. Alternative One.....6

 2. Alternative Two7

IV. Study Area Boundaries.....7

V. Study Area Conditions Observed8

VI. Existing Conditions Assessment 12

 A. Existing Land Use, Future Land Use, and Zoning..... 12

 1. Existing Land Use 12

 2. Future Land Use..... 13

 3. Zoning..... 15

 B. Parcel Layout, Values, Accessibility, and Ownership Diversity 18

 1. Lot Size..... 18

 2. Lot Value..... 19

 3. Lot Accessibility..... 20

 4. Diversity of Ownership 21

 C. Site and Structural Stagnation / Deterioration..... 21

 1. Age of Housing Stock..... 21

 2. Unsanitary or Unsafe Conditions and Structure Deterioration..... 22

 3. Vacant Lots and Substandard Buildings 22

 D. Transportation Facilities..... 24

1. Major Corridors..... 24

2. Pedestrian Accommodations..... 24

3. Bicycle Facilities 25

4. Public Transit Services 25

5. Vehicular Crashes and their Potential Impacts on Emergency Service Requests..... 26

E. Summary of Existing Conditions..... 27

VII. Conclusion of Alternative Tests 30

VIII. Legal Description of Expansion Area..... 31

LIST OF TABLES

Table 1: Existing Land Use..... 12
Table 2: Future Land Use Categories 14
Table 3: Zoning Districts 16
Table 4: Development Regulations and Standards..... 17
Table 5: 2014, 2019 Comparative Changes in Justified Values..... 20
Table 6: Crash Density Comparison..... 27
Table 7: Slum and Blight Conditions Matrix..... 29

LIST OF MAPS

Map 1: Community Redevelopment Area and Potential Expansion Area3
Map 2: Existing Land Use Map 13
Map 3: Future Land Use Map..... 15
Map 4: Zoning Map..... 18
Map 5: Parcel Lots Sizes..... 19
Map 6: Justified Values (2019)..... 20
Map 7: Age of Structures 22
Map 8: Vacant Parcels by Type..... 23
Map 9: Transit Services 26
Map 10: FDOT Crash Density (2016) 27

Executive Summary

This report identifies the presence of several conditions of slum and blight within the City of Groveland, as defined by Section 163.340 F.S., that justify the expansion of the Groveland Community Redevelopment Area to include those parcels located within the Finding of Necessity (FON) Study Area (see **Map I: Boundaries of Existing CRA and Proposed Expansion Area**).

Section 163.340 (7 & 8) presents the three (3) conditions for identifying a “slum area” and 15 conditions for identifying a “blighted area,” which are in turn used to determine if an area qualifies for inclusion into a Community Redevelopment Area. A minimum of two (2) of the 18 conditions of slum and blight need to be observed within the Study Area to be included in a Community Redevelopment Area. The findings of this report have satisfied this criterion, as summarized below:

Five (5) conditions of blight were *observed* within the Study Area:

1. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities,
2. Unsanitary or unsafe conditions,
3. Deterioration of site or other improvements,
4. Residential and commercial vacancy rates in the area higher than in the remainder of the county or municipality, and
5. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

If conditions of blight are likely but unable to be proven because of limitations in the available data, these conditions are designated as *suspected*. The two additional conditions of blight that were *suspected* within the Study Area include:

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality, and
2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

During this study, one (1) slum area condition was *observed* within the Study Area:

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Additionally, one (1) slum area condition was *suspected*, but is unable to be proven without spatially-referenced code violation data:

1. The existence of conditions that endanger life or property by fire or other causes.

The observance of six (6) of 18 possible conditions within the Study Area meets the criteria for the Alternative One method of determining slum and blight and justifies the inclusion of the Study Area within the existing Groveland Community Redevelopment Area in accordance with Chapter 163, Part III, Florida Statutes (F.S.)

Table 7, presents a summary checklist of the definitions associated with conditions of slum and blight. Based on the observed presence of these conditions within the Study Area, the City of Groveland may expand the boundaries of the existing Community Redevelopment Area to include the area within the FON Study Area boundaries in accordance with Chapter 163, Part III, F.S., the “Community Redevelopment Act.”

I. Introduction

This report provides the required findings of slum and blight as identified in Chapter 163, Part III, Florida Statutes (F.S.), the “Redevelopment Act,” in order to enable the expansion of the existing Groveland Community Redevelopment Area to include additional portions of the community. This is the first step in an ongoing series of steps designed to stimulate economic development, enhance and improve existing communities and assist redevelopment activities within the Redevelopment Area.

II. Groveland Historical Perspective

Nestled in the heart of Central Florida amongst a chain of scenic, natural lakes lies the City of Groveland. Originally settled by the Timacua tribe, civil war veterans, and early homesteaders from neighboring states, the area spurred rapid migration due its abundance of fishing, game hunting, fertile soil, and timber. Perhaps the most notable of these early settlers were the Taylor brothers, who quickly established one of the region’s fastest-growing turpentine stills. Attracting a diverse set of workers, a settlement slowly formed around the development that was later titled Taylorville in the late 1800’s.



Downtown Groveland, 1924 (Source: Tampa-Hillsborough County Public Library System)

Other notable industries began to appear throughout the area shortly thereafter including farming, sawmilling, and cattle ranching, which were assisted, in part, by Taylorville’s location along the Orange Blossom Special rail line. One of the largest developments that arose during the early 20th century was the Groveland Development Company. Purchased and founded in 1911 by John W. Beach, the entrepreneur purchased over 30,000 acres of nearby land and aggressively marketed the region throughout the eastern United States as a bustling haven for farming opportunities. The campaign was

largely successful and as the region grew, area residents voted to officially rename Taylorville and its surrounding area as the City of Groveland in 1922.

Throughout the remainder of the 20th century, Groveland’s local economy continued to flourish with new businesses including hardware stores, gas stations, farming supplies, and other neighborhood services. One of the area’s most successful industries was citrus farming, which employed roughly 500 area residents. In fact, the area’s largest citrus producer, B&W Canning Company, was Lake County’s second largest employer behind the County’s public school system.

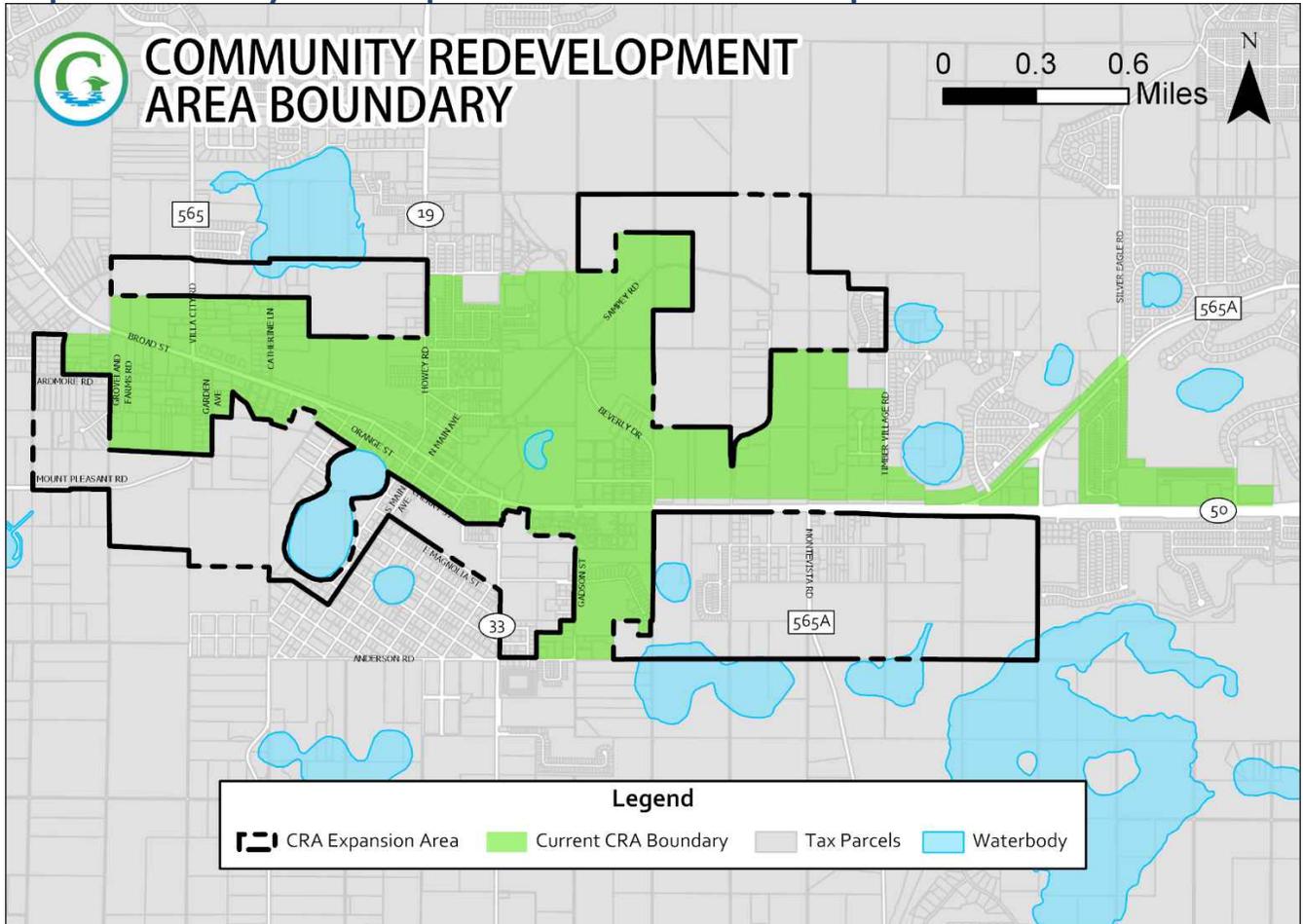
However, when the local citrus industry began to decline, so did Groveland’s historic downtown. In order to improve the downtown’s attractiveness, vibrancy, and quality of life, the City established the Groveland Community Redevelopment Agency in 2002, whose jurisdiction currently runs along State Road 50, from just east of Green Valley Boulevard to the city’s westerly



Citrus Tree (Source: Santiago Manuel)

limits and includes over 1,000 acres—including the City’s historic downtown. Although the area has seen a resurgence since the Community Redevelopment Agency’s inception, several areas just outside of the current Redevelopment Area have continued to decline (see **Map I**). This Finding of Necessity Study intends to identify these areas of decline (referred to as the ‘Study Area’ and ‘Expansion Area’ interchangeably throughout this report) according to Redevelopment Act, as defined by Florida Statutes so that they may be addressed by the Groveland CRA.

Map I: Community Redevelopment Area and Potential Expansion Area



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020;

III. Objectives and Purpose of the Redevelopment Act

The purpose of the Community Redevelopment Act, Chapter 163, Part III of the Florida Statutes is to assist local governments in eliminating and/or preventing slum or blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. The following paragraphs describe those conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for creating and implementing policies and programs.

- *Section 163.335 (1)* It is hereby found and declared there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas

contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

- *Section 163.335 (2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*
- *Section 163.335 (3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*
- *Section 163.335 (4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.*
- *Section 163.335 (5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.*
- *Section 163.335 (6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.*

- *Section 163.335 (7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.*

A. Redevelopment Area Expansion/Creation Procedures

I. Declaration and Process

Determining if slum and blight conditions exist within the Study Area is the initial step in ascertaining the area's appropriateness for inclusion into the Groveland Community Redevelopment Area. This documentation of slum and blight conditions, as well as its supporting analysis, shall be referred to herein as the "Finding of Necessity Report."

This report describes the physical, economic, and regulatory conditions within the Study Area that generate or are associated with slum and blight. S&ME Staff, working closely with CRA and City Staff, inspected the Study Area through two (2) onsite field studies, complemented by an extensive desktop analysis using multiple software tools such as GIS, Google Earth, and Microsoft Office Excel. The data that was utilized to inform this report was provided primarily by the City of Groveland, Lake County GIS, Lake County Property Appraiser, Florida Department of Transportation, and the Florida Geographic Data Library.

2. Adoption of Finding of Necessity Report or "Slum and Blight Study"

Under the Community Redevelopment Act, if an area is determined to be a slum or blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that slum and blight conditions are present within the defined Study Area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety and welfare. By doing so, the governing body would be empowered to establish a Community Redevelopment Agency (CRA) to address these issues.

After the **adoption of a Resolution** by the Groveland CRA acknowledging the documented conditions of slum and blight and expanding the Redevelopment Area's boundary, the Groveland City Council **will adopt an Ordinance formally acknowledging the expanded Redevelopment Area boundaries and the participating parcels**. The ordinance will also establish the taxable-value base-year for the calculation of tax-increment (TIF) revenue, duration of the Expansion Area within the Redevelopment Area, and also authorize the contribution of the TIF revenue collected from the Expansion Area's participating parcels for placement in the Groveland CRA's Tax-Increment Trust fund. The most recent real property certified tax roll, prior to the effective year of the ordinance, shall be used to establish the 'base year'. These taxable values within the expanded Redevelopment Area will be used to calculate the future tax increment. In Groveland's case, the assumed timetable to move forward implies that the calculation of the tax increment will utilize the 2019 certified rolls for the proposed Expansion Area.

3. Redevelopment Plan Update

The Groveland City Council acts as the City's Community Redevelopment Agency. The Groveland Community Redevelopment Agency has directed the subsequent preparation of the Community Redevelopment Plan update, which would reflect the Expansion Area's addition to the existing Community Redevelopment Area. The updated Community

Redevelopment Plan will provide the physical description of the Study Area and identify potential programs and projects to address the specified slum and blight conditions.

The Community Redevelopment Act requires that redevelopment plans be subjected to a compliance review that is conducted by the Planning and Zoning Board before it may be submitted to the City Council for approval. The Planning and Zoning Board has sixty (60) days to review the redevelopment plan for its conformity with the City's Comprehensive Plan, addressing the development of the City as a whole and providing comments to the CRA. After receiving comments and recommendations from the Planning and Zoning Board, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan after appropriate public notice has been provided and advertisements have been placed within the area's most widely distributed newspaper.

Prior to the City adopting any resolution or ordinance to approve an updated Community Redevelopment Plan or establish a redevelopment trust fund, the governing body must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within a redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the CRA action. As a policy matter, it is assumed that the following entities with ties and relationships to the City of Groveland government will receive notice of any actions arising from either the Finding of Necessity analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act.

- Lake County Board of County Commissioners
- Lake County Property Appraiser's Office
- Lake County Schools (Public School System)
- Lake County Tax Collector
- St. Johns River Water Management District

B. Criteria for Determining Slum and Blight

The Community Redevelopment Act establishes two similar, but discrete, pathways to determine if an area of study is considered to be a slum or blighted, sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

- *Alternative One involves the layering of two tests. The first test is broadly conditional and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.*
- *Alternative Two involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. As in the first alternative, this test relates to specific criteria and it must conclude affirmatively.*

I. Alternative One

The *first test* for Alternative One requires that a study area identified as a slum or blighted area contain a "substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property."

The *second test* for Alternative One must prove that the area must be one in "which two or more of the following factors are present:"

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- d. Unsanitary or unsafe conditions.
- e. Deterioration of site or other improvements.
- f. Inadequate and outdated building density patterns.
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- h. Tax or special assessment delinquency exceeding the fair value of the land.
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- j. Incidence of crime in the area higher than in the remainder of the county or municipality.
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- o. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.¹

2. Alternative Two

The Redevelopment Act also allows that a slum or blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (o) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by interlocal agreement or agreements with the CRA or by resolution, that the area is blighted.”

IV. Study Area Boundaries

The existing Groveland Community Redevelopment Area is primarily served by the State Road 50 (Broad Street) corridor, which runs east-west through the middle of the Redevelopment Area. The Redevelopment Area is also serviced by other thoroughfares including State Road 19 (Howey Road), State Road 33, County Road 565 (Villa City Road), and County Road 565A (Montevista Road). Additionally, a fixed bus route runs through the Redevelopment Area along Broad Street and pedestrian facilities are found throughout downtown and select area neighborhoods.

The analysis in this report is limited to a specific geographic area of approximately 1,118.1 acres (1,053.1 excluding rights-of-way) extending from the existing Redevelopment Area in all directions and includes properties located within the City of Groveland or Unincorporated Lake County. Activities

¹ Florida Statutes, Section 163.340 (8).

within the Study Area are varied and include agricultural, commercial, industrial, institutional, residential, and recreational uses. Additionally, the Study Area also includes over 200 acres of vacant land.

The analysis contained in this report focuses on the land-based resources of the Study Area and its ability to generate economic return and local tax revenues. As a general matter, land-based resources that are in a state of physical decline, are underutilized, or are improperly deployed may significantly limit a local jurisdiction's ability to remain competitive in a larger economic context and may, in the long term, negatively affect the jurisdiction's overall financial condition and the level of services it can provide its residents.

Local governments that are highly dependent upon ad-valorem tax revenues are the most vulnerable in these situations. Real property assets that are physically or functionally deteriorated or that do not meet today's contemporary development requirements are limited in their ability to generate their full potential (ad-valorem) of taxes. The physical character and utility of these real property assets, along with the services required to sustain them, are key factors in determining a community's economic health.

This analysis utilizes 2014 and 2019 tax roll data supplied by the Lake County Property Appraiser's Office, information provided by City Staff, and GIS data from Lake County, the Lake County Property Appraiser's Office, the Florida Department of Transportation, and the Florida Geographic Data Library. These datasets were verified where feasible during the onsite field surveys.

V. Study Area Conditions Observed

This section of the report provides a brief description of the *observed* and *suspected* conditions of slum and blight within Study Area that were not only determined by S&ME Staff but were also confirmed by City of Groveland Staff as well.

The Study Area is predominately characterized as a small, suburban community that hosts a mix of agricultural, commercial, industrial, institutional, residential, and recreational uses. A substantial portion of the Study Area also included over 200 acres of vacant land.

Conditions of blight *observed* within the Expansion Area during the field surveys were: (1) **the predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities**, (2) **unsanitary or unsafe conditions**, (3) **deterioration of site or other improvements**, (4) **residential and commercial vacancy rates in the area higher than in the remainder of the county or municipality**, and (5) **diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area**. These conditions are documented on the following pages as a series of site photos and/or included in the analysis provided in this report.

Conditions of blight *suspected* within the Expansion Area during this analysis were: (i) **fire and emergency medical service calls to the area were proportionately higher than in the remainder of the City** and (ii) **a greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the City**.

Additionally, a condition of slum *observed* within the Expansion Area during the field survey was: (1) **inadequate provision for ventilation, light, air, sanitation, or open spaces** and a condition of slum that was *suspected* included: (1) **the existence of conditions that endanger life or property by fire or other causes**.

These *observed* and *suspected* conditions of slum and blight signify a lack of public and private investment over a span of multiple years, which discourages private sector investment and limits development within affected areas. This lack of investment can have devastating, long term impacts on the local economy including, but not limited to, decreasing property values, reduced economic activity, and a deterioration of existing developments.

‘Predominance of Defective or Inadequate’ Infrastructure Observed



Public Transit Stop with No Amenities (source: Google Maps, 2020)



Unpaved/Poor Roadway Conditions (source: Google Maps, S&ME, 2020)



No sidewalks along Neighborhood Streets (source: S&ME, 2020)



'Unsanitary or Unsafe Conditions' & 'Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces' Observed



Dumping of trash (source: S&ME, 2020)



Broken Windows (source: S&ME, 2020)



'Deterioration of Site and Other Improvements' Observed



Evidence of residential and nonresidential deterioration (source: S&ME, 2020)

VI. Existing Conditions Assessment

This section of the report documents the existing conditions within the overall proposed Groveland CRA Expansion Area that could influence local development and redevelopment opportunities. These conditions are organized into the following subsections:

- A. Existing Land Use, Future Land Use, and Zoning;
- B. Parcel Layout, Values, Accessibility, and Ownership Diversity;
- C. Site and Structural Stagnation / Deterioration; and
- D. Transportation Facilities.

A. Existing Land Use, Future Land Use, and Zoning

The 465 parcels identified within the Study Area feature a broad a range of uses and regulatory overlays. According to the latest parcel and regulatory data provided by city and county providers, the Study Area is home to 11 generalized existing land use categories, 15 future land use designations, and 19 zoning districts. These designations (and their resulting implications on the area's economic development potential) are discussed in the subsections ahead.

I. Existing Land Use

According to the Department of Revenue Codes found within the parcel data provided by the Lake County Property Appraiser's Office, agriculture is the predominant land use throughout the Study Area, totaling approximately 519 acres (49% of the total Study Area). The second, third, and fourth largest land uses within the Study Area are single family residential, vacant residential, and industrial, respectively. Single family residential comprises roughly 198 acres (19%) and is located throughout the Study Area. Alternatively, vacant residential comprises approximately 119 acres (11%) and is primarily located west of Lake David. The last substantial land use category within the Study Area is industrial, which comprises 5% of the total area at 57 acres and is focused on the east side of the Expansion Area. The remaining land uses each comprise 35 acres or less. **Table 1** presents the existing land use distribution, while **Map 2** displays the data in reference to the original Groveland CRA boundary.

Table 1: Existing Land Use

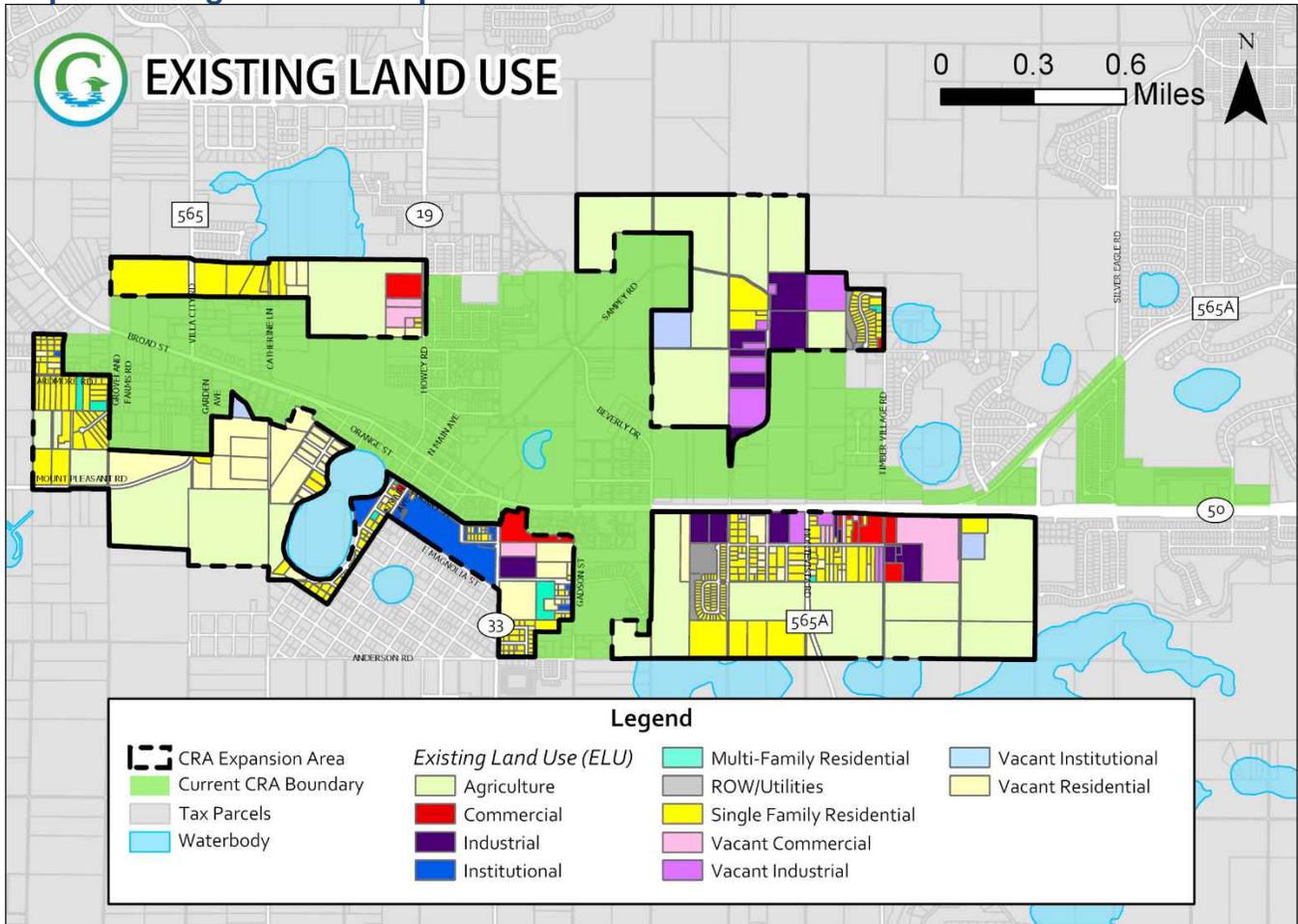
Generalized Land Use Category	Parcel Count	Acres	Percent of Total Area
Agricultural	21	518.8	49%
Single Family Residential	298	198.2	19%
Vacant Residential	59	118.8	11%
Industrial	17	57.1	5%
Vacant Commercial	12	34.6	3%
Vacant Industrial	10	32.8	3%
Institutional	10	29.7	3%
Commercial	13	26.0	3%
Vacant Institutional	10	17.1	2%

Generalized Land Use Category	Parcel Count	Acres	Percent of Total Area
Utilities / Common Areas	8	11.8	1%
Multi-Family	7	8.2	1%
Grand Total	465	1,053.1*	100%

*Excludes rights-of-way

Sources: Lake County Property Appraiser’s Office, S&ME, 2020.

Map 2: Existing Land Use Map



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

2. Future Land Use

Future land use (FLU) designations within the Study Area are split between County and City designations. Parcels with a City of Groveland FLU designation comprise approximately 640 acres, while parcels possessing a Lake County future land use designation total 384 acres (for a grand total 1,024 acres, excluding rights-of-way). It should be noted that an additional 29 acres of land within the Study Area were not prescribed a FLU designation—likely due to the presence of environmentally-significant features such as wetlands or bodies of water.

Regardless, the predominant future land use category within the Study Area, based on total land area, is City Conservation (CON), at 347 acres (or 33% of the total Expansion Area).

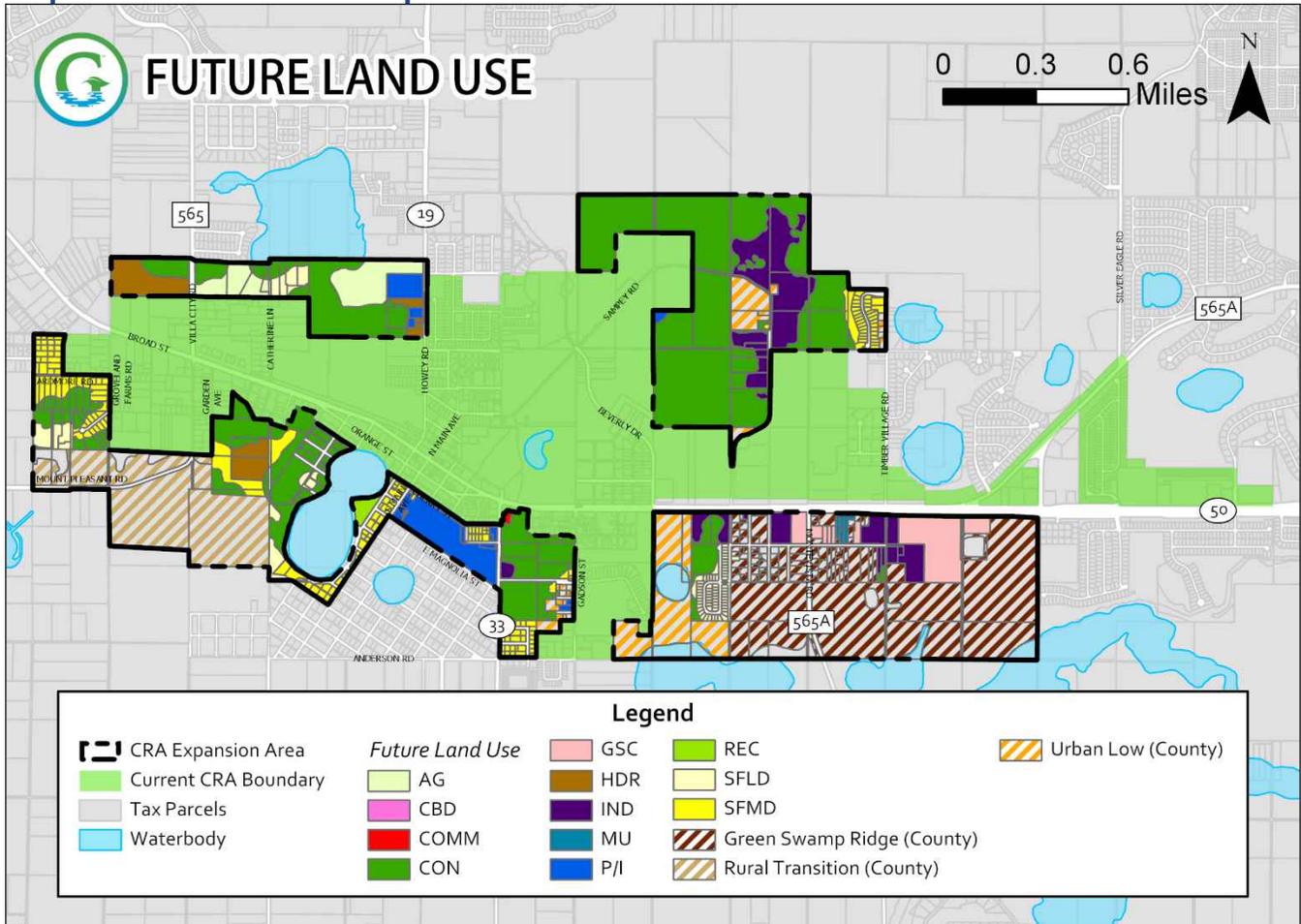
These lands are located throughout the Study Area but are primarily focused within the Expansion Area’s northeast quadrant. The next two predominant future land use categories are located south of Broad Street and are County designations, entitled Green Swamp Ridge and Rural Transition, totaling 213 and 107 acres (20% and 10% of the total Study Area), respectively. The remaining FLU categories are each less than 7% of percent of the total Study Area and are comprised of both City and County designations. **Table 2** presents the future land use distribution, while **Map 3** displays the data in reference to the original Groveland Community Redevelopment Area.

Table 2: Future Land Use Categories

Future Land Use Category	Acreage	Percent of Total Area
<i>City of Groveland Designations</i>		
Conservation (CON)	347.4	33%
Industrial (IND)	69.7	7%
Single Family Medium Density Residential (SFMD)	66.7	6%
Public/Institutional (P/I)	34.2	3%
Green Swamp Commercial (GSC)	31.8	3%
Agriculture (AG)	29.1	3%
Single Family Low Density (SFLD)	27.9	3%
High Density Residential (HDR)	26.4	3%
Recreation and Open Space (REC)	3.7	<1%
Mixed Use (MU)	2.7	<1%
Commercial (COMM)	0.7	<1%
Central Business District (CBD)	0.1	<1%
Subtotal	640.4	
<i>Lake County Designations</i>		
Green Swamp Ridge	212.6	20%
Rural Transition	107.4	10%
Urban Low	64.1	6%
Subtotal	384.1	
<i>Undesignated Lands</i>	28.6	3%
Subtotal	28.6	
Grand Total	1,053.1	100%

Sources: City of Groveland, Lake County GIS, and S&ME, 2020.

Map 3: Future Land Use Map



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

3. Zoning

Zoning designations found within the Study Area are split between County and City districts. However, there are inherent inconsistencies with both the City and County’s zoning data when compared to their jurisdiction’s provided future land use information. For example, 347.4 acres of land designated as CON on the City’s FLUM is listed as “WATER/LAKE” in the City’s zoning shapefile—the meaning of which is not defined in the City’s Comprehensive Plan or Unified Land Development Code. Alternatively, the County assigns zoning designations (R-7 and A) to several acres throughout the Redevelopment Area where a County FLU designation was not provided.

As a result of these inconsistencies, parcels with a City of Groveland zoning designation comprise approximately 293 acres and parcels possessing a Lake County zoning designation amounts to 387 (for a combined total of 680 acres, excluding rights-of-way). The predominant zoning districts within the Study Area, based on total size, are Lake County Agriculture (A) and City of Groveland Moderate Density Residential (R-3), covering approximately 281 acres and 86 acres, respectively.

The primary purpose of Lake County’s A district is to provide long term means for preventing further encroachment upon agricultural enterprises and encourage agricultural pursuits by preserving good soils and agricultural areas from development and construction. This district allows for single family dwellings up to 1 unit per 5 acres, agricultural activities, and community-oriented land uses. In sum, this designation is not intended as an earmark land for future development and is primarily focused on low density/intensity agricultural pursuits.

The intent of the City of Groveland’s R-3 district is to designate an area for moderate density multiple-family housing and to provide for professional services that are not in direct conflict with residential uses and do not generate traffic of such a degree as to warrant commercial or industrial zoning. This zoning district allows for wide range of residential uses from single-family dwellings to neighborhood-level apartments.

The remainder of the zoning districts are comprised of both City and County designations and each comprises less than or equal to 6% of the total Expansion Area. **Table 3** presents the zoning distribution, **Table 4** highlights the development standards for the Expansion Area’s two largest zoning designations, and **Map 4** displays the zoning data in reference to the original Groveland CRA boundary.

Table 3: Zoning Districts

Zoning District	Acreage	Percent of Total Area
<i>City of Groveland Designations</i>		
Moderate Density Residential (R-3)	86.4	8%
Industrial (M-1)	59.6	6%
SR50 Commercial (C-SR50)	31.8	3%
Single-Family Residential (R-1A)	29.5	3%
Institutional (INST)	24.4	2%
Planned Unit Development (PUD)	23.4	2%
Low Density Residential (R-2)	22.1	2%
Commercial-Highway (C-1)	5.5	<1%
Single Family Residential (R-1)	4.8	<1%
Recreation (REC)	3.7	<1%
Utilities (UTILITY)	1.6	<1%
Subtotal	292.8	
<i>Lake County Designations</i>		
Agriculture (A)	281.2	27%
Light Industrial (LM)	36.7	4%
Urban Residential District (R-6)	20.9	2%
Mobile Home Rental Park District (RMRP)	19.1	2%
Mixed Residential District (R-7)	16.7	2%
Community Commercial District (C-2)	6.0	<1%
Rural Residential (R-1)	4.2	<1%
Planned Commercial District (CP)	2.0	<1%
Subtotal	386.8	
<i>Undesignated Lands</i>	373.5	36%

Subtotal	373.5	
Grand Total	1,053.1	100%

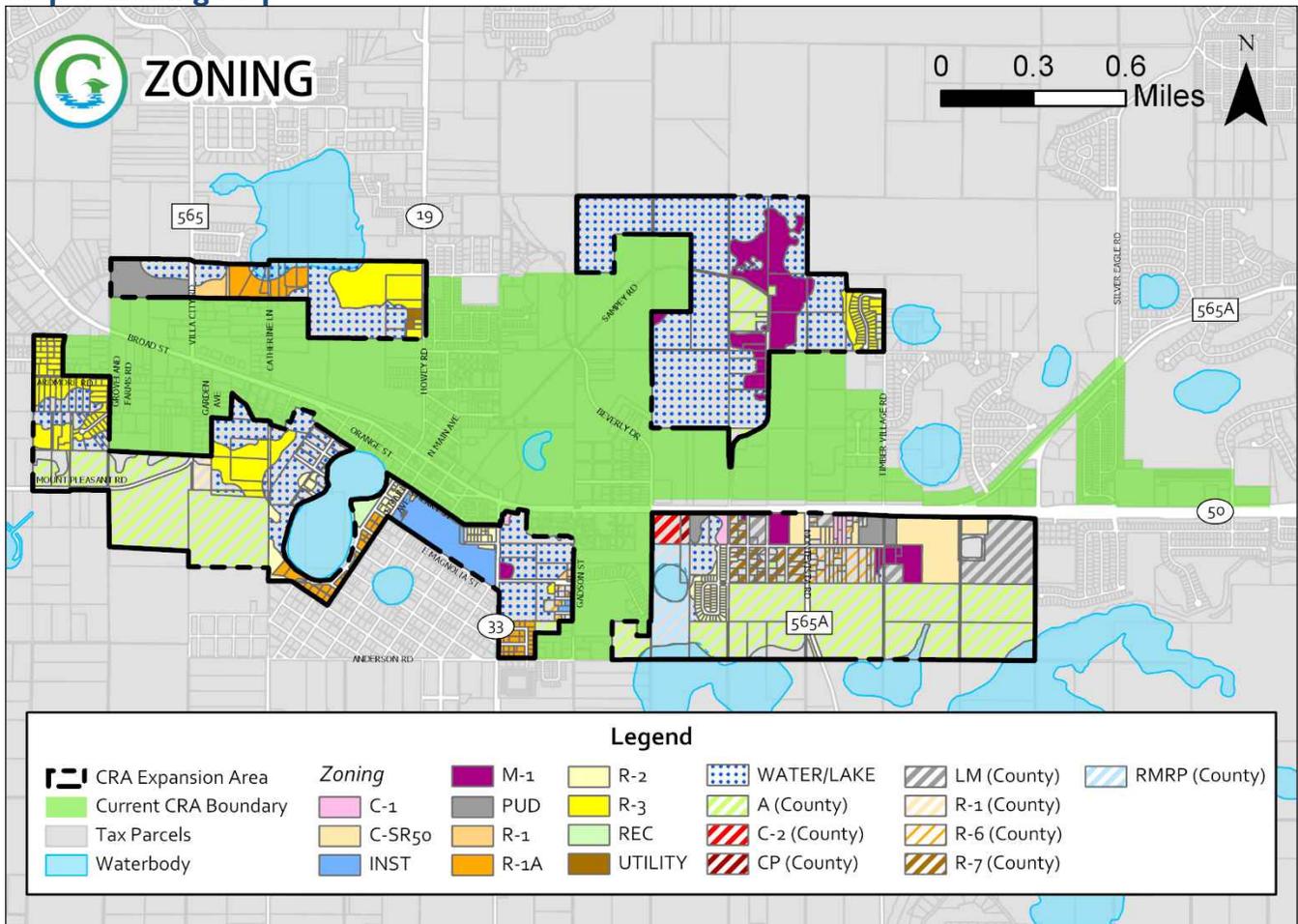
Sources: City of Groveland, Lake County GIS, and S&ME, 2020.

Table 4: Development Regulations and Standards

	A (County)	R-3 (City)
Uses Allowed by Right	Single-Family Dwelling Unit; Bed & Breakfast Home; General & Non-Intensive Agriculture; Horse-Breeding Farms; Loft/Aviary; Plant Nurseries, Roadside Farm Stands; Veterinary Clinics; Family Day Care Home; Family Residential Home; Public Safety Service; Utilities, Limited; Amateur Radio Station Operators/Receive Only Antennas; Parks and Recreation, Passive	Single-Family Dwelling Unit (min. living area 900 sq. ft.); Two-Family Dwelling Units (min. living area 700 sq. ft.); Triplex and Townhouses (min. living area 700 sq. ft.); Apartments (min. living area depends on # of bedrooms)
Max. Floor Area Ratio	.10	n/a
Maximum Density	1 DU/5 AC	[Per future land use classification]
Area Regulations	10% (Max. Impervious Surface Area)	60% (Max. Lot Coverage)
Maximum Height	40 feet	2.5 stories or 35 feet

Source: Municode, 2020.

Map 4: Zoning Map



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

B. Parcel Layout, Values, Accessibility, and Ownership Diversity

To maximize opportunities for local investment, the community must have a wide assortment of developable parcels. Typically, development-ready parcels already meet minimum lot size zoning requirements, possess enough space to accommodate stormwater and parking onsite, are easily accessible, and are under one ownership if contiguous parcels need to be combined to support development. The following subsections (1-4) will determine whether these conditions for development have been met within the Study Area.

I. Lot Size

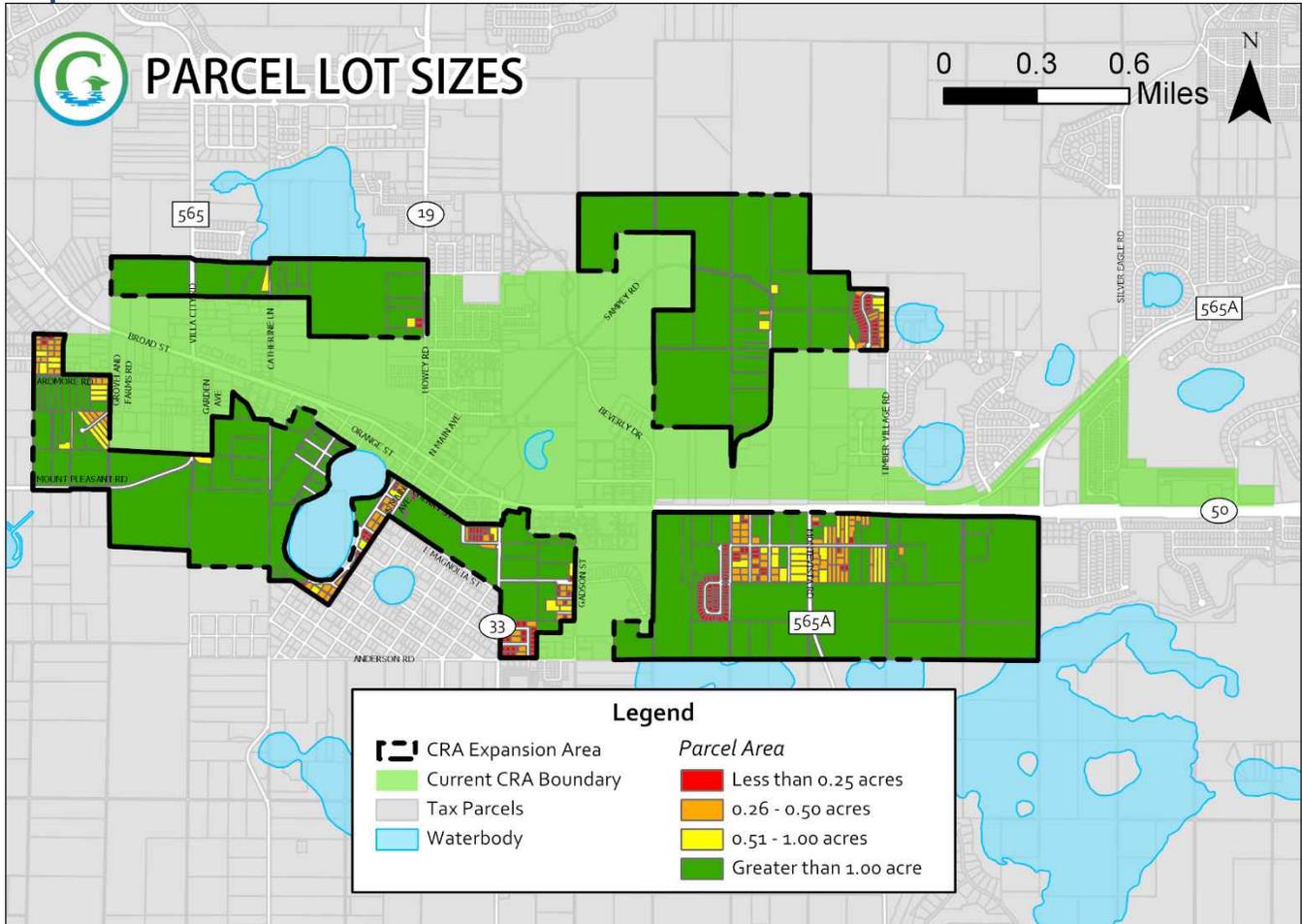
Parcels located within the Study Area vary widely in size:

- 116 parcels are greater than 1.00 acre in size (25% of the total parcels)
- 47 parcels are between 0.50 and 1.00 acre in size (10% of the total parcels)
- 121 parcels are between 0.25 and 0.50 acres in size (26% of the total parcels)
- 181 parcels are less than 0.25 acres in size (39% of the total parcels)

The abundance of small parcels within a study area are typically unable support development due to their inability to meet minimum lot size and parking requirements and provide sufficient stormwater management facilities onsite. These parcels can often hinder

the economic vitality of an area by creating undevelopable gaps within otherwise potentially developable corridors and nodes. **Map 5** highlights the wide range of parcel sizes found within the Study Area.

Map 5: Parcel Lots Sizes



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

2. Lot Value

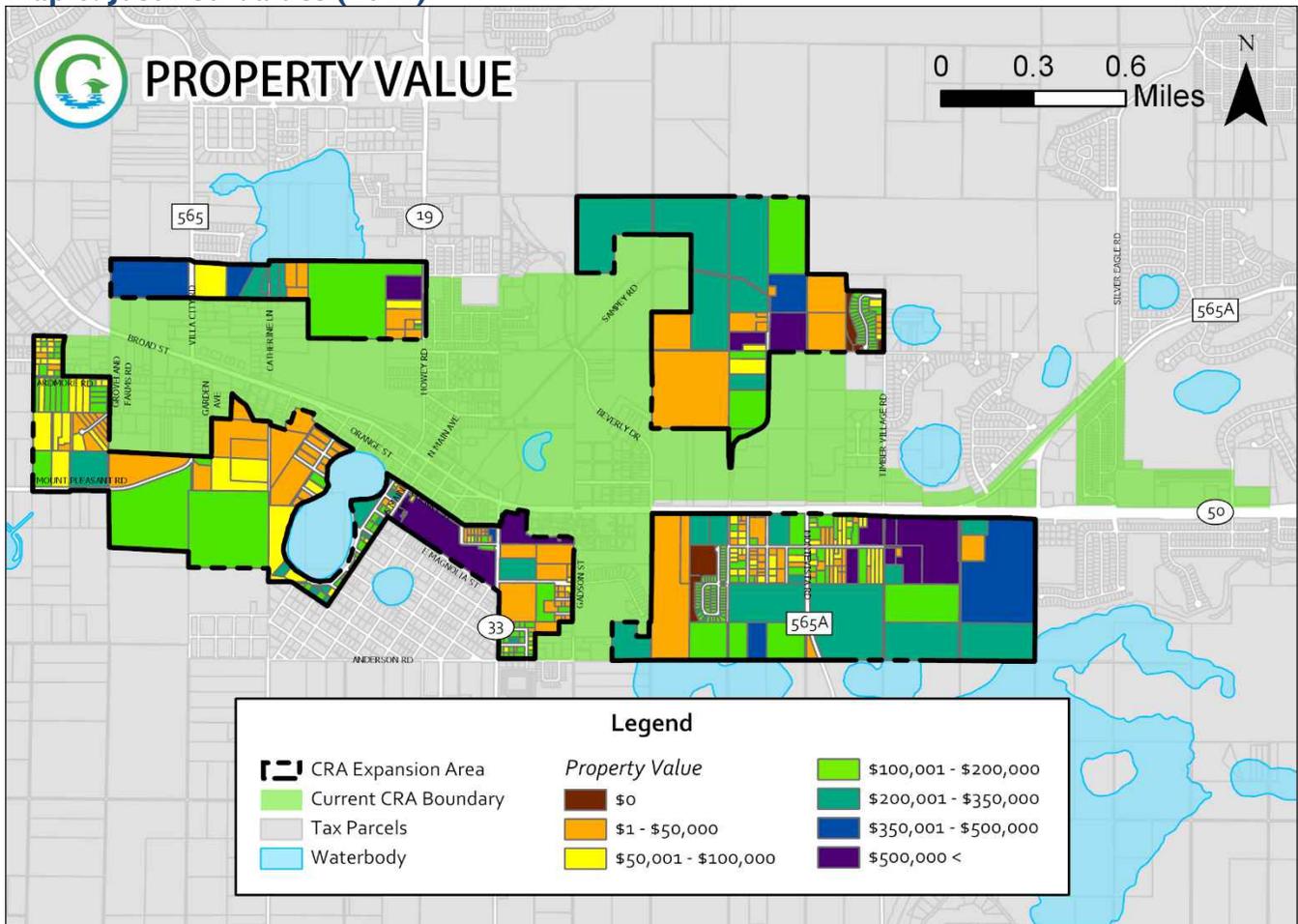
Property values for the Study Area were obtained from the Lake County Property Appraiser’s Office for the years 2014 and 2019. For 2014, the median ‘Justified Value’ (meaning the total value of the parcel before adjusting for exemptions) for parcels within the Study Area was \$57,919, which is lower when than Groveland’s and Lake County’s median Justified Value of \$90,372 and \$86,176, respectively. When compared to their 2019 median value, parcels within the Study Area grew 76% in value (to \$101,798), which is lower than the 86% (\$167,892) growth achieved by the City, but higher than the 67% (\$143,940) experienced by Lake County as a whole. This comparison is largely reflective when looking at the growth of the aggregate Justified Values for the Study Area, City, and during this same period, as shown in **Table 5**. A graphic illustrating 2019 Justified Values for parcels within the Study Area are shown spatially in **Map 6**.

Table 5: 2014, 2019 Comparative Changes in Justified Values

	2014 Justified Values	2019 Justified Values	Percent Change
Proposed CRA Expansion Area	36,848,438	59,953,134	62%
City of Groveland	575,273,382	1,355,884,817	136%
Lake County	20,529,929,679	32,240,956,500	57%

Source: Lake County Property Appraiser’s Office, 2014 & 2019.

Map 6: Justified Values (2019)



Sources: City of Groveland, Lake County GIS, S&ME, 2020; Lake County Property’s Appraiser’s Office, 2014, 2019.

3. Lot Accessibility

During the two field visits to the Study Area, the lack of uniform accessibility to lots and buildings was identified. Despite the area’s automobile-oriented land development pattern, many lots within the Study Area are only accessible via unpaved and unmaintained roads—several of which possessed no discernable street signage. Furthermore, when pavement is present, a significant number of driveways and parking lots are in poor condition. In regard to other forms of accessibility, the area does not provide adequate levels of pedestrian infrastructure and connectivity (such as a cohesive sidewalk system) to promote walkability,

nor does the area provide any discernable amenities which allow for access to area developments via bicycle. When taken as a whole, these *observed* characteristics satisfy the following condition of blight, as determined by the Community Redevelopment Act: **predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.**

4. Diversity of Ownership

Areas in need of redevelopment are often further disadvantaged by a diversity of ownership on blocks and areas where redevelopment is desired. Often, individual owners of relatively small parcels of land are unable to realize the maximum development potential of their individual parcel due its inadequate size. There are approximately 396 individual owners listed for the 465 parcels located within the Study Area and large number of parcels averaging less than one (1) acre in size are under individual ownership. If we assume that most property owners use only one name to purchase property, then the relatively high diversification of ownership makes parcel assemblage within the Study Area more difficult, due to the multiple number of owners/agents involved in transactions and may deter efforts to redevelop the Study Area. Hence, this condition meets the following condition of blight, as established by the Community Redevelopment Act: **diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**

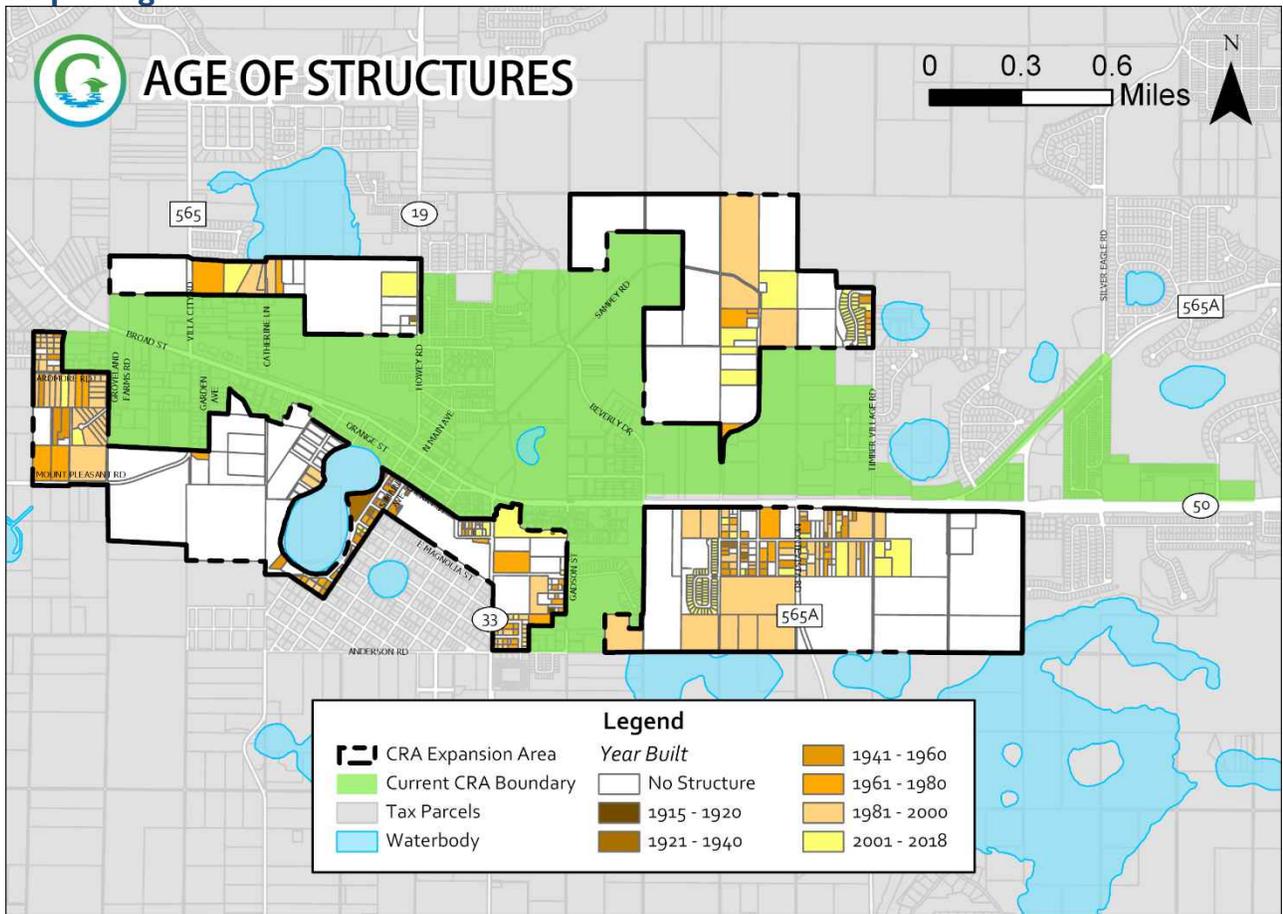
C. Site and Structural Stagnation / Deterioration

The field surveys, complemented by a desktop analysis examining the age of the area's housing stock and vacancy rates, have revealed significant local issues in both site and structural stagnation and deterioration. As detailed further in the proceeding subsections, the presence of these characteristics has generated several determinations of observed or suspected conditions of slum and blight. Without targeted CRA intervention, these conditions are likely to significantly deter future development and redevelopment opportunities within the Study Area for the foreseeable future.

I. Age of Housing Stock

Although age of a structure, per se, is not considered a condition of blight, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. Based upon the review of Lake County Property Appraiser data, 110 structures were built before 1980, or roughly one-third of all structures within the Study Area. Although several of these structures are likely to have been renovated or repaired since they were originally constructed, many structures remain that will need considerable modification or improvements to be brought up to current building code standards, as evidenced by the onsite photos taken during field surveys. Therefore, it is *suspected* that this condition meets one of the Community's Redevelopment Act's determinations for blight: **deterioration of site or other improvements. Map 7** depicts the age of structures located within the Study Area.

Map 7: Age of Structures



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

2. Unsanitary or Unsafe Conditions and Structure Deterioration

The onsite field surveys identified multiple deteriorated structures. A structure was categorized “deteriorated” if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the point where the structure may be deemed uninhabitable. Thus, the presence of these *observed* conditions further satisfies the following conditions of slum and blight, as determined by the Community Redevelopment Act: **inadequate provision for ventilation, light, air, sanitation, or open spaces, unsafe or unsanitary or unsafe conditions, and deterioration of site or other improvements.** Although spatially-designated code violation information is currently not publicly available, it is *suspected* that the Study Area also features **a greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality and existence of conditions that endanger life or property by fire or other causes** when considering the poor appearance of Study Area structures.

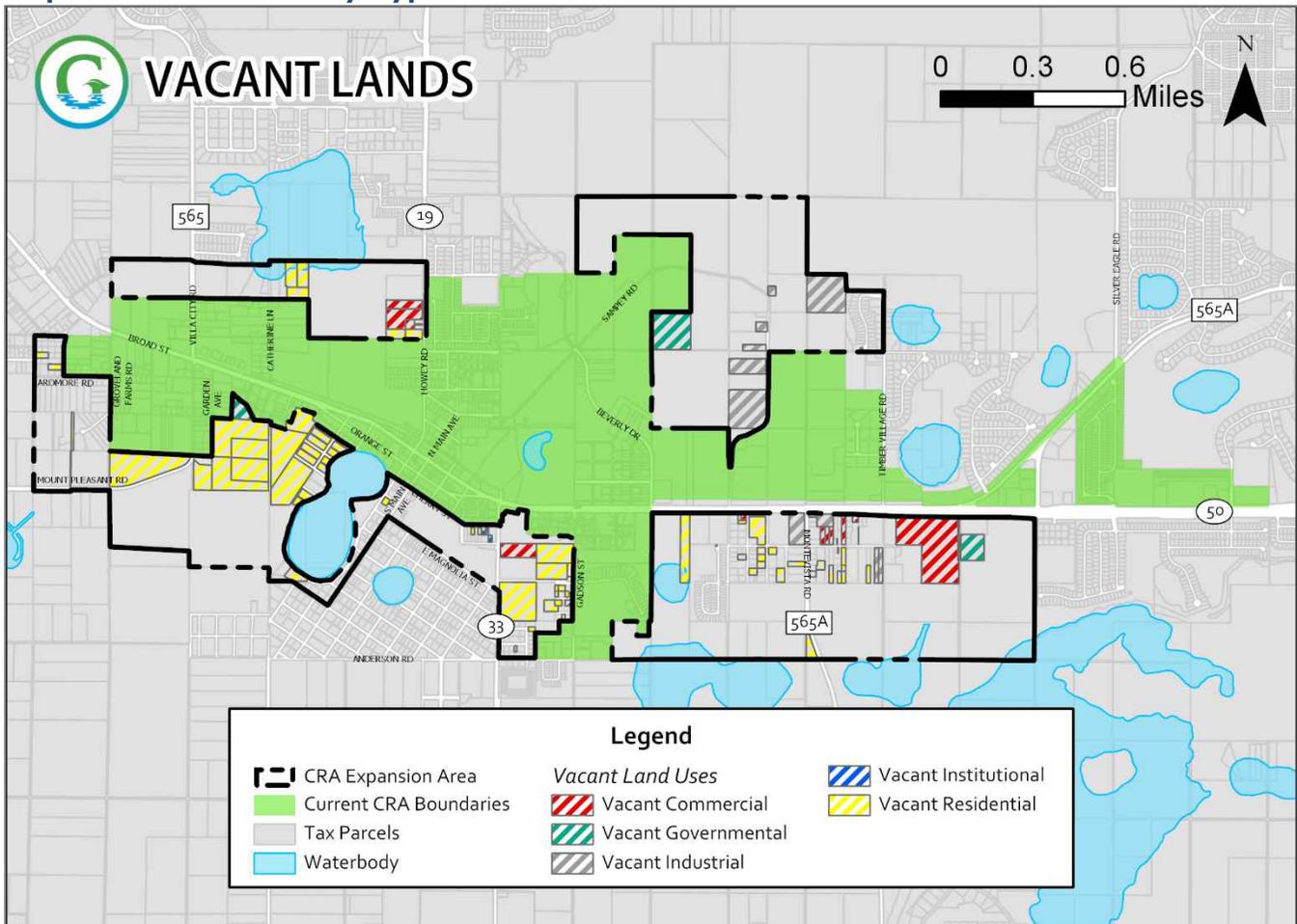
3. Vacant Lots and Substandard Buildings

Both a cause and condition of slum and blight is the presence of vacant properties and obsolete, closed or abandoned buildings, especially those that have been poorly maintained over time. As a condition of slum and blight, it is assumed that the owner has no economic

justification to develop the property due to the depressed market value of the area as a whole. In the case of closed buildings, it is assumed the owner has no incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.

According to the available Lake County Property Appraiser’s Office GIS data, approximately 142 acres within the Study Area contain vacant commercial (36 acres) or residential (106 acres) properties, which is approximately 14% of total Expansion Area. This is compared to the entire City of Groveland, which has 213 acres of vacant commercial and 657 acres of vacant residential for a total of 870 acres (or 6% of city’s total land area). According to the Community Redevelopment Act, this observed characteristic meets the following condition of blight: **residential and commercial vacancy rates higher in the area than the remainder of the county or municipality.** Map 8 shows the location of all vacant properties within the Expansion Area.

Map 8: Vacant Parcels by Type



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

D. Transportation Facilities

Infrastructure capable of facilitating multiple modes of transportation is integral to fostering a strong local economy. Without well-conditioned roadways, pedestrian accommodations, bicycle facilities, and public transit services, a local economy will be constrained when attempting to move goods, services, and people throughout the community. When reviewing these facilities during the onsite field surveys and the desktop analysis, conditions of blight were both *suspected* and *observed* within the Study Area, which help create poor conditions for area redevelopment opportunities and future economic activity.

I. Major Corridors

The area of interest loosely surrounds the State Road 50 (Broad Street) corridor, which runs east-west and horizontally splits the proposed Expansion Area. Other major area roadways include County Road 565 (Villa City Road), State Road 19 (Howey Road), State Road 33, and County Road 565A (Montevista Road)—each of which run north-south and intersects either northern or southern portions of the Study Area. Similar to other suburban communities, the proposed Expansion Area provides little incentive to travel by means other than an automobile. Roadways throughout the area are generally wide with limited to no striping and are unencumbered by infrastructure that slows the speed of local traffic such as chicanes, lane shifts, and medians. Furthermore, many of the roadways found within the Study Area are in poor to failing condition, signifying a lack a public investment. These *observed* characteristics meet one of the Community Redevelopment Act's conditions of blight: **predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.**

2. Pedestrian Accommodations

There are minimal pedestrian accommodations throughout the Study Area. Many subdivisions and neighborhoods do not possess sidewalks or trails, which forces those who are unable to afford and/or operate a motor vehicle to walk or bike to their destination along roadways designed solely for cars. In addition to the lack of sidewalks and trails, many neighborhoods also lack adequate street-lighting systems, which, in addition to being a necessary safety provision for night-time drivers, also serve to deter criminal activities at night in residential neighborhoods. Another issue observed during site visits were the lack of pedestrian crossings throughout the Expansion Area. Although crosswalks are not necessary on every street corner, they are critically important where residential and nonresidential uses are separated by a single street.



Automobile-Oriented Street Adjacent to Gray Middle School
(Source: S&ME)

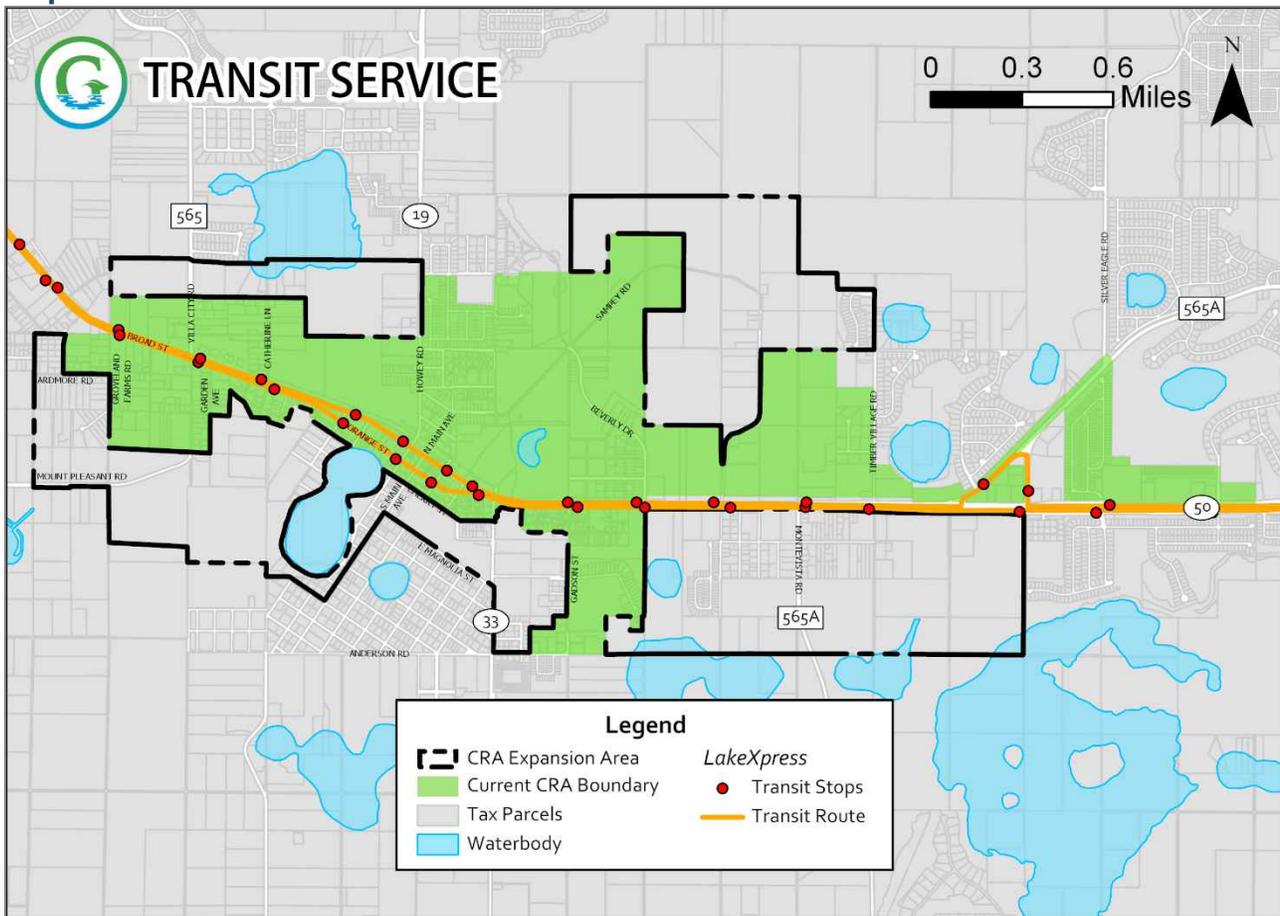
3. Bicycle Facilities

The provision of bicycle accommodations and facilities can generate numerous benefits for a community: it can provide for greater safety in area mobility, decrease the frequency and severity of accidents, increase storefront sales, and reduce the vehicle miles travel (VMT) on congested roadways. Multiple studies have proven that fostering these benefits with a strong inventory of bicycle accommodations and facilities can help cultivate an environment ripe for economic development. Unfortunately, these benefits cannot yet be realized locally due to the lack of dedicated bike lanes and trails throughout the Study Area. In fact, virtually no discernable bicycle accommodations or facilities were identified during either field survey conducted for this project.

4. Public Transit Services

Public Transit service in Groveland is run by LakeXpress, which is Lake County's fixed-route bus system. Of its seven (7) routes, only one (1) route, the SR 50 West Loop, services the City of Groveland. However, this route only travels adjacent to the northern boundary of the Study Area's southeastern quadrant and fails to provide any service to Expansion Area properties located north of State Road 50. Furthermore, transit service hours are extremely limited, as buses only run once per hour on weekdays until 8 PM and provide no service on Saturday, Sunday, or federal holidays. This schedule poses significant limitations for transit-dependent riders, especially if they work in area employment centers located outside the City in nearby municipalities such as Mascotte, Minneola, or Clermont. This *observed* **predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities** meets one (1) of the Community Redevelopment Act's conditions for blight. **Map 9** shows the only LaneXpress bus route (and the route's associated bus stops) found adjacent to the Study Area.

Map 9: Transit Services



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020.

5. Vehicular Crashes and their Potential Impacts on Emergency Service Requests

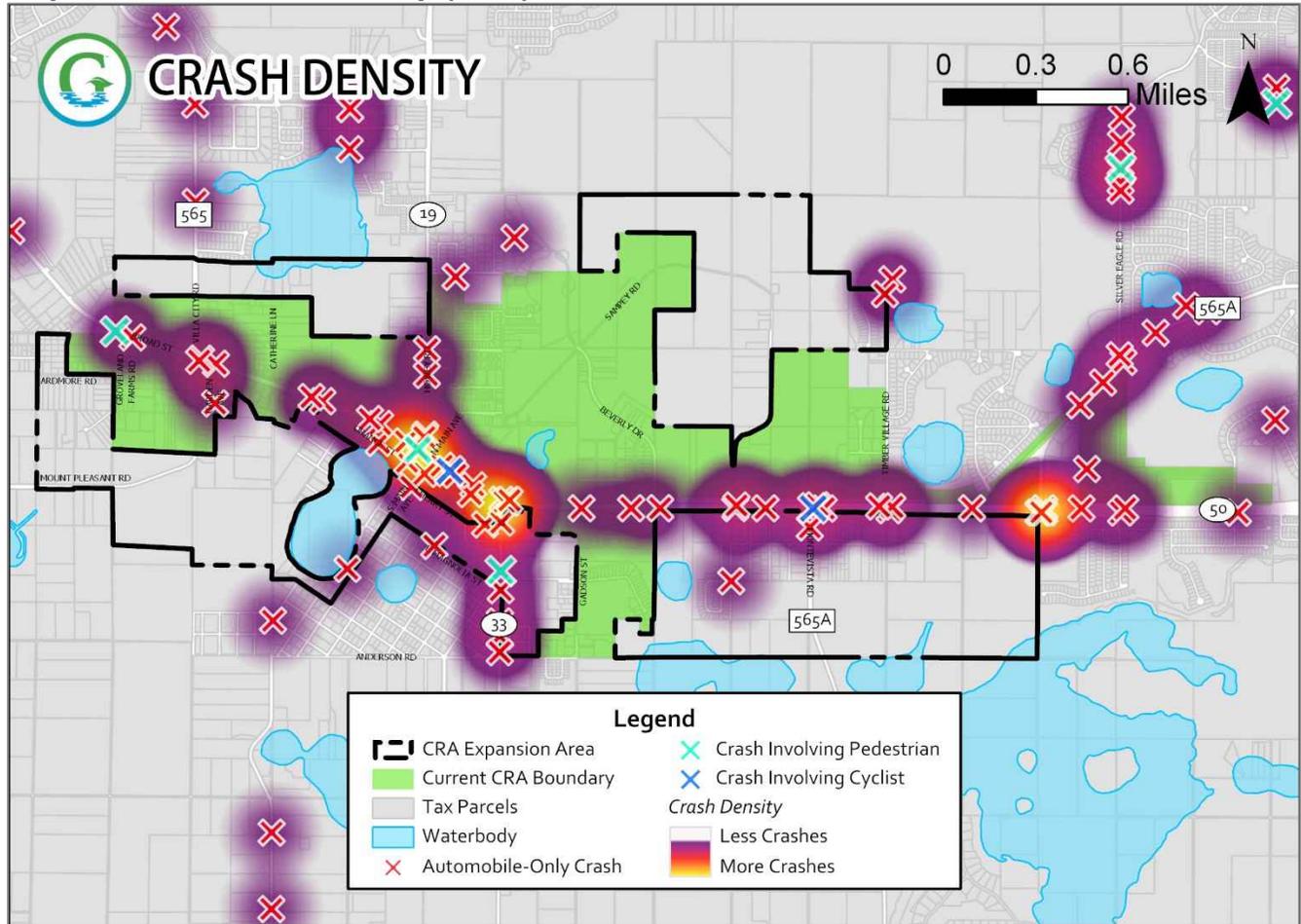
The Florida Department of Transportation (FDOT) maintains extensive records for all roadway crashes within the State of Florida. As shown on **Map 10**, FDOT’s 2016 crash data (the latest publicly available for download) reveals that several segments and intersections found on roadways adjacent to the Study Area possess spatially-dense crash concentrations. The area corridors generating the highest volume of crashes appear to be Broad Street, Orange Street, State Road 33, and County Road 565A. However, these crashes are concentrated most intensely at the intersections of W Broad Street and N Lake Avenue, E Broad Street and State Road 33, and E Broad Street and Government Estates Road, which are located adjacent to or near the Study Area boundary. Due to the higher volume of crashes per acre found within the Study Area than in the City of Groveland (as shown in **Table 6**), it is *suspected* that the high density of local crashes meets the following condition of blight, as established by the Community Redevelopment Act: **fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.**

Table 6: Crash Density Comparison

Area	Total Crashes	Area (ac)	Crashes per Acre
City of Groveland	135	16,451.8	0.008
FON Study Area	18	1,118.1	0.016

Source: FDOT, 2016

Map 10: FDOT Crash Density (2016)



Sources: City of Groveland, Lake County GIS, Lake County Property Appraiser’s Office, S&ME, 2020; FDOT, 2016.

E. Summary of Existing Conditions

This Section (Existing Conditions Assessment) examined four categories of existing conditions within the Study Area. Subsection (A) revealed that the Study Area contains a general mix of residential and nonresidential uses, future land use categories, and zoning districts. Subsection (B) showed that the range of lot sizes and values within Study Area are vast. Additionally, this section also showed that many of these parcels appear inaccessible and are primarily individually-owned. Subsection (C) proved that large portions of the Study Area feature housing that are likely or definitely in need of repair and that many lots remain vacant or underutilized. The final subsection (D), showed that the transportation network found within the Study Area only appears to encourage the sole use of the automobile, as infrastructure supportive of pedestrian, bicycle, and transportation mobility is often sparse or nonexistent.

Overall, five (5) conditions of blight were *observed* within the Study Area:

1. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities,
2. Unsanitary or unsafe conditions,
3. Deterioration of site or other improvements,
4. Residential and commercial vacancy rates in the area higher than in the remainder of the county or municipality, and
5. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

If conditions of blight were likely but were unable to be proven because of limitations in the available data, these conditions were designated as *suspected*. The two additional conditions of blight that were suspected within the Study Area include:

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality, and
2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

During this study, one (1) slum area condition was also *observed* within the Study Area:

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Additionally, one (1) slum area condition was *suspected*, but was unable to be proven without spatially-referenced code violation data:

1. The existence of conditions that endanger life or property by fire or other causes.

The *observed* and *suspected* conditions identified within the Study Area have proven to discourage private sector investment and slow the growth of redevelopment. The documentation of these *observed* or *suspected* conditions of slum and blight qualify the parcels within the Study Area for inclusion into the existing Groveland Community Redevelopment Area. By doing so, the Groveland CRA can make a targeted effort to address these conditions and thus, encourage area development and redevelopment within the Study Area as a whole.

Table 7: Slum and Blight Conditions Matrix

Florida Statute Reference and Definition	Observation of Conditions		
	Observed	Not Observed	Suspected
“Slum area”			
<i>Inadequate provision for ventilation, light, air, sanitation, or open spaces</i>	X		
<i>High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code</i>		X	
<i>The existence of conditions that endanger life or property by fire or other causes</i>			X
“Blight area”			
<i>Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities</i>	X		
<i>Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions</i>		X	
<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness</i>		X	
<i>Unsanitary or unsafe conditions</i>	X		
<i>Deterioration of site or other improvements</i>	X		
<i>Inadequate and outdated building density patterns</i>		X	
<i>Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality</i>		X	
<i>Tax or special assessment delinquency exceeding the fair value of the land</i>		X	
<i>Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality</i>	X		
<i>Incidence of crime in the area higher than in the remainder of the county or municipality</i>		X	
<i>Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality</i>			X
<i>A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality</i>			X
<i>Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area</i>	X		
<i>Governmentally owned property with adverse environmental conditions caused by a public or private entity</i>		X	
<i>A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.</i>		X	

VII. Conclusion of Alternative Tests

Section 163.340 (7 & 8) presents the three (3) conditions of “Slum area” and the definitions of 15 “Blight” conditions that may be used to determine if an area qualifies for inclusion in a Community Redevelopment Area. To be considered a “slum” or “blighted”, a minimum of two (2) of the eighteen (18) Slum and Blight Area conditions need to be observed within the Groveland Study Area. **Overall, the observance of five (5) of the fifteen (15) “blight area” conditions and one (1) condition of “slum area” within the Study Area meets the criteria Alternative One method for determination of slum and blight and justifies the inclusion of the Study Area within the existing Community Redevelopment Area in accordance with Chapter 163, Part III, Florida Statutes.**

The information summarized in this Finding of Necessity Study is sufficient for the City of Groveland to acknowledge the described conditions and include the Study Area within an expanded Redevelopment Area through adoption of a resolution that declares the rehabilitation, redevelopment and conservation of the Study Area is in the interest of public health, safety, and welfare.

VIII. Legal Description of Expansion Area

(PARTICIPATING TIF-CONTRIBUTING PARCELS)

Table 8 lists the parcels contained within the proposed Groveland CRA Expansion Area and their associated legal descriptions. This does not constitute an official survey legal description of the proposed Expansion Area boundaries as may be prepared by a licensed surveyor but represents a summary of the individual TIF-Contributing parcels’ legal descriptions, as provided by the Lake County Property Appraiser’s Office and used verbatim. Note that the site located in the northeast quadrant of the Ed Douglas Road and Timber Village Road intersection does not appear to have an active tax parcel number or legal description and is therefore, not listed in **Table 8**.

Table 8: Study Area Parcels with Legal Descriptions

PARCEL #	LEGAL DESCRIPTION
172225010000E00000	GROVELAND, TIMBER GROVES SUB TRACT E PB 61 PG 9-10
012224040004900000	GROVELAND, GROVELAND FARMS 13-22-24 TRACTS 49, 50, TRACT 51 W OF SR 565 PB 2 PGS 10-11ORB 3833 PG 2274
012224040005100000	GROVELAND, GROVELAND FARMS 13-22-24 TRACT 51--LESS BEG AT NE COR, RUN W TO HWY R/W, S'LY ALONG HWY 40.34 FT, E'LY TO PT 65.09 FT S OF POB, N TO POB & LESS THAT PART OF TRACT 51 LYING W OF SR 565--PB 2 PGS 10-11ORB 2817 PG 246
012224040005200001	GROVELAND, GROVELAND FARMS 13-22-24 THAT PART OF TRACT 52, FROM SE COR OF TRACT 52 RUN N 25 FT FOR POB, RUN W 532.14 N 28-21-25 E 634.30 FT, & PT A, RETURN TO POB, RUN N 75 FT, W 165 FT, N 13-23-59 E 499.42 FT, W TO PT A PB 2 PGS 10-11ORB 3747 PG 650
012224040005200002	GROVELAND, GROVELAND FARMS 13-22-24 THAT PART OF TRACT 52 BEG 100 FT N OF SE COR OF TRACT 52, RUN N 487.57 FT, W 42.53 FT, S 13-23-59 W 499.42 FT, E 165 FT TO POB PB 2 PGS 10-11ORB 2890 PG 1629
012224040005200003	GROVELAND, GROVELAND FARMS 13-22-24 THAT PART OF TRACT 52 BEG AT SE COR OF TRACT 52, RUN W 746.84 FT TO SW COR OF TRACT, N 0-06-0 E 587.19 FT, S 89-13-26 E 514.63 FT, S 28-21-25 W 634.30 FT TO A PT THAT IS 25 FT N OF S LINE OF TRACT, S 89-12-31 E 532.14 FT TO SAID E LINE OF TRACT, S 25 FT TO POB PB 2 PGS 10-11 ORB 1771 PG 1505 ORB 2040 PG 1921
012224060002500000	GROVELAND FARMS 23-22-24 TRACT 25--LESS RD R/W--PB 2 PGS 10-11ORB 4259 PG 865
012224060002600001	GROVELAND FARMS 23-22-24 E 10 FT OF TRACT 26 PB 2 PGS 10-11ORB 3172 PG 1038 ORB 3865 PG 728
012224060002600000	GROVELAND FARMS 23-22-24 W 1/2 OF TRACT 26 PB 2 PGS 10-11ORB 757 PG 1345 ORB 1900 PG 2167 ORB 2323 PG 790 ORB 5226 PG 1810
012224060002600002	GROVELAND FARMS 23-22-24 E 1/2 OF TRACT 26--LESS E 10 FT--PB 2 PGS 10-11ORB 1900 PG 2165 ORB 5226 PG 1812
012224060102300000	GROVELAND, GROVELAND FARMS 23-22-24 BEG AT SE COR OF TRACT 23, RUN N 130 FT, RUN W 100 FT, S 30 FT, W 110 FT, S 100 FT, E 210 FT TO POB PB 2 PGS 10-11ORB 2161 PG 505 ORB 4110 PG 1516
012224060102300001	GROVELAND, GROVELAND FARMS 23-22-24 W 1/2 OF TRACT 23 PB 2 PGS 10-11ORB 1285 PG 426 ORB 4110 PG 1516
012224060102300002	GROVELAND, GROVELAND FARMS 23-22-24 E 90 FT OF W 120 FT OF E 1/2 OF TRACT 23, E 60 FT OF W 180 FT OF E 1/2 OF TRACT 23--LESS S 232.5 FT--PB 2 PGS

PARCEL #	LEGAL DESCRIPTION
	10-11ORB 2161 PG 505 ORB 4110 PG 1516
012224060102300003	GROVELAND, GROVELAND FARMS 23-22-24 BEG 130 FT N OF SE COR OF TRACT 23, RUN W 100 FT, S 30 FT, W 110 FT, N 132.5 FT, E 60 FT, N TO N LINE OF TRACT 23, E TO NE COR OF TRACT 23, S TO POB PB 2 PGS 10-11ORB 3172 PG 1038 ORB 3865 PG 728
012224060102300004	GROVELAND, GROVELAND FARMS 23-22-24 W 30 FT OF E 1/2 OF TRACT 23 PB 2 PGS 10-11ORB 2161 PG 505 ORB 4110 PG 1516
012224060102400000	GROVELAND, GROVELAND FARMS 23-22-24 W 40 FT OF TRACT 24 PB 2 PGS 10-11ORB 4341 PG 1687
012224070001900001	GROVELAND, GROVELAND FARMS 24-22-24 E 1/2 OF TRACT 19, TRACT 20--LESS S 1/2--PB 2 PGS 10-11ORB 4871 PG 1863
012224070002000000	GROVELAND, GROVELAND FARMS 24-22-24 S 1/2 OF TRACT 20 PB 2 PGS 10-11ORB 4871 PG 1863
012224070002900000	GROVELAND, GROVELAND FARMS 24-22-24 TRACT 29--LESS FROM SE COR OF TRACT 29 RUN N 00DEG 33MIN 23SEC E 270 FT FOR POB, RUN N 88DEG 38MIN 23SEC W 660 FT, N 00DEG 33MIN 23SEC E 330 FT, S 88DEG 38MIN 23SEC E 660 FT, S 00DEG 33MIN 23SEC W 330 FT TO POB--, E 1/2 OF TRACT 30 PB 2 PGS 10-11 ORB 4871 PG 1863
012224070002900001	GROVELAND, GROVELAND FARMS 24-22-24 THAT PART OF TRACT 29 DESC AS: FROM SE COR OF TRACT 29 RUN N 00DEG 33MIN 23SEC E 270 FT FOR POB, RUN N 88DEG 38MIN 23SEC W 660 FT, N 00DEG 33MIN 23SEC E 330 FT, S 88DEG 38MIN 23SEC E 660 FT, S 00DEG 33MIN 23SEC W 330 FT TO POB PB 2 PGS 10-11 ORB 4871 PG 1863
012224070501900001	GROVELAND FARMS 24-22-24 THAT PART OF TRACTS 19 & 30 DESC AS FROM NW COR OF TRACT 30 RUN N 0-19-38 E 5 FT, S 88-09-33 E 60.71 FT FOR POB, CONT S 88-09-33 E 99.22 FT, S 0-19-38 W 5 FT, S 88-09-33 E 192.09 FT TO E LINE OF W 1/2 OF TRACT 30, S0-04-0 W 149.71 FT, N 89-35-56 W 211.56 FT, N 49-57-03 W 134.57 FT TO A POINT ON A CURVE CONCAVE NW'LY & HAVING A RADIUS OF 366.21 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12-30-59, AN ARC DIST OF 80 FT TO POB--LESS BEG AT SW COR OF TRACT 19, RUN N 0-19-38 E ALONG W LINE OF SAID TRACT 19 A DIST OF 5 FT, S 88-09-33 E PARALLEL WITH & 5 FT N OF N LINE OF TRACT 30 A DIST OF 53.61 FT TO A POINT THAT IS 33 FT E'LY OF CENTERLINE OF MT PLEASANT RD, SAID POINT BEING ON A CURVE CONCAVE NW'LY HAVING A RADIUS OF 359.21 FT TO WHICH POINT LINE BEARS S 78-16-01 E FROM RADIUS POINT OF SAID CURVE, THENCE RUN SW'LY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 22-23-08, AN ARC DIST OF 140.34 FT TO A POINT ON W SIDE OF TRACT 30, N 0-19-38 E ALONG W LINE 125.16 FT TO POB FOR RD R/W--PB 2 PGS 10-11 ORB 4059 PG 830
012224070503000000	GROVELAND FARMS 24-22-24 W 1/2 OF TRACT 30--LESS MOUNT PLEASANT RD & LESS FROM NW COR OF TRACT 30 RUN N 00DEG 19MIN 38SEC E 5 FT, S 88DEG 09MIN 33SEC E 60.71 FT FOR POB, CONT S88DEG 09MIN 33SEC E 99.22 FT, S 00DEG 19MIN 38SEC W 5 FT, S 88DEG 09MIN 33SEC E ALONG SAID N LINE OF TRACT 30 A DIST OF 192.09 FT TO E LINE OF W 1/2 OF TRACT 30, S 00DEG 04MIN W 149.71 FT, N 89DEG 35MIN 56SEC W 211.56 FT, N 49DEG 57MIN 03SEC W 134.57 FT TO A POINT ON A CURVE CONCAVE NW'LY & HAVING A RADIUS OF 366.21 FT, THENCE NE'LY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12DEG 30MIN 59SEC AN ARC DIST OF 80 FT TO POB--PB 2 PGS 10-11

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	ORB 4748 PG 823
012224070503100000	GROVELAND FARMS 24-22-24 TRACTS 31, 32, N OR CO RD PB 2 PGS 10-11ORB 736 PG 2331 ORB 798 PG 1643 ORB 1427 PG 409 ORB 1544 PG 276 ORB 4102 PG 2361
012224070503100001	GROVELAND FARMS 24-22-24 TRACT 31, 32 S OF CO RD, TRACT 33, 34, N 1/2 OF TRACTS 47, 48 PB 2 PGS 10-11ORB 729 PG 2403 ORB 1245 PG 1503
012224400006300003	GROVELAND FARMS 17-22-25 BEG 300 FT N OF SE COR OF TRACT 63, RUN N 100 FT, W 150 FT, S 100 FT, E 150 FT TO POB PB 2 PGS 10-11ORB 5101 PG 1667 ORB 5103 PG 854
012224400006300004	GROVELAND FARMS 17-22-25 BEG 400 FT N OF SE COR OF TRACT 63, RUN W 150 FT, N 100 FT, E 150 FT, S 100 FT TO POB PB 2 PGS 10-11ORB 4313 PG 2164
012224400006300005	GROVELAND FARMS 17-22-25 BEG 500 FT N OF SE COR OF TRACT 63, RUN N 128 FT, W 150 FT, S 128 FT, E 150 FT TO POB PB 2 PGS 10-11ORB 615 PG 601
012224400006300006	GROVELAND FARMS 17-22-25 BEG 200 FT N OF SE COR OF SE 1/4 OF SW 1/4, RUN N 100 FT, W 150 FT, S 100 FT, E 150 FT TO POB, BEING PART OF TRACT 63 PB 2 PGS 10-11ORB 5127 PG 448
012224400504900000	GROVELAND, GROVELAND FARMS 17-22-25 TRACT 49, VACATED ST LYING W OF TRACT 49 PB 2 PGS 10-11ORB 4686 PG 1610
012224400505000001	FOR POB, RUN N 89-46-27 W 265.25 FT, S 0-41LY COR OF TIMBER GROVES SUB PB 61 PG 9-10, SAID POINT BEING LOCATED ON E LINE OF SW 1/4 OF SAID SEC 17 RUN S 0-04-46 W ALONG E LINE OF SAID TIMBER GROVES SUB 140.50 FT TO A POINT 892 FT N OF SE COR OF SAID SW 1
012224400505000002	, N 89-46-27 W 265.25 FT, S 0-41-55 E ALONG LY COR OF TIMBER GROVES SUB PB 61 PG 9-10, SAID POINT BEING ON E LINE OF SW 1/4 RUN S 0-04-46 W ALONG E'LY BOUNDARY OF SAID TIMBER GROVES A DIST OF 140.50 FT TO A POINT 892 FT N OF SE COR OF SAID SW 1/4 OF SEC
012224400506400000	GROVELAND, GROVELAND FARMS 17-22-25 TRACT 64 PB 2 PGS 10-11ORB 1690 PG 1216
012224410503700000	GROVELAND, GROVELAND FARMS 18-22-25 TRACTS 37, 38, 39, 40, 41, 44, 56, 57 PB 2 PGS 10-11ORB 594 PG 1624
012224410505800000	GROVELAND, GROVELAND FARMS 18-22-25 TRACT 58 PB 2 PGS 10-11
012224420003900001	GROVELAND FARMS 19-22-25 E 160 FT OF TRACT 39 LYING S OF ST HWY 50, E 160 FT OF TRACT 42 PB 2 PGS 10-11ORB 4273 PG 1592
012224420003900000	GROVELAND FARMS 19-22-25 W 500 FT OF TRACT 39 S OF HWY 50 W 500 FT OF TRACT 42, TRACTS 55 & 58 PB 2 PGS 10-11ORB 4273 PG 1590
012224420005200001	GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 663 .8 FT, W 210 FT TO POB RUN N 113.8 FT, W 120 FT, S 113.8 FT, E 120 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11ORB 3574 PG 365 ORB 4257 PG 159
012224420005200003	GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 1177.6 FT, W 150 FT TO POB. RUN W 120 FT, N 100 FT, E 120 FT, S 100 FT TO POB, BEING PART OF TRACT 52 PB 2 PGS 10-11ORB 1196 PG 227
012224420005200004	GROVELAND FARMS 19-22-25 BEG 1077.6 FT N & 25 FT W OF SE COR OF SW 1/4 FOR POB, RUN W 65 FT, N 100 FT, W 60 FT, N 100 FT, E 125 FT, S 200 FT TO POB, BEING IN TRACT 52 PB 2 PG 10 PB 2 PGS 10-11ORB 265 PG 42
012224420005200006	GROVELAND FARMS 19-22-25 BEG IN TRACT 52 AT PT 1177.6 FT N & 270 FT W OF SE COR OF TRACT 61, RUN W 60 FT, N 100 FT, E 60 FT, S 100 FT TO POB PB 2 PGS 10-11ORB 5097 PG 1178
012224420005200007	GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4, RUN N 663.8 FT, W 25 FT

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	FOR POB, RUN N 113.8 FT, W 125 FT, S 113.8 FT, E 125 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11ORB 376 PG 434, ORB 444 PG 696
012224420005200008	GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 663.8 FT, W 150 FT FOR POB, RUN N 113.8 FT, W 60 FT, S 113.8 FT, E 60 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11ORB 3574 PG 365 ORB 4257 PG 161
012224420005200009	GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 1052.6 FT, W 150 FT, S 25 FT FOR POB, RUN S 100 FT, W 60 FT, N 100 FT, E 60 FT TO POB BEING IN TRACT 52 PB 2 PGS 10-11ORB 1325 PG 435
012224420005200011	GROVELAND FARMS 19-22-25 BEG 927.6 FT N & 210 FT W OF SE COR OF SW 1/4, RUN W 120 FT, N 100 FT, E 120 FT, S 100 FT TO POB BEING IN TRACT 52 PB 2 PGS 10-11ORB 549 PG 774
012224420005200012	GROVELAND FARMS 19-22-25 BEG 827.6 FT N & 270 FT W OF SE COR OF SW 1/4, RUN W 240 FT, N 200 FT, E 180 FT, S 100 FT, E 60 FT, S 100 FT TO POB, BEING A PART OF TRACT 52 PB 2 PGS 10-11ORB 549 PG 773
012224420005200002	GROVELAND FARMS 19-22-25 BEG 1077.6 FT N & 150 FT W OF SE COR OF SW 1/4, RUN W 120 FT, N 100 FT, E 120 FT, S 100 FT TO POB (BEING PART OF TRACT 52) PB E PGS 10-11ORB 4815 PG 1753
012224420005200015	GROVELAND FARMS 19-22-25 BEG IN TRACT 52 AT A PT 1077.60 FT N & 90 FT W OF SE COR OF TRACT 61, RUN W 60 FT, N 100 FT, E 60 FT, S 100 FT TO POB PB 2 PGS 10-11ORB 1473 PG 1342
012224420005700000	GROVELAND FARMS 19-22-25 TRACT 57 PB 2 PGS 10-11ORB 1317 PG 2461
012224420006100001	GROVELAND FARMS 19-22-25 BEG 252 FT W OF NE COR TRACT 61, RUN S 204.65 FT, W 406.55 FT, N 201.91 FT, E TO POB PB 2 PGS 10-11ORB 1490 PG 2366
012224420504000001	GROVELAND, GROVELAND FARMS 19-22-25 W 1/2 OF TRACT 40--LESS SR 50--PB 2 PGS 10-11ORB 5258 PG 1145
012224420504000000	GROVELAND, GROVELAND FARMS 19-22-25 E 1/2 OF TRACT 40--LESS SR 50 & LESS E 33 FT FOR RD R/W--PB 2 PGS 10-11ORB 4746 PG 326
012224420504500000	GROVELAND, GROVELAND FARMS 19-22-25 N 1/2 OF TRACT 45ORB 4915 PG 2050
012224420504500001	GROVELAND, GROVELAND FARMS 19-22-25 S 100 FT OF E 120 FT OF TRACT 45--LESS S 50 FT--PB 2 PGS 10-11ORB 4457 PG 551 ORB 5307 PG 2498
012224420504500002	GROVELAND, GROVELAND FARMS 19-22-25 S 1/2 OF TRACT 45--LESS S 250 FT OF E 120 FT & LESS S 50 FT FOR RD R/W--PB 2 PGS 10-11ORB 4904 PG 399
012224420504500003	GROVELAND, GROVELAND FARMS 19-22-25 S 250 FT OF E 120 FT OF TRACT 45--LESS S 100 FT--PB 2 PG 10-11ORB 4915 PG 2050
012224420504600000	GROVELAND, GROVELAND FARMS 19-22-25 TRACT 46--LESS N 240 FT & LESS S 50 FT--PB 2 PGS 10-11ORB 3142 PG 2236
012224420504600100	GROVELAND, GROVELAND FARMS 19-22-25 N 240 FT OF TRACT 46--LESS W 10 FT FOR RD R/W--PB 2 PGS 10-11ORB 3186 PG 48
012224420505100000	GROVELAND, GROVELAND FARMS 19-22-25 TRACT 51 PB 2 PGS 10-11ORB 786 PGS 648, 649, 650
012224420505200010	GROVELAND, GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 663.8 FT, W 25 FT, N 163.8 FT FOR POB, RUN W 245 FT, N 100 FT, E 245 FT, S 100 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11
012224420505200013	GROVELAND, GROVELAND FARMS 19-22-25 W 1/2 OF TRACT 52--LESS BEG AT SE COR OF W 1/2 OF TRACT 52, RUN N 160 FT FOR POB, RUN W 180 FT, N 200 FT, E 180 FT, S 200 FT TO POB--PB 2 PGS 10-11ORB 5331 PG 2277
012224420505200000	GROVELAND, GROVELAND FARMS 19-22-25 FROM SE COR OF SW 1/4 RUN N 901.8

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	FT, W 25 FT FOR POB, RUN W 125 FT, N 100 FT, E 125 FT, S 100 FT TO POB, BEING IN TRACT 52 PB 2 PGS 10-11ORB 1559 PG 1293
012224420505200014	GROVELAND, GROVELAND FARMS 19-22-25 BEG 1077.6 FT N & 270 FT W OF SE COR OF TRACT 61, RUN W 60 FT, N 100 FT, E 60 FT, S 100 FT TO POB, BEING PART OF TRACT 52 PB 2 PG 10-11ORB 5096 PG 2118
012224430001700000	GROVELAND FARMS 20-22-25, TRACT 17 W OF RD PB 2 PGS 10-11ORB 3829 PG 1896
012224430003800000	END OF LINE, THAT PART OF TRACTS 38 & 43, F38 LYING E OF & WITHIN 11 FT & W OF & WITHIN 19 FT OF FOLLOWING LINE- BEG ON E LINE OF SEC 20 AT PT 58.10 FT S OF NE COR OF SE 1/4, S 89 DEG 30MIN 12SEC W 1333.65 FT FOR POB, RUN S 0DEG 10MIN 43SEC E 414.77 FT
012224430003900000	58.1 FT S OF NE COR OF SE 1/4 RUN S 89DEG 33.31 FT OF TRACT 39, E 193.31 FT OF TRACT 39 & TRACT 40 LYING S OF R/W HWY 50 TRACTS 41, 42, 55, 56--LESS THAT PART OF TRACTS 39 & 42 LYING WITHIN THE FOLLOWING DESCRIBED PARCEL, FROM E LINE OF SEC 20-22-25 AT
012224430004400000	GROVELAND FARMS 20-22-25 SW 1/4 OF TRACT 44 PB 2 PGS 10-11ORB 2315 PG 670
012224430004900000	GROVELAND FARMS 20-22-25 TRACTS 49, 50 PB 2 PGS 10-11ORB 949 PG 1672 ORB 3257 PG 2247
012224430005100000	GROVELAND FARMS 20-22-25 TRACTS 51, 52, 61, 62--LESS THAT PART OF TRACTS 51 & 62 LYING W OF SR 465A--PB 2 PGS 10-11ORB 2574 PG 586 ORB 2583 PG 1677
012224430005300000	GROVELAND FARMS 20-22-25 TRACTS 53, 54 PB 2 PGS 10-11ORB 791 PGS 176-179, ORB 808 PG 1597
012224430005700000	GROVELAND FARMS 20-22-25 TRACTS 57, 58, 59, 60 PB 2 PGS 10-11ORB 808 PG 1597
012224430006200000	GROVELAND FARMS 20-22-25 TRACT 62 LYING W OF SR 565A PB 2 PGS 10-11ORB 31 PG 133
012224430006300000	GROVELAND FARMS 20-22-25 TRACT 63 PB 2 PGS 10-11ORB 5226 PG 2294
012224430006400000	GROVELAND FARMS 20-22-25 TRACT 64--LESS E 1/2--PB 2 PGS 10-11ORB 2736 PG 1189
012224430006400001	GROVELAND FARMS 20-22-25 E 1/2 OF TRACT 64 PB 2 PGS 10-11ORB 1310 PG 1913
012224430503700001	PGS 10-11ORB 4362 PG 694S 20-22-25 BEG SW COR TRACT 37 RUN N ALONG W LINE TRACT 37 A DISTANCE OF 549.58 FT, N 89-41-20 E 200.15 FT, S 0-07-41 W 550.2 FT TO S LINE TRACT 37 THENCE S 89-48-44 W 198.92 TO POB--LESS STATE ROAD R/W & LESS COUNTY ROAD R/W--PB
012224430503700000	ONG R/W TO POINT A & LESS FROM NE COR SE 1/4 & 38 S OF HWY 50 & TRACT 43--LESS BEG SW COR TRACT 37 RUN N ALONG W LINE OF TRACT 37 TO S R/W HWY 50 & POINT A, RETURN TO POB & RUN N 89DEG 48MIN 44SEC E 198.92 FT, N 0DEG 07MIN 41SEC E TO S R/W HWY 50, W'LY
012224430503900001	GROVELAND, GROVELAND FARMS 20-22-25 THAT PART OF W 466.69 FT OF N 466.69 FT OF NE 1/4 OF SE 1/4 LYING S OF S R/W LINE OF SR 50, BEING IN TRACT 39 PB 2 PGS 10-11ORB 4334 PG 404
012224430504400000	01.77 FT, N 0-12-36 W 151.28 FT TO POB & LESSE 1/4 OF TRACT 44--LESS FROM INTERSECTION OF N LINE OF TRACT 44 WITH W LINE OF TRACT 44 RUN S 0-07-16 E 38.87 FT, N 89-52-44 E 186.03 FT FOR POB, RUN N 89-47-24 E 101.77 FT, S 0-12-36 E 151.28 FT, S 89-47-24 W

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
012224430504400002	T, S 00DEG 12MIN 36SEC E 151.28 FT, S 89DEG ERSECTION OF N LINE OF TRACT 44 & E R/W LINE OF 24 FT WIDE GROVELAND FARMS R/W ON W SIDE OF TRACT 44 RUN S 00DEG 07MIN 16SEC E 38.87 FT, N 89DEG 52MIN 44SEC E 186.03 FT FOR POB, RUN N 89DEG 47MIN 24SEC E 101.77
012224430504400003	198.49 FT CENTERLINE OF EASTSIDE DR, N 0-0-ERSECTION OF N LINE OF TRACT 44 & E R/W LINE OF EASTSIDE DR RUN S 0-0-0 E ALONG SAID E R/W LINE 38.87 FT FOR POB, RUN N 90-0-0 E 186.03 FT, S 0-05-20 E 292.92 FT TO N LINE OF SW 1/4 OF SAID TRACT 44, S 89-51-36
132224000400002900	W 1/2 OF S 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 1985 PG 1882
132224000400002301	E 195 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4983 PG 874
132224000400002600	W 125 FT OF E 495 FT OF S 203 FT OF NW 1/4 OF SW 1/4 OF SE 1/4, W 100 FT OF E 495 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4, W 25 FT OF E 395 FT OF S 20 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4139 PG 1290 ORB 4146 PG 1061
132224000400002901	E 1/2 OF S 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 4656 PG 221
132224000400002302	W 200 FT OF E 395 FT OF N 457 FT OF NW 1/4 OF SW 1/4 OF SE 1/4--LESS W 25 FT OF S 20 FT--ORB 4983 PG 874
132224000400002500	W 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 3865 PG 1471
132224000400003600	E 3/4 OF N 1/2 OF S 1/2 OF SE 1/4--LESS S 424.50 FT OF NE 1/4 OF SE 1/4 OF SE 1/4--, W 2/3 OF E 3/4 OF S 1/4 OF SE 1/4ORB 4558 PG 504
132224000400003100	E 175 FT OF S 75 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4--LESS R/W SR 459--ORB 5070 PG 1111
132224000400003401	N 150 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 --LESS RD R/W--ORB 5162 PG 822
132224000400003300	N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4--LESS N 150 FT & LESS RD R/W--. N 1/2 OF SW 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 5162 PG 822
132224000400003601	S 424.50 FT OF NE 1/4 OF SE 1/4 OF SE 1/4--LESS SR 19 R/W--
132224000400003200	E 175 FT OF N 75 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 2158 PG 0837
132224000400003000	W 155 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4, S 15 FT OF N 90 FT OF E 175 FT OF E 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4ORB 5162 PG 822
132224000400004100	E 370 FT OF S 203 FT OF NW 1/4 OF SW 1/4 OF SE 1/4ORB 4983 PG 874
172225000300000602	NW 1/4 OF SW 1/4 OF SW 1/4 LYING SW'LY OF SAMPEY RD R/WORB 5277 PG 1910
172225000300000802	E 200 FT OF N 165 FT OF S 495 FT OF SW 1/4 OF SW 1/4 OF SW 1/4ORB 5221 PG 1554
172225000300000700	BEG 210.83 FT S OF NW COR OF NE 1/4 OF SW 1/4 OF SW 1/4, RUN N 89DEG 39MIN 06SEC E 135.22 FT, S 0DEG 01MIN 18SEC E 165.85 FT, S 89DEG 39MIN 06SEC W 135.22 FT, N 0DEG 01MIN 18SEC W 165.85 FT TO POBORB 4686 PG 1610
172225000300000800	S 330 FT OF SW 1/4 OF SW 1/4 OF SW 1/4--LESS E 429 FT OF S 110 FT & LESS E 33 FT FOR RD R/W--ORB 3205 PG 282
172225000300000801	N 80 FT OF E 200 FT OF SW 1/4 OF SW 1/4 OF SW 1/4ORB 5125 PG 291 ORB 5150 PG 802
172225000300000500	W 1/2 OF NW 1/4 OF SW 1/4, NW 1/4 OF SW 1/4 OF SW 1/4 N OF SAMPEY RDORB 692 PG 1164
172225000300000900	SE 1/4 OF SW 1/4 OF SW 1/4 ORB 1690 PG 1216
172225000300000400	E 1/2 OF NW 1/4 OF SW 1/4ORB 717 PG 2080
172225000300000803	BEG AT A POINT 330 FT N OF SW COR OF SW 1/4 OF SW 1/4 OF SW 1/4, RUN E 460

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	FT, N 165 FT, E 200 FT, N 85 FT, W 200 FT, N 80 FT, W 460 FT, S 330 FT TO POBORB 558 PG 738 ORB 816 PG 2373
172225000300002300	NE 1/4 OF SW 1/4 OF SW 1/4-- LESS BEG 210.83 FT S OF NW COR OF NE 1/4 OF SW 1/4 OF SW 1/4, RUN N 89DEG 39MIN 06SEC E 135.22 FT, S 0DEG 01MIN 18SEC E 165.85 FT, S 89DEG 39MIN 06SEC W 135.22 FT, N 0DEG 01MIN 18SEC W 165.85 FT TO POB--ORB ORB 4686 PG 1610
172225000300002500	E 429 FT OF S 110 FT OF S 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4--LESS E 33 FT FOR RD R/W--ORB 3315 PG 1263 ORB 3499 PG 250
172225010000001200	GROVELAND, TIMBER GROVES SUB LOT 12 PB 61 PG 9-10ORB 4825 PG 1520
172225010000001300	GROVELAND, TIMBER GROVES SUB LOT 13 PB 61 PG 9-10ORB 4435 PG 36
172225010000001400	GROVELAND, TIMBER GROVES SUB LOT 14 PB 61 PG 9-10ORB 4467 PG 2086
172225010000001500	GROVELAND, TIMBER GROVES SUB LOT 15 PB 61 PG 9-10ORB 5272 PG 1088
172225010000001600	GROVELAND, TIMBER GROVES SUB LOT 16 PB 61 PG 9-10ORB 3964 PG 2467
172225010000001700	GROVELAND, TIMBER GROVES SUB LOT 17 PB 61 PG 9-10ORB 4501 PG 322
172225010000001800	GROVELAND, TIMBER GROVES SUB LOT 18 PB 61 PG 9-10ORB 3954 PG 1382
172225010000001900	GROVELAND, TIMBER GROVES SUB LOT 19 PB 61 PG 9-10ORB 4844 PG 432
172225010000002000	GROVELAND, TIMBER GROVES SUB LOT 20 PB 61 PG 9-10ORB 3892 PG 602
172225010100000100	GROVELAND, TIMBER GROVES II SUB LOT 1 PB 66 PG 49-50ORB 4607 PG 962
172225010100000200	GROVELAND, TIMBER GROVES II SUB LOT 2 PB 66 PG 49-50ORB 4662 PG 814
172225010100000300	GROVELAND, TIMBER GROVES II SUB LOT 3 PB 66 PG 49-50ORB 4744 PG 978
172225010100000400	GROVELAND, TIMBER GROVES II SUB LOT 4 PB 66 PG 49-50ORB 4825 PG 1508
172225010100000500	GROVELAND, TIMBER GROVES II SUB LOT 5 PB 66 PG 49-50ORB 4607 PG 796
172225010100000600	GROVELAND, TIMBER GROVES II SUB LOT 6 PB 66 PG 49-50ORB 4689 PG 772
172225010100000700	GROVELAND, TIMBER GROVES II SUB LOT 7 PB 66 PG 49-50ORB 4828 PG 2370
172225010100000800	GROVELAND, TIMBER GROVES II SUB LOT 8 PB 66 PG 49-50ORB 4723 PG 1390
172225010100000900	GROVELAND, TIMBER GROVES II SUB LOT 9 PB 66 PG 49-50ORB 4733 PG 930
172225010100001000	GROVELAND, TIMBER GROVES II SUB LOT 10 PB 66 PG 49-50ORB 4616 PG 543
172225010100001100	GROVELAND, TIMBER GROVES II SUB LOT 11 PB 66 PG 49-50ORB 4775 PG 452
172225010100001200	GROVELAND, TIMBER GROVES II SUB LOT 12 PB 66 PG 49-50ORB 4616 PG 679
172225010100001300	GROVELAND, TIMBER GROVES II SUB LOT 13 PB 66 PG 49-50ORB 4659 PG 272
172225010100001400	GROVELAND, TIMBER GROVES II SUB LOT 14 PB 66 PG 49-50ORB 4804 PG 1067
172225010100001500	GROVELAND, TIMBER GROVES II SUB LOT 15 PB 66 PG 49-50ORB 4680 PG 577
172225010100001600	GROVELAND, TIMBER GROVES II SUB LOT 16 PB 66 PG 49-50ORB 4607 PG 880
172225010100001700	GROVELAND, TIMBER GROVES II SUB LOT 17 PB 66 PG 49-50ORB 4645 PG 1348 ORB 4662 PG 755
172225010100001800	GROVELAND, TIMBER GROVES II SUB LOT 18 PB 66 PG 49-50ORB 4607 PG 1000
172225010100001900	GROVELAND, TIMBER GROVES II SUB LOT 19 PB 66 PG 49-50ORB 4616 PG 696
172225010100002000	GROVELAND, TIMBER GROVES II SUB LOT 20 PB 66 PG 49-50ORB 4700 PG 2003
172225010100002100	GROVELAND, TIMBER GROVES II SUB LOT 21 PB 66 PG 49-50ORB 4628 PG 1009
192225000100000100	NE 1/4 OF NE 1/4ORB 683 PG 1508
192225000400002804	SE 1/4 OF SW 1/4 OF SE 1/4--LESS W 210 FT OF E 240.31 FT OF N 250 FT--ORB 1056 PG 2445
192225080000400702	GROVELAND, BRESSLERS SUB PARTIAL REPLAT S 75 FT OF LOT 7 BLK 4, BEG AT SW COR OF LOT 7 BLK 4, RUN S 75 FT, E 50 FT, N 75 FT, W 50 FT TO POB, BEING PART OF TRACT A PB 11 PG 12ORB 5099 PG 1590
192225135000000100	GROVELAND, LAKE DOT LANDING SUB LOT 1 PB 46 PGS 7-8ORB 5289 PG 2319

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
19222513500000200	GROVELAND, LAKE DOT LANDING SUB LOT 2 PB 46 PGS 7-8ORB 2650 PG 2220
19222513500000300	GROVELAND, LAKE DOT LANDING SUB LOT 3 PB 46 PGS 7-8ORB 2184 PG 2125
19222513500000400	GROVELAND, LAKE DOT LANDING SUB LOT 4 PB 46 PGS 7-8ORB 4487 PG 1326
19222513500000500	GROVELAND, LAKE DOT LANDING SUB LOT 5 PB 46 PGS 7-8ORB 2294 PG 1318 ORB 3490 PG 739
19222513500000600	GROVELAND, LAKE DOT LANDING SUB LOT 6 PB 46 PGS 7-8ORB 3824 PG 1225
19222513500000700	GROVELAND, LAKE DOT LANDING SUB LOT 7 PB 46 PGS 7-8ORB 4733 PG 1172
19222513500000800	GROVELAND, LAKE DOT LANDING SUB LOT 8 PB 46 PGS 7-8ORB 2219 PG 0033
19222513500000900	GROVELAND, LAKE DOT LANDING SUB LOT 9 PB 46 PGS 7-8ORB 2278 PG 0168
19222513500001000	GROVELAND, LAKE DOT LANDING SUB LOT 10 PB 46 PGS 7-8ORB 4187 PG 2258 ORB 4335 PG 1848
19222513500001100	GROVELAND, LAKE DOT LANDING SUB LOT 11 PB 46 PGS 7-8ORB 2264 PG 0652 ORB 2456 PG 31
19222513500001200	GROVELAND, LAKE DOT LANDING SUB LOT 12 PB 46 PGS 7-8ORB 4663 PG 1676
19222513500001300	GROVELAND, LAKE DOT LANDING SUB LOT 13 PB 46 PGS 7-8ORB 2314 PG 0206
19222513500001400	GROVELAND, LAKE DOT LANDING SUB LOT 14 PB 46 PGS 7-8ORB 3200 PG 881
19222513500001500	GROVELAND, LAKE DOT LANDING SUB LOT 15 PB 46 PGS 7-8ORB 2289 PG 1816 ORB 3601 PG 160
19222513500001600	GROVELAND, LAKE DOT LANDING SUB LOT 16 PB 46 PGS 7-8ORB 4596 PG 1633
19222513500001700	GROVELAND, LAKE DOT LANDING SUB LOT 17 PB 46 PGS 7-8ORB 3922 PG 1203
19222513500001800	GROVELAND, LAKE DOT LANDING SUB LOT 18 PB 46 PGS 7-8ORB 4049 PG 1803
19222513500001900	GROVELAND, LAKE DOT LANDING SUB LOT 19 PB 46 PGS 7-8ORB 3969 PG 2446
19222513500002000	GROVELAND, LAKE DOT LANDING SUB LOT 20 PB 46 PGS 7-8ORB 4639 PG 548 ORB 5341 PG 2408
19222513500002100	GROVELAND, LAKE DOT LANDING SUB LOT 21 PB 46 PGS 7-8ORB 4798 PG 695
19222513500002200	GROVELAND, LAKE DOT LANDING SUB LOT 22 PB 46 PGS 7-8ORB 3636 PG 243
19222513500002300	GROVELAND, LAKE DOT LANDING SUB LOT 23 PB 46 PGS 7-8ORB 2483 PG 1110
19222513500002400	GROVELAND, LAKE DOT LANDING SUB LOT 24 PB 46 PGS 7-8ORB 2483 PG 910
19222513500002500	GROVELAND, LAKE DOT LANDING SUB LOT 25 PB 46 PGS 7-8ORB 2445 PG 1493
19222513500002600	GROVELAND, LAKE DOT LANDING SUB LOT 26 PB 46 PGS 7-8ORB 5161 PG 497
19222513500002700	GROVELAND, LAKE DOT LANDING SUB LOT 27 PB 46 PGS 7-8ORB 4024 PG 1022
19222513500002800	GROVELAND, LAKE DOT LANDING SUB LOT 28 PB 46 PGS 7-8ORB 4908 PG 766
19222513500002900	GROVELAND, LAKE DOT LANDING SUB LOT 29 PB 46 PGS 7-8ORB 2462 PG 456
19222513500003000	GROVELAND, LAKE DOT LANDING SUB LOT 30 PB 46 PGS 7-8ORB 2461 PG 1237
19222513500003100	GROVELAND, LAKE DOT LANDING SUB LOT 31 PB 46 PGS 7-8ORB 5034 PG 2242
19222513500003200	GROVELAND, LAKE DOT LANDING SUB LOT 32 PB 46 PGS 7-8ORB 2899 PG 1829 ORB 3396 PG 926
19222513500003300	GROVELAND, LAKE DOT LANDING SUB LOT 33 PB 46 PGS 7-8ORB 4294 PG 743
19222513500003400	GROVELAND, LAKE DOT LANDING SUB LOT 34 PB 46 PGS 7-8ORB 5131 PG 349
19222513500003500	GROVELAND, LAKE DOT LANDING SUB LOT 35 PB 46 PGS 7-8ORB 5339 PG 2398
19222513500003600	GROVELAND, LAKE DOT LANDING SUB LOT 36 PB 46 PGS 7-8ORB 4117 PG 730
19222513500003700	GROVELAND, LAKE DOT LANDING SUB LOT 37 PB 46 PGS 7-8ORB 3753 PG 2017
19222513500003800	GROVELAND, LAKE DOT LANDING SUB LOT 38 PB 46 PGS 7-8ORB 4099 PG 1103
19222513500003900	GROVELAND, LAKE DOT LANDING SUB LOT 39 PB 46 PGS 7-8ORB 4675 PG 1664
19222513500004000	GROVELAND, LAKE DOT LANDING SUB LOT 40 PB 46 PGS 7-8ORB 5267 PG 783
19222513500004100	GROVELAND, LAKE DOT LANDING SUB LOT 41 PB 46 PGS 7-8ORB 4299 PG 2237

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
192225135000004200	GROVELAND, LAKE DOT LANDING SUB LOT 42 PB 46 PGS 7-8ORB 4535 PG 2358 ORB 5181 PG 1273
192225135000004300	GROVELAND, LAKE DOT LANDING SUB LOT 43 PB 46 PGS 7-8ORB 2637 PGS 1858 1878 ORB 2660 PG 320 ORB 3909 PG 1579
192225135000004400	GROVELAND, LAKE DOT LANDING SUB LOT 44 PB 46 PGS 7-8ORB 3836 PG 99 ORB 4827 PG 472
192225135000004500	GROVELAND, LAKE DOT LANDING SUB LOT 45 PB 46 PGS 7-8ORB 4922 PG 2245
192225135000004600	GROVELAND, LAKE DOT LANDING SUB LOT 46 PB 46 PGS 7-8ORB 4976 PG 620
192225135000004700	GROVELAND, LAKE DOT LANDING SUB LOT 47 PB 46 PGS 7-8ORB 3858 PG 1404 ORB 5012 PG 1810
192225135000004800	GROVELAND, LAKE DOT LANDING SUB LOT 48 PB 46 PGS 7-8ORB 4582 PG 891 ORB 5107 PG 1533
192225135000004900	GROVELAND, LAKE DOT LANDING SUB LOT 49 PB 46 PGS 7-8ORB 4506 PG 116
192225135000005000	GROVELAND, LAKE DOT LANDING SUB LOT 50 PB 46 PGS 7-8ORB 2517 PG 867
192225135000005100	GROVELAND, LAKE DOT LANDING SUB LOT 51 PB 46 PGS 7-8ORB 4070 PG 737
192225135000005200	GROVELAND, LAKE DOT LANDING SUB LOT 52 PB 46 PGS 7-8ORB 2483 PG 1334
192225135000005300	GROVELAND, LAKE DOT LANDING SUB LOT 53 PB 46 PGS 7-8ORB 3837 PG 441
192225135000005400	GROVELAND, LAKE DOT LANDING SUB LOT 54 PB 46 PGS 7-8ORB 2486 PG 1690
192225135000005500	GROVELAND, LAKE DOT LANDING SUB LOT 55 PB 46 PGS 7-8ORB 2486 PG 1672
192225135000005600	GROVELAND, LAKE DOT LANDING SUB LOT 56 PB 46 PGS 7-8ORB 3923 PG 304
192225135000005700	GROVELAND, LAKE DOT LANDING SUB LOT 57 PB 46 PGS 7-8ORB 2476 PG 1020
192225135000005800	GROVELAND, LAKE DOT LANDING SUB LOT 58 PB 46 PGS 7-8ORB 3892 PG 1314
192225135000005900	GROVELAND, LAKE DOT LANDING SUB LOT 59 PB 46 PGS 7-8ORB 2461 PG 1886
192225135000006000	GROVELAND, LAKE DOT LANDING SUB LOT 60 PB 46 PGS 7-8ORB 2476 PG 1134
192225135000006100	GROVELAND, LAKE DOT LANDING SUB LOT 61 PB 46 PGS 7-8ORB 4334 PG 2300
192225135000006200	GROVELAND, LAKE DOT LANDING SUB LOT 62 PB 46 PGS 7-8ORB 2517 PG 798 ORB 4989 PG 1907 ORB 5117 PG 538 ORB 5238 PG 113
192225140000000600	GROVELAND, LITTLE OAKS LOT 6 PB 17 PG 43ORB 1131 PG 1587
192225140000000300	GROVELAND, LITTLE OAKS LOT 3 PB 17 PG 43ORB 4221 PG 844
192225140000000400	GROVELAND, LITTLE OAKS LOT 4 PB 17 PG 43ORB 5007 PG 365
192225140000000500	GROVELAND, LITTLE OAKS LOT 5 PB 17 PG 43ORB 4213 PG 309
192225140000000700	GROVELAND, LITTLE OAKS LOT 7 PB 17 PG 43ORB 1131 PG 1587
192225140000000900	GROVELAND, LITTLE OAKS LOT 9 PB 17 PG 43ORB 4140 PG 1797
192225140000000800	GROVELAND, LITTLE OAKS LOT 8 PB 17 PG 43ORB 1487 PG 1014
192225140000000200	GROVELAND, LITTLE OAKS PB 17 PG 43 LOTS 1, 2ORB 2529 PG 1900
192225140000001300	GROVELAND, LITTLE OAKS LOT 13 PB 17 PG 43ORB 778 PG 2195
192225140000001100	GROVELAND, LITTLE OAKS LOT 11 PB 17 PG 43ORB 4822 PG 1771
192225140000001900	GROVELAND, LITTLE OAKS LOT 19 PB 17 PG 43ORB 5257 PG 767
192225140000001400	GROVELAND, LITTLE OAKS LOTS 14, 15 PB 17 PG 43ORB 4458 PG 964
192225140000001000	GROVELAND, LITTLE OAKS LOT 10 PB 17 PG 43ORB 3500 PG 1131
192225140000001200	GROVELAND, LITTLE OAKS LOT 12 PB 17 PG 43ORB 5027 PG 1241
192225140000001600	GROVELAND, LITTLE OAKS LOT 16 PB 17 PG 43ORB 3912 PG 2081
192225140000001800	GROVELAND, LITTLE OAK SUB LOT 18 PB 17 PG 43ORB 3752 PG 832
192225140000001700	GROVELAND, LITTLE OAKS SUB LOT 17 PB 17 PG 43ORB 5034 PG 2139
192225140000002400	GROVELAND, LITTLE OAKS LOT 24 PB 17 PG 43ORB 5250 PG 2296
192225140000002900	GROVELAND, LITTLE OAKS LOTS 29, 30 PB 17 PG 43ORB 5128 PG 302

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
192225140000002100	GROVELAND, LITTLE OAKS LOT 21 PB 17 PG 43ORB 4080 PG 1778
192225140000002500	GROVELAND, LITTLE OAKS LOTS 25, 26 PB 17 PG 43ORB 4654 PG 753
192225140000002200	GROVELAND, LITTLE OAKS E 1/2 OF LOT 22, LOT 23 PB 17 PG 43ORB 994 PG 1645 ORB 2752 PG 1636 ORB 4120 PG 109 ORB 4129 PG 2174
192225140000002201	GROVELAND, LITTLE OAKS W 1/2 OF LOT 22 PB 17 PG 43ORB 4080 PG 1778
192225140000002000	GROVELAND, LITTLE OAKS LOT 20 PB 17 PG 43ORB 2330 PG 1701 ORB 4436 PG 1020
192225140000002800	GROVELAND, LITTLE OAKS SUB LOT 28 PB 17 PG 43ORB 4434 PG 1906
192225140000002700	GROVELAND, LITTLE OAKS SUB LOT 27 PB 17 PG 43ORB 1071 PG 220, ORB 1193 PG 0387
192225140000003100	GROVELAND, LITTLE OAKS LOTS 31, 32 PB 17 PG 43ORB 1544 PG 226
192225140000003300	GROVELAND, LITTLE OAKS LOT 33 PB 17 PG 43ORB 3882 PG 494
202225000200000200	47 E ALONG SAID CENTERLINE 552.50 FT TO A CU OF SEC RUN S 0-09-50 E ALONG W LINE OF SEC A DIST OF 662.52 FT TO NW COR OF SW 1/4 OF NW 1/4 OF NW 1/4, S 89-32-21 E 633.74 FT ALONG SAID N LINE & POB, CONT N 89-32-21 E 33 FT TO CENTERLINE OF SAMPEY RD, S 0-0
202225000200000100	N 398.06 FT OF NW 1/4 OF NW 1/4 OF NW 1/4--LESS E 33 FT & LESS N 132 FT--ORB 2779 PG 1317
202225000200000500	N 132 FT OF NW 1/4 OF NW 1/4 OF NW 1/4--LESS E 33 FT FOR RD R/W--ORB 3568 PG 1169
202225000200000700	NW 1/4 OF NW 1/4 OF NW 1/4--LESS N 398.06 FT & LESS E 33 FT FOR RD R/WORB 4747 PG 961
202225020000000500	GROVELLA PARK LOT 5 PB 6 PG 97ORB 4861 PG 994 ORB 5102 PG 2359
202225020000000700	GROVELLA PARK N 137 FT OF LOT 7, E 30 FT OF N 137 FT OF LOT 8 PB 6 PG 97ORB 851 PG 387 ORB 1404 PGS 2291-2292
202225020000000801	GROVELLA PARK FROM W LINE OF LOT 9 WITH S'LY R/W LINE OF SR 50 RUN S ALONG W LINE 110 FT FOR POB, RUN E 112 FT, S TO S LINE OF LOT 8, W 112 FT, N TO POB, BEING PART OF LOTS 8 & 9 PB 6 PG 97ORB 1496 PG 2153, ORB 1739 PG 1939
202225020000000600	GROVELLA PARK LOT 6 PB 6 PG 97ORB 4648 PG 960
202225020000001300	GROVELLA PARK LOTS 13, 14, 15, 16--LESS RD R/W--LOT 17--LESS S 165 FT & LESS RD R/W--LOT 18 E OF RD--LESS S 165 FT & LESS RD R/W ON N--PB 6 PG 97ORB 3284 PG 1625
202225020000001700	GROVELLA PARK N 90 FT OF S 165 FT OF LOT 17, N 90 FT OF S 165 FT OF LOT 18 E OF RD PB 6 PG 97ORB 2359 PG 1681
202225020000001701	GROVELLA PARK S 75 FT OF LOT 17, E 67.5 FT OF S 75 FT OF LOT 18 PB 6 PG 97ORB 4856 PG 2402
202225020000002800	S 220 FT OF LOT 28, W 19 FT OF N 110 FT OF SCRIBED PROPERTY: FROM W LINE OF LOT 9 WITH S'LY R/W LINE OF SR 50 RUN S ALONG W LINE 110 FT FOR POB, RUN E 112 FT, S TO A POINT 86.76 FT S OF N LINE OF LOT 29, W 112 FT TO W LINE OF LOT 28, N TO POB, N 110 FT
202225020000002801	GROVELLA PARK S 110 FT OF LOT 28, W 19 FT OF S 110 FT OF LOT 29--LESS RD R/W--PB 6 PG 97ORB 4839 PG 1913
202225020000002501	GROVELLA PARK, S 100 FT OF LOT 25--LESS E 11 FT--PB 6 PG 97ORB 4123 PG 1874
202225020000002502	GROVELLA PARK E 11 FT OF S 100 FT OF LOT 25 PB 6 PG 97ORB 4123 PG 1874
202225020000002100	GROVELLA PARK S 10 FT OF W 203.5 FT OF LOT 21, W 203.5 FT OF LOT 22 PB 6 PG 97ORB 1355 PG 1981

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
202225020000003900	GROVELLA PARK LOT 39, 70 PB 6 PG 97ORB 4604 PG 2255
202225020000004000	GROVELLA PARK LOT 40 PB 6 PG 97ORB 1563 PG 1580 ORB 4057 PG 2278
202225020000004300	GROVELLA PARK LOTS 43, 44, 45, 64, 65, 66 PB 6 PG 97ORB 2374 PG 1038 ORB 3100 PG 1
202225020000004701	GROVELLA PARK LOTS 47, 48--LESS E 56 FT OF N 100 FT OF LOT 48 & LESS W 15 FT OF N 100 FT OF LOT 47 & LESS S 119.64 FT OF LOTS 47 & 48--PB 6 PG 97ORB 2374 PG 1037
202225020000004702	GROVELLA PARK W 5 FT OF N 100 FT OF LOT 47, E 56 FT OF N 100 FT OF LOT 48 PB 6 PG 97ORB 5202 PG 1868
202225020000004700	GROVELLA PARK W 10 FT OF E 66 FT OF N 100 FT OF LOT 47 PB 6 PG 97ORB 732 PGS 105, 107
202225020000004900	GROVELLA PARK, LOT 49 PB 6 PG 97ORB 1435 PG 1476
202225020000004703	GROVELLA PARK S 119.64 FT OF LOTS 47 & 48 PB 6 PG 97ORB 2374 PG 1039
202225020000004100	GROVELLA PARK LOT 41, 42, 67, 68 PB 6 PG 97ORB 1112 PG 2404, ORB 1777 PG 1984
202225020000004600	GROVELLA PARK LOT 46 PB 6 PG 97ORB 2374 PG 1037
202225020000005100	GROVELLA PARK E 128.5 FT OF W 132 FT OF LOT 51, N 29.56 FT OF E 128.5 FT OF W 132 FT OF LOT 52 PB 6 PG 97ORB 4331 PG 1647
202225020000005700	GROVELLA PARK S 30.34 FT OF W 132 FT OF LOT 57, W 132 FT OF LOT 58 PB 6 PG 97ORB 1107 PG 1688, ORB 1203 PG 1525, ORB 1742 PG 1195
202225020000005200	GROVELLA PARK S 46.44 FT OF E 128.5 FT OF W 132 FT OF LOT 52, N 53.56 FT OF E 128.5 FT OF W 132 FT OF LOT 53 PB 6 PG 97ORB 4946 PG 77
202225020000005500	GROVELLA PARK W 132 FT OF LOT 55, N 23.22 FT OF W 132 FT OF LOT 56 PB 6 PG 97ORB 5174 PG 565
202225020000005600	GROVELLA PARK W 132 FT OF LOT 56--LESS N 23.22 FT-- & N 46.44 FT OF W 132 FT OF LOT 57 PB 6 PG 97ORB 4899 PG 1714
202225020000005000	GROVELLA PARK LOT 50 PB 6 PG 97ORB 4498 PG 1458
202225020000005101	GROVELLA PARK E 152 FT OF LOTS 51, 52, 53--LESS S 23.22 FT OF W 20.44 FT OF E 152 FT OF LOT 53--PB 6 PG 97ORB 1714 PG 1332
202225020000005300	GROVELLA PARK S 23.22 FT OF LOT 53--LESS E 131.56--, LOT 54--LESS E 131.56--PB 6 PG 97ORB 3932 PG 341
202225020000005900	GROVELLA PARK, LOT 59 PB 6 PG 97ORB 4933 PG 217
202225020000005603	GROVELLA PARK E 152 FT OF LOTS 56, 57, 58--LESS RD R/W--PB 6 PG 97ORB 1873 PG 2075
202225020000005401	GROVELLA PARK E 152 FT OF LOTS 54, 55--LESS W 20.4 FT OF E 152 FT OF LOT 54--ORB 1813 PG 1343
202225020000006100	GROVELLA PARK LOT 61 PB 6 PG 97ORB 217 PG 220
202225020000006200	GROVELLA PARK S 206.74 FT OF LOT 62 PB 6 PG 97
202225020000006201	GROVELLA PARK N 100 FT OF LOT 62 PB 6 PG 97ORB 5312 PG 1059
202225020000006300	GROVELLA PARK S 206.76 FT OF LOT 63 PB 6 PG 97
202225020000006301	GROVELLA PARK, LOT 63--LESS S 206.76 FT--PB 6 PG 97ORB 5312 PG 1059
202225020000006000	GROVELLA PARK, LOT 60--LESS RD R/W--PB 6 PG 97ORB 5202 PG 1866
202225020000006900	GROVELLA PARK LOT 69 PB 6 PG 97ORB 1112 PG 2404
202225020500000100	GROVELAND, GROVELLA PARK LOTS 1, 2, 3, 4, 31--LESS W 6.5 FT--, LOTS 32, 33, 34, 35, 36 PB 6 PG 97ORB 4362 PG 694
202225020500000701	W 19 FT--S 200 FT OF LOT 30 PB 6 PG 97ORB OF E LINE OF LOT 7 & S'LY R/W LINE

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	OF SR 50 RUN S ALONG LOT LINE 137 FT FOR POB, RUN W 101 FT, S TO A POINT 86.76 FT S OF N LINE OF LOT 29, E 101 FT, N ALONG E LINE OF LOTS 30 & 7 TO POB, S 220 FT OF LOT 19--LES
202225020500000800	GROVELAND, GROVELLA PARK BEG AT NW COR OF LOT 9 RUN E 112 FT, S 110 FT, W 112 FT, N 110 TO POB PB 6 PG 97ORB 5062 PG 1406
202225020500001201	GROVELAND, GROVELLA PARK LOT 12 S OF HWY R/W, LOT 25--LESS S 100 FT--PB 6 PG 97ORB 651 PG 863 ORB 738 PGS 655-658 ORB 3986 PG 181
202225020500001000	GROVELAND, GROVELLA PARK LOT 10--LESS RD--LOT 27 PB 6 PG 97ORB 3986 PG 178
202225020500001100	GROVELAND, GROVELLA PARK LOT 11--LESS ROAD R/W--N 56.76 FT OF LOT 26 PB 6 PG 97ORB 3986 PG 183
202225020500001900	GROVELAND, GROVELLA PARK LOTS 19 & 20--LESS E 80 FT--LOT 21--LESS S 10 FT OF W 203.5 FT & LESS E 80 FT--PB 6 PG 97ORB 2158 PG 845 ORB 2347 PG 2114 ORB 3844 PG 760
202225020500001901	GROVELAND, GROVELLA PARK E 80 FT OF LOTS 19, 20, 21 & 22 PB 6 PG 97ORB 5312 PG 2302
202225020500002600	GROVELAND, GROVELLA PARK S 250 FT OF LOT 26 PB 6 PG 97ORB 3986 PG 182
202225020500002400	GROVELAND, GROVELLA PARK LOT 24 PB 6 PG 97ORB 3997 PG 2296
202225020500002300	GROVELAND, GROVELLA PARK LOT 23 PB 6 PG 97ORB 3997 PG 2296
202225020500003700	GROVELAND, GROVELLA PARK LOTS 37, 72 PB 6 PG 97ORB 4604 PG 2255
202225020500003100	GROVELAND, GROVELLA PARK W 6.5 FT OF LOT 31 PB 6 PG 97ORB 4648 PG 960
202225020500003800	GROVELAND, GROVELLA PARK LOTS 38, 71 PB 6 PG 97ORB 4604 PG 2255
202225030000100300	LITTLE ACRES LOT 3 BLK 1 LYING 33 FT E OF W LINE OF SEC 20-22-25 PB 6 PG 29ORB 4348 PG 756
202225030000100400	LITTLE ACRES LOT 4 BLK 1 PB 6 PG 29ORB 1601 PG 1194 ORB 2926 PG 2409
202225030000100500	LITTLE ACRES LOT 5, BLK 1 PB 6 PG 29ORB 675 PG 939
202225030000100800	LITTLE ACRES LOT 8 BLK 1 PB 6 PG 29ORB 5282 PG 1407
202225030000100900	LITTLE ACRES LOT 9, BLK 1 PB 6 PG 29ORB 1121 PG 1316
202225030000100100	LITTLE ACRES LOTS 1, 2, BLK 1 PB 6 PG 29
202225030000100601	LITTLE ACRES W 55.9 FT OF LOTS 6 & 7--LESS S 57 FT OF LOT 7- BLK 1 PB 6 PG 29ORB 969 PG 744
202225030000100701	LITTLE ACRES S 57 FT OF LOT 7, BLK 1 PB 6 PG 29ORB 969 PG 744
202225030000101000	LITTLE ACRES LOT 10 BLK 1 PB 6 PG 29ORB 2782 PG 1063 ORB 4067 PG 19
202225030000200100	LITTLE ACRES E 50 FT OF LOT 1, W 75 FT OF LOT 6, BLK 2--LESS HWY--PB 6 PG 29ORB 5183 PG 1955
202225030000200200	LITTLE ACRES LOTS 2, 3, 4, 7, 8, 9, 10, BLK 2 PB 6 PG 29ORB 1215 PG 18
202225030000200500	LITTLE ACRES LOT 5 BLK 2 PB 6 PG 29ORB 4618 PG 456
202225030000500100	LITTLE ACRES S 30 FT OF LOT 1, N 45 FT OF LOT 2, BLK 5 PB 6 PG 29ORB 4274 PG 1226
202225030000500101	LITTLE ACRES LOT 1--LESS S 30 FT--BLK 5 PB 6 PG 29ORB 3125 PG 1633
202225030000500300	LITTLE ACRES LOT 3, BLK 5, S 26 FT OF LOT 7, LOT 8 BLK 5 PB 6 PG 29ORB 859 PGS 2104, 2106
202225030000500600	LITTLE ACRES E 72 FT OF LOT 6, BLK 5 PB 6 PG 29ORB 1305 PG 1174 ORB 3129 PG 409
202225030000500400	LITTLE ACRES LOT 4 BLK 5 PB 6 PG 29ORB 4275 PG 1573
202225030000500500	LITTLE ACRES LOT 5, LOT 10--LESS E 125.89 FT--BLK 5 PB 6 PG 29ORB 4929 PG 2053

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
202225030000500900	LITTLE ACRES LOT 9 BLK 5 PB 6 PG 29ORB 4201 PG 2135
202225030000500701	LITTLE ACRES LOT 7--LESS S 26 FT--BLK 5 PB 6 PG 29ORB 3361 PG 809
202225030000500601	LITTLE ACRES LOT 6--LESS E 72 FT-- , BLK 5 PB 6 PG 29ORB 4098 PG 2002
202225030000501000	LITTLE ACRES, E 125.89 FT OF LOT 10, BLK 5 PB 6 PG 29ORB 1888 PG 74
202225030000600100	LITTLE ACRES N 50 FT OF LOT 1, BLK 6 PB 6 PG 29ORB 3930 PG 1883
202225030000600300	LITTLE ACRES S 1/2 OF LOT 3, BLK 6 PB 6 PG 29ORB 1267 PG 301
202225030000600400	LITTLE ACRES LOT 4 BLK 6 PB 6 PG 29ORB 4470 PG 13 ORB 5081 PG 117
202225030000600500	LITTLE ACRES LOT 5 BLK 6--LESS E 50 FT--PB 6 PG 29 ORB 2429 PG 162
202225030000600501	LITTLE ACRES E 50 FT OF LOT 5, BLK 6 PB 6 PG 29ORB 0809 PG 0067
202225030000600600	LITTLE ACRES LOT 6, BLK 6, LOT 1, BLK 7 PB 6 PG 29ORB 1215 PG 18
202225030000600700	LITTLE ACRES LOT 7, BLK 6 PB 6 PG 29ORB 1744 PG 1448
202225030000600800	LITTLE ACRES LOT 8, BLK 6 PB 6 PG 29ORB 4005 PG 1713
202225030000600101	LITTLE ACRES S 69.47 FT OF LOT 1, BLK 6 PB 6 PG 29ORB 2043 PG 1 ORB 3574 PG 2029
202225030000600201	LITTLE ACRES S 44.47 FT OF LOT 2, N 1/2 OF LOT 3 BLK 6 PB 6 PG 29ORB 4070 PG 80
202225030000600900	LITTLE ACRES S 1/2 OF LOT 9, BLK 6 PB 6 PG 29ORB 3738 PG 1727
202225030000600901	LITTLE ACRES N 1/2 OF LOT 9, BLK 6 PB 6 PG 29ORB 3869 PG 669
202225030000600200	LITTLE ACRES N 75 FT OF LOT 2, BLK 6 PB 6 PG 29ORB 1224 PG 1957 ORB 1319 PG 572
202225030000601000	LITTLE ACRES LOT 10, BLK 6 PB 6 PG 29
202225030000700200	LITTLE ACRES LOTS 2, 3 BLK 7 PB 6 PG 29ORB 925 PG 780 ORB 950 PG 614 ORB 2262 PG 770
202225030000700500	LITTLE ACRES LOT 5 BLK 7 PB 6 PG 29ORB 4361 PG 2397
202225030000700400	LITTLE ACRES LOT 4 BLK 7 PB 6 PG 29ORB 3822 PG 1824
202225030000700600	LITTLE ACRES LOTS 6, 7, 8 BLK 7 PB 6 PG 29ORB 4733 PGS 1116 1117 1118
202225030000700900	LITTLE ACRES LOTS 9, 10 BLK 7 PB 6 PG 29ORB 5281 PG 182
202225030000800300	LITTLE ACRES N 88.10 FT OF LOTS 3 & 8, BLK 8 PB 6 PG 29ORB 1941 PG 2467, ORB 1981 PG 682
202225030000800301	LITTLE ACRES SUB LOTS 3, 4, 8, 9 BLK 8--LESS N 88.10 FT OF LOTS 3 & 8 & LESS S 13.40 FT OF LOTS 4 & 9 & LESS E 3.50 FT FOR RD R/W OF LOTS 3, 4, 8, 9 BLK 8--PB 6 PG 29ORB 4946 PG 434
202225030000800500	LITTLE ACRES SUB S 13.40 FT OF LOT 4 & S 13.40 FT OF LOT 9--LESS E 3.50 FT FOR RD R/W--LOTS 5 & 10--LESS E 3.50 FT FOR RD R/W--ALL IN BLK 8 PB 6 PG 29ORB 2160 PG 478 ORB 4885 PG 2436
202225030000800100	LITTLE ACRES LOT 1, 6--LESS E 3.5 FT OF LOT 6--BLK 8 PB 6 PG 29ORB 5188 PG 226
202225030000800200	LITTLE ACRES LOTS 2 & 7, BLK 8 PB 6 PG 29ORB 1011 PG 2465
202225030100100600	GROVELAND, LITTLE ACRES E 86 FT OF LOT 6, E 86 FT OF N 62.47 FT OF LOT 7, BLK 1 PB 6 PG 29ORB 2265 PG 2175 ORB 5277 PG 1403
202225030100200101	GROVELAND, LITTLE ACRES W 91.9 FT OF LOT 1 BLK 2--LESS SR 50--PB 6 PG 29ORB 1516 PG 2326 ORB 4891 PG 480
202225030100200600	GROVELAND, LITTLE ACRES E 66.9 FT OF LOT 6 BLK 2--LESS SR 50--PB 6 PG 29ORB 4764 PG 1354
202225030100300000	GROVELAND, LITTLE ACRES BLK 3, W 21 FT OF BLK 4, PINE ST BETWEEN BLKS 3 & 4 PB 6 PG 29ORB 522 PG 636 ORB 1791 PG 0293
202225030100400000	-LESS R/W OF ST RD S-565-A--PB 6 PG 29ORB E OF R/W OF HWY 50 & CENTER LINE

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	OF ST RD S-565-A FOR POB, RUN S ALONG CENTER LINE OF ST RD S-565-A 547.75 FT, W 288.8 FT TO PT ON S LINE OF BLK 4, N'LY TO PT ON N LINE OF BLK 4 THAT IS 288.5 FT W OF POB, E TO PO
202225030100500200	GROVELAND, LITTLE ACRES S 74.47 FT OF LOT 2, BLK 5 PB 6 PG 29ORB 821 PG 923
232224000100000104	FROM NE COR OF SEC RUN S 0-26-11 W 730.58 FT, N 89-53-31 W 234.04 FT TO POB, RUN S 125 FT, N 89-53-31 W 100 FT, N 0-52-16 E 125 FT, S 89-53-31 E 100 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 947 PG 2230
232224000100000105	FROM NE COR OF SEC RUN S 0-26-11 W 730.58 FT, N 89-53-31 W 134.04 FT TO POB, RUN S 125 FT, N 89-53-31 W 100 FT, N 125 FT, S 89-53-31 E 100 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 4893 PG 1983
232224000100000106	FROM NE COR OF SEC, RUN S 0DEG 26MIN 11SEC W 730.58 FT, N 89DEG 53MIN 31SEC W 15 FT TO POB, RUN S 125 FT, N 89DEG 53MIN 31SEC W 119.04 FT, N 125 FT, S 89DEG 53MIN 31SEC E 119.04 FT TO POB--LESS N 15 FT FOR RD R/W--ORB 1202 PG 1364
232224000100000300	W ALONG SAID E LINE 95 FT, S 89-59-18 E 319.E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS RD A DIST OF 950.58 FT, N 89-59-18 W 12 FT TO W R/W LINE OF GROVELAND FARMS RD FOR POB, CONT N 89-59-18 W 319.73 FT TO E LINE OF MIDWAY SUB PB 11 PG 57, S 0-33-3
232224000100000301	FT, S 89-59-18 E 320.14 FT TO A POINT ON W R E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS ROAD 1045.58 FT, N 89-59-18 W 12.00 FT TO W R/W SAID RD & POB, RUN N 89-59-18 W 319.93 FT TO E LINE OF MIDWAY PB 11 PG 57-58, S 0-33-39 W ALONG SAID E LINE 95.0
232224000100000400	/4 OF SEC 23, E ALONG SAID S LINE TO W R/W L0-26-11 W ALONG E LINE OF NE 1/4 & CENTERLINE OF GROVELAND FARMS RD A DIST OF 1140.59 FT, N 89-59-18 W 12 FT TO W R/W LINE OF GROVELAND FARMS RD FOR POB, CONT N 89-59-18 W 319.52 FT, S TO S LINE OF NE 1/4 OF NE
232224000100000600	18SEC E 319.73 FT TO W R/W LINE OF GROVELANF SEC & CENTER LINE OF GROVLAND FARMS RD 855.58 FT, N 89DEG 59MIN 18SEC W 12 FT TO W R/W LINE OF SAID RD FOR POB, CONT W 319.52 FT TO E LINE OF MIDWAY PB 11 PGS 57 & 58, S 00DEG 33MIN 39SEC W 95 FT, S 89DEG 59M
232224020000100100	GROVELAND, MIDWAY LOT 1, BLK 1--LESS E 13.33 FT-- PB 11 PGS 57-58ORB 1250 PG 85, 88, 90
232224020000100600	GROVELAND, MIDWAY LOT 6 BLK 1 PB 11 PGS 57-58ORB 3889 PG 996
232224020000100500	GROVELAND, MIDWAY LOT 5, BLK 1 PB 11 PGS 57-58ORB 1103 PG 0480, ORB 1824 PG 1728
232224020000100700	GROVELAND, MIDWAY LOT 7, BLK 1 PB 11 PGS 57-58ORB 1410 PG 873
232224020000100301	GROVELAND, MIDWAY E 56.67 FT OF LOT 3, W 38.33 FT OF LOT 4 BLK 1 PB 11 PGS 57-58ORB 4649 PG 2104
232224020000100200	GROVELAND, MIDWAY E 38.34 FT OF LOT 2, W 61.66 FT OF LOT 3, BLK 1 PB 11 PGS 57-58ORB 4313 PG 869
232224020000100102	GROVELAND, MIDWAY E 13.33 FT OF LOT 1 & W 79.99 FT OF LOT 2, BLK 1 PB 11 PGS 57-58ORB 5189 PG 1058
232224020000100400	GROVELAND, MIDWAY E 95.37 FT OF LOT 4 BLK 1 PB 11 PGS 57-58ORB 4565 PG 1717
232224020000100800	GROVELAND, MIDWAY LOT 8, BLK 1 PB 11 PGS 57-58ORB 4596 PG 2309
232224020000200300	GROVELAND, MIDWAY E 115 FT OF W 1/2 OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 5091 PG 1529

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
232224020000200400	GROVELAND, MIDWAY E 120 FT OF LOT 4, BLK 2 PB 11 PGS 57-58ORB 1078 PG 1558 ORB 1110 PG 1092
232224020000200401	GROVELAND, MIDWAY W 116 OF E 1/2 OF LOT 4 BLK 2 PB 11 PGS 57-58ORB 3447 PG 386
232224020000200101	GROVELAND, MIDWAY W 122 FT OF LOT 1, W 122 FT OF N 10 FT OF LOT 2, BLK 2 PB 11 PGS 57-58ORB 4097 PG 439
232224020000200102	INGTON RD, SW'LY ALONG W R/W LINE TO A POINT2 AT A POINT ON W R/W LINE OF ARLINGTON RD RUN W ALONG S LINE OF LOT 2 A DIST OF 132.03 FT, N 75 FT FOR POB, CONT N TO N LINE OF LOT 1, BLK 2, E ALONG SAID N LINE OF LOT 1 A DIST OF 163.70 FT TO W R/W LINE OF A
232224020000200200	GROVELAND, MIDWAY S 90 FT OF W 122 FT OF LOT 2, BLK 2 PB 11 PGS 57-58ORB 1450 PG 340, ORB 1697 PG 1285
232224020000200500	GROVELAND, MIDWAY E 1/2 OF LOT 5, BLK 2 PB 11 PGS 57-58ORB 4905 PG 818
232224020000200501	GROVELAND, MIDWAY LOT 5, BLK 2--LESS E 236.515 FT & LESS W 118 FT-- PB 11 PGS 57-58ORB 1302 PG 1851, 1763 PG 1345
232224020000200700	GROVELAND, MIDWAY W 1/2 OF E 1/2 OF LOT 7 BLK 2 PB 11 PGS 57-58ORB 1518 PG 2348 ORB 2864 PG 1858
232224020000200600	GROVELAND, MIDWAY E 144 FT OF W 1/2 OF LOT 6 AND 7 BLK 2 PB 11 PGS 57-58ORB 2852 PG 1075
232224020000200301	GROVELAND, MIDWAY W 120 FT OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 2355 PG 144
232224020000200302	GROVELAND, MIDWAY E 1/2 OF LOT 3, BLK 2--LESS E 120 FT-- PB 11 PGS 57-58ORB 1656 PG 773
232224020000200701	GROVELAND MIDWAY E 1/2 OF E 1/2 OF LOT 7, BLK 2 PB 11 PGS 57-58ORB 1313 PG 878
232224020000200601	GROVELAND, MIDWAY W 1/2 OF LOTS 6 & 7 BLK 2--LESS E 144 FT-- PB 11 PGS 57-58ORB 1410 PG 2031
232224020000200502	GROVELAND MIDWAY W 118 FT OF LOT 5, BLK 2 PB 11 PGS 57-58ORB 1044 PGS 602 902 903 ORB 4686 PG 936
232224020000200303	GROVELAND, MIDWAY E 120 FT OF LOT 3 BLK 2 PB 11 PGS 57-58ORB 3020 PG 1060
232224020000200202	GROVELAND, MIDWAY E 109 FT OF W 231 FT OF S 92 FT OF LOT 2, BLK 2 PB 11 PGS 57-58 ORB 1567 PG 0940
232224020000200104	GROVELAND, MIDWAY E 94 FT OF W 216 FT OF LOT 1 & E 94 FT OF W 216 FT OF N 8 FT OF LOT 2, ALL IN BLK 2 PB 11 PGS 57-58ORB 1344 PG 545
232224020000200103	GROVELAND, MIDWAY E 114 FT OF W 340 FT OF LOT 1 & E 114 FT OF W 340 FT OF N 8 FT OF LOT 2, ALL IN BLK 2 PB 11 PGS 57-58ORB 3768 PG 1003
232224020000200203	GROVELAND, MIDWAY LOT 2, BLK 2--LESS W 340 FT OF N 17 FT & LESS W 352.03 FT OF S 75 FT & LESS N 8 FT-- PB 11 PGS 57-58ORB 3271 PG 730
232224020000200201	GROVELAND, MIDWAY E 121.03 FT OF W 352.03 FT OF S 92 FT OF LOT 2--LESS N 17 FT OF E 12.03 FT--, BLK 2 PB 11 PGS 57-58ORB 1044 PGS 589-592 ORB 4876 PG 1593
232224020000200602	GROVELAND, MIDWAY E 1/2 OF LOT 6, BLK 2 PB 11 PGS 57-58ORB 1824 PG 0767
232224020000200402	GROVELAND, MIDWAY W 1/2 OF LOT 4 BLK 2 PB 11 PGS 57-58ORB 5104 PG 1111
232224077500000100	GROVELAND, THOMAS-CONYBEAR SUB LOT 1 PB 34 PGS 37-38ORB 5194 PG 270
232224077500000200	GROVELAND, THOMAS-CONYBEAR SUB LOT 2 PB 34 PGS 37-38ORB 4695 PG 726
232224077500000400	GROVELAND, THOMAS-CONYBEAR SUB LOT 4 PB 34 PGS 37-38ORB 4564 PG 2437
232224077500000500	GROVELAND, THOMAS-CONYBEAR SUB LOT 5 PB 34 PGS 37-38ORB 1566 PG 1320
232224077500000600	GROVELAND, THOMAS-CONYBEAR SUB LOT 6 PB 34 PGS 37-38ORB 3849 PG 387

PARCEL #	LEGAL DESCRIPTION
232224077500000700	GROVELAND, THOMAS-CONYBEAR SUB LOT 7 PB 34 PGS 37-38ORB 1607 PG 2156 ORB 2478 PG 956
232224077500000800	GROVELAND, THOMAS-CONYBEAR SUB LOT 8 PB 34 PGS 37-38ORB 4859 PG 250
232224077500000900	GROVELAND, THOMAS-CONYBEAR SUB LOT 9 PB 34 PGS 37-38ORB 2754 PG 935
232224077500000300	GROVELAND, THOMAS-CONYBEAR SUB LOT 3 PB 34 PGS 37-38ORB 2422 PG 314 ORB 2466 PG 2227 ORB 3339 PG 2286
232224077500001000	GROVELAND, THOMAS-CONYBEAR SUB LOT 10 PB 34 PGS 37-38ORB 5186 PG 1248
232224077500001200	GROVELAND, THOMAS-CONYBEAR SUB LOT 12 PB 34 PGS 37-38ORB 1256 PG 2344 ORB 1918 PG 0300 ORB 4333 PG 833 ORB 4942 PG 1086
232224077500001100	GROVELAND, THOMAS-CONYBEAR SUB LOT 11 PB 34 PGS 37-38ORB 4915 PG 1123
242224000300001500	NE 1/4 OF SW 1/4ORB 1245 PG 1503
242224000400001501	33DEG 00MIN 45SEC W TO POBORB 718 PG 407N N 61DEG51MIN 52SEC W 260 FT FOR POB, RUN N 61DEG 51MIN 52SEC W 17.54 FT, W 184.57 FT, N 36DEG 38MIN 04SEC E 380 FT MORE OR LESS TO WATERS OF LAKE DAVID, E'LY ALONG SAID WATERS TO PT N 33DEG 00MIN 45SEC E OF POB,
242224000400001502	W 1/2 OF NW 1/4 OF SE 1/4--LESS LAND LYING E OF DESCRIBED LINE, FROM INTERSECTION OF N'LY R/W OF SUNSET ST & W'LY R/W OF KANSAS AVE RUN N 59DEG 02MIN W 367.29 FT TO POB N 39DEG 27MIN 56SEC E TO WATERS OF LAKE DAVIDORB 814 PG 1114 ORB 1245 PG 1503
242224000400001503	WITH AN EXTENSION OF W'LY R/W OF KANSAS STN61DEG 51MIN 52SEC W 60 FT TO W'LY R/W OF KANSAS ST & ALSO POB, N 61DEG 51MIN 52SEC W 200 FT, N 33DEG 00MIN 45SEC E 235 FT MORE OR LESS TO WATERS OF LAKE DAVID, E'LY ALONG SAID WATERS OF LAKE DAVID TO INTERSECTIO
242224030000002501	GROVELAND, A M DAVIS RESUB BEG SE COR OF LOT 25, RUN N 33 DEG 29 MIN E 740 FT, N 56 DEG 31 MIN W 420 FT, S 33 DEG 29 MIN W TO W LINE LOT 25, S TO SW COR LOT 25, E TO POB PB 11 PG 67ORB 2246 PG 0942
242224030000002503	LOT 13 TO E LINE OF LOT 9, S ALONG SAID E LI25 DESCRIBED AS: FROM NE COR OF LOT 16 RUN SW'LY ALONG THE E LINE OF LOTS 16, 15, 14, 13, & AN EXTENSION THEREOF TO A POINT THAT IS 46 FT SW'LY OF SE COR OF SAID LOT 13, THENCE NW'LY PARALLEL WITH S LINE OF SAI
242224030000002504	D LOT 13 TO E LINE OF LOT 9, THENCE S ALONG 25 DESCRIBED AS FOLLOWS: BEG AT NE COR OF LOT 16, RUN SW'LY ALONG E LINE OF LOTS 16, 15, 14, 13, & AN EXTENSION THEREOF TO A POINT THAT IS 46 FT SW'LY OF SE COR OF LOT 13, THENCE NW'LY PARALLEL WITH S LINE OF S
242224110000000000	GROVELAND PARK LYING W OF LAKE AVE, E OF DAVID LAKE, S OF CHERRY ST, N OF WALDO ST PB 2 PG 7
242224110008400000	GROVELAND BLKS 84, 85, 87 PB 2 PG 7ORB 5311 PG 437
242224110008600000	GROVELAND BLKS 86 & UNNUMBERED BLK S OF BLK 92 PB 2 PG 7ORB 2246 PG 0942
242224110009200100	GROVELAND, N 1/2 OF BLK 92 PB 2 PG 7ORB 701 PG 276 ORB 1523 PG 1442
242224110009200200	GROVELAND S 1/2 OF BLK 92 PB 2 PG 7ORB 701 PG 274 ORB 1523 PG 1444
242224110009600000	-14 W 275.48 FT, N 05-44-30 E 59.79 FT TO PO9, 10, BLK 97, LOTS 1 TO 8 INCL, BLK 98--LESS FROM W'LY COR OF BLK 98 RUN S 90-0-0 E 285.44 FT FOR POB, CONT S 90-0-0 E 273.26 FT TO W'LY R/W LINE OF CR 33, S 03-24-12 W ALONG SAID W'LY R/W LINE 87.94 FT, N 84-
242224110009600001	9.79 FT TO POB PB 2 PG 7ORB 1479 PG 157990DEG 00MIN 00SEC E 285.44 FT FOR POB, CONT S 90DEG 00MIN 00SEC E 273.26 FT TO W'LY R/W LINE OF CR 33, S

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
	03DEG 24MIN 12SEC W ALONG SAID W'LY R/W LINE 87.94 FT, N 84DEG 06MIN 14SEC W 275.48 FT, N 05DEG 44MIN 30SEC E
242224110010800100	NW'LY ALONG SW'LY EDGE OF SAID BLDG & SW'LY COR OF LOT 1 BLK 108, RUN SE'LY ALONG SW'LY LINE OF SAID LOT 1 & SW'LY LINE OF LOT 2 TO PT ON SE'LY EDGE OF A BLDG AS EXISTED SEPT 16, 1979, SW'LY ALONG SE'LY EDGE OF BLDG 1.75 FT TO MOST S'LY COR OF SAID BLD
242224110010800500	GROVELAND LOTS 5, 6 BLK 108 PB 2 PG 7ORB 3120 PG 687
242224110010800300	GROVELAND LOTS 3, 4 BLK 108 PB 2 PG 7ORB 467 PG 115
242224110010800700	GROVELAND LOTS 7, 8 BLK 108 PB 2 PG 7ORB 5134 PG 1718
242224110010900100	IST OF 69.32 FT, N 45-47-51 W ALONG SW'LY LI43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT FOR POB, RUN S 43-34-44 W 74.98 FT TO SW'LY LINE OF LOT 3 BLK 109, N 46-39-41 W ALONG SW'LY LINE OF LOTS 2 & 3 SAID BLK 109 A
242224110010900101	B PB 2 PG 7ORB 5132 PG 900LOT 4 BLK 109, RUN S 43-34-44 W ALONG SE'LY LINE OF LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT, N 43-34-44 E 75.02 FT TO NE'LY LINE OF LOT 3 BLK 109, S 46-38-13 E ALONG NE'LY LINE OF SAID LOTS 3 & 4 A DIST OF 110.13 FT TO
242224110010900500	GROVELAND LOTS 5, 6, 7 BLK 109 PB 2 PG 7ORB 2149 PG 1660
242224110010900102	IST OF 46.17 FT, N 43-34-44 E ALONG SAID NW'43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT, N 46-39-41 W 110.53 FT FOR POB, RUN N 46-39-41 W 100.74 FT TO NW'LY LINE OF LOT 1 BLK 109, RUN N 26-16-19 E ALONG SAID NW'LY LINE OF LOT 1 BLK 109 A
242224110010900300	NG SE'LY LINE OF LOT 4 TO POB, BEING PART OF43-34-44 W ALONG SE'LY LINE OF SAID LOT 4 A DIST OF 74.98 FT FOR POB, RUN N 46-39-41 W 110.53 FT, S 43-34-44 W 74.98 FT TO SW'LY LINE OF LOT 3 BLK 109, S 46-39-41 E TO SE'LY COR OF LOT 4 BLK 109, N 43-34-44 E A
242224110012200200	GROVELAND NE'LY 1/2 OF LOTS 2 & 3, BLK 122 PB 2 PG 7ORB 1985 PG 393
242224110012200201	GROVELAND SW'LY 1/2 OF LOTS 2 & 3, BLK 122 PB 2 PG 7ORB 4761 PG 1867
242224110012200401	GROVELAND N'LY 78 FT OF LOT 4 BLK 122 PB 2 PG 7ORB 1066 PG 248
242224110012200400	GROVELAND S 72 FT OF LOT 4 BLK 122 PB 2 PG 7ORB 1467 PG 598
242224110012300100	GROVELAND N 77 FT OF LOTS 1, 2 BLK 123 PB 2 PG 7ORB 742 PG 122
242224110012300101	GROVELAND S 73 FT OF LOTS 1, 2 BLK 123 PB 2 PG 7ORB 4524 PG 120
242224110012300300	GROVELAND LOTS 3, 4 BLK 123 PB 2 PG 7ORB 1265 PG 609
242224110013500100	GROVELAND LOTS 1, 2 BLK 135, E 1/2 OF S LAKE AVE NOW CLOSED LYING W OF LOT 1 BLK 135 PB 2 PG 7ORB 5197 PG 973
242224110013500300	GROVELAND LOTS 3, 4 BLK 135 PB 2 PG 7ORB 1304 PG 1953 ORB 3195 PG 1588
242224110013500500	GROVELAND LOTS 5, 6 BLK 135 PB 2 PG 7ORB 5117 PG 2178
242224110013500700	GROVELAND LOTS 7, 8, BLK 135, E 1/2 OF SOUTH LAKE AVE NOW CLOSED LYING W OF LOT 8 BLK 135 PB 2 PG 7ORB 474 PG 891 ORB 4654 PG 769
242224110013600700	GROVELAND, W 10 FT OF LOT 7, LOTS 8, 9 BLK 136 PB 2 PG 7ORB 3765 PG 1297
242224110013600600	GROVELAND LOT 6, LOT 7--LESS W 10 FT--BLK 136 PB 2 PG 7ORB 2330 PGS 1649-1651 ORB 3266 PG 2471 ORB 4028 PG 908
242224110013600200	GROVELAND LOTS 2, 3, 4, 5, BLK 136, W 1/2 OF SOUTH LAKE AV, NOW CLOSED LYING E OF & ADJACENT TO LOTS 3 & 4, BLK 136 PB 2 PG 7ORB 1304 PGS 307-308 ORB 1725 PG 527
172225010000A00000	GROVELAND, TIMBER GROVES SUB TRACT A PB 61 PG 9-10
172225010000B00000	GROVELAND, TIMBER GROVES SUB TRACT B PB 61 PG 9-10

GROVELAND CRA EXPANSION

PARCEL #	LEGAL DESCRIPTION
172225010000C00000	GROVELAND, TIMBER GROVES SUB TRACT C PB 61 PG 9-10
172225010000D00000	GROVELAND, TIMBER GROVES SUB TRACT D PB 61 PG 9-10
172225010000F00000	GROVELAND, TIMBER GROVES SUB TRACT F PB 61 PG 9-10
172225010000H00000	GROVELAND, TIMBER GROVES SUB TRACT H PB 61 PG 9-10
192225080000A00000	LINE OF TRACT A 79.25 FT TO SE COR OF SAID T A--LESS BEG AT SW COR OF LOT 7 BLK 4 RUN S 75 FT, E 50 FT, N 75 FT, W 50 FT TO POB--LESS HWY R/W--BLK 1--LESS HWY R/W & LESS FROM SE COR OF LOT 10 BLK 4 BRESSLERS SUB PARTIAL REPLAT RUN S 0-11-02 W ALONG SAID
192225090000Y00100	GROVELAND, EDGE ADDITION LOTS 1, 2, 3, 20, BLK Y PB 2 PG 9ORB 1726 PGS 439-446
192225090000Y00400	GROVELAND, EDGE ADDITION LOTS 4, 5 BLK Y, S 5 FT OF ALLEYWAY LYING N OF ABOVE LOTS PB 2 PG 9ORB 4645 PG 1523
192225090000Y00600	GROVELAND, EDGE ADDITION LOT 6, E 5 FT OF LOT 7 BLK Y PB 2 PG 9ORB 516 PG 352 ORB 626 PG 597
192225090000Y00700	GROVELAND, EDGE ADDITION LOT 7--LESS E 5 FT--BLK Y PB 2 PG 9ORB 4959 PG 1461
192225090000Y00800	GROVELAND, EDGE ADDITION LOT 8, BLK Y PB 2 PG 9ORB 5039 PG 1857
192225090000Y00900	GROVELAND, EDGE ADDITION LOT 9, BLK Y PB 2 PG 9ORB 3714 PG 2224
192225090000Y01000	GROVELAND EDGE ADDITION LOTS 10, 11 BLK Y INCL ALLEY LYING BETWEEN LOTS PB 2 PG 9
192225090000Y01200	GROVELAND, EDGE ADDITION LOT 12 BLK Y PB 2 PG 9ORB 545 PG 549 ORB 3876 PG 2120 ORB 4095 PG 1054 ORB 4101 PG 1234
192225090000Y01300	GROVELAND, EDGE ADDITION LOT 13 BLK Y PB 2 PG 9ORB 5269 PG 604
192225090000Y01400	GROVELAND, EDGE ADDITION LOT 14 BLK Y PB 2 PG 9ORB 1036 PG 452
192225090000Y01500	GROVELAND, EDGE ADDITION LOT 15 BLK Y PB 2 PG 9ORB 5260 PG 2045
192225090000Y01600	GROVELAND, EDGE ADDITION S 1/2 OF LOT 16, W 15 FT OF S 1/2 OF LOT 17, N 5 FT OF ALLEYWAY LYING S OF ABOVE PARCEL, E 45 FT OF N 1/2 OF LOT 17 BLK Y PB 2 PG 9ORB 3189 PG 2450
192225090000Y01601	GROVELAND, EDGE ADDITION N 1/2 OF LOT 16, W 15 FT OF N 1/2 OF LOT 17, BLK Y PB 2 PG 9ORB 1440 PG 1040 ORB 1666 PG 0353
192225090000Y01700	GROVELAND, EDGE ADDITION E 45 FT OF S 1/2 OF LOT 17 BLK Y--LESS AN UNDIVIDED 3/4 INT IN MINERAL RIGHTS & LESS AN UNDIVIDED 1/2 INT IN PETROLEUM RIGHTS--ORB 3569 PG 2164
192225090000Y01701	GROVELAND, EDGE ADDITION N 5 FT OF ALLEYWAY LYING S OF E 45 FT OF S 1/2 OF LOT 17 BLK Y, AN UNDIVIDED 3/4 INTEREST IN MINERAL RIGHTS & AN UNDIVIDED 1/2 INTEREST IN PETROLEUM RIGHTS IN E 45 FT OF S 1/2 OF LOT 17 BLK Y PB 2 PG 9ORB 3363 PG 1359
192225090000Y01800	GROVELAND, EDGE ADDITION LOTS 18, 19 BLK Y & ALLEY LYING BETWEEN LOTS 18, 19 BLK Y, & THAT PORTION OF LOT 20 LYING W OF SR 33, & LOTS 1, 2 W OF SR 33 PB 2 PG 9ORB 2796 PG 1697
192225135000A00000	GROVELAND, LAKE DOT LANDING SUB TRACT A PB 46 PG 7-8
192225135000B00000	GROVELAND, LAKE DOT LANDING SUB TRACT B PB 46 PGS 7-8
192225135000C00000	GROVELAND, LAKE DOT LANDING SUB TRACT C PB 46 PGS 7-8
2422240002000SWAMP	SWAMP
242224110000Q00000	GROVELAND, W'LY 75 FT OF N'LY 60 FT OF BLK Q PB 2 PG 7ORB 2736 PG 2041 ORB 3715 PG 2402
242224110000Q00001	GROVELAND E 150 FT OF S 120 FT BLK Q, W'LY 75 FT OF S'LY 100 FT OF BLK Q PB 2

PARCEL #	LEGAL DESCRIPTION
	PG 7ORB 2959 PG 1126
242224110000Q00003	GROVELAND E 150 FT OF N 120 FT OF BLK Q PB 2 PG 7ORB 5245 PG 973
242224110000Q00100	GROVELAND S 60 FT OF N 120 FT OF W 75 FT OF BLK Q, NE'LY 20 FT OF LOTS 1 & 2 BLK Q PB 2 PG 7ORB 5324 PG 298
242224110000R00104	GROVELAND N 1/3 OF LOTS 1, 2, 3 BLK R PB 2 PG 7ORB 5025 PG 125
242224110000R00400	GROVELAND LOTS 4, 5 BLK R PB 2 PG 7ORB 1365 PGS 369 371
242224110000W00100	GROVELAND LOTS 1, 2, 3, 4, 6, LOTS 19 TO 24 INCL BLK W, S 1/2 OF LOTS 8, 9, 10, BLK X PB 2 PG 7
242224110000X00100	GROVELAND LOTS 1, 2, 3 BLK X, N 1/2 OF ALLEY S OF LOTS PB 2 PG 7ORB 5065 PG 162
242224110000X00400	GROVELAND, LOTS 4, 5, 6, 7 BLK X, N 1/2 OF ALLEY S OF LOTS PB 2 PG 7ORB 3756 PG 1453
242224110000X00800	GROVELAND N 1/2 OF LOTS 8, 9, 10, LOTS 11, 12, 13 BLK X, S 1/2 OF ALLEY N OF LOTS PB 2 PG 7ORB 792 PG 2087 ORB 804 PG 1843 ORB 1246 PG 2326 ORB 2831 PG 2270 ORB 3987 PG 810 ORB 4247 PG 1895
242224110000X01400	GROVELAND LOT 14 BLK X, S 1/2 OF ALLEY N OF LOT PB 2 PG 7ORB 5203 PG 803



**DISCUSSION AND CONSIDERATION FOR APPROVAL
FUNDING FOR SERVICE ANOINTED SERVICES
INTERNATIONAL**

MEETING DATE: August 31, 2020

ITEM NUMBER: 4
AGENDA ITEM: Anointed Services Contract Renewal
PREPARED BY: John Jones, CRA Projects Coordinator
DATE: August 26, 2020

BACKGROUND:

This item is to request consideration for approval of funding the contract renewal for Anointed Services for FY 2020/2021. The Groveland City Council has approved the professional services contract with Anointed Services International to continue their successful education and community support services at the Elese Tomlin Center. This request is to approve CRA funding for the continued service provision at the Elese Tomlin Center during FY 2020/2021.

Anointed Services is requesting \$44,000 to provide the services and accommodate additional virtual and ZOOM meetings during the Covid-19 pandemic.

Available Funding

The Groveland Community Redevelopment Agency has allocated \$150,000 for FY 2020/2021 in the Professional Services account.

STAFF RECOMMENDATION: Staff recommends the CRA Governing Board approve the \$44,000 in funding to support the educational and community building services provided by Anointed Services and authorize the City Manager, CRA Manager and or their designee(s) to execute necessary agreements and documents to implement this project.
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Attachments: Letter-Dated August 1, 2020, Anointed Services International

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

ATTACHMENT 1



August 1, 2020

To: Mr. Dan Murphy, CRA Manager
From: Linda Cowels, President of Anointed Community Services Int'l
Subject: Annual Contract for the Elese Tomlin Community Center

Anointed Community Services International is incredibly pleased to be able to manage the Elese Tomlin Community Center. We would like to request that our contract continues another year. With this request, we would be grateful for a 10% increase (\$44,000 annually) to cover additional needs, staff and expenses as outlined below:

- COVID-19, has required that we hire a part-time driver who works up to 10 hours per week/40 hours per month. She delivers meals to senior citizens and developmentally disabled adults 3 days per week, which we anticipate increasing to 5 days per week. We deliver ready made food in partnership with First United Methodist Church and Second Harvest Food Bank of Central Florida. With this increase in transportation services, it demands an increase in gas and unexpected maintenance on the van. Just this past month, we had to have the brakes replaced along with the master cylinder and also incurred transmission work in the amount of \$1,500.
- COVID-19 has also changed the way we tutor the youth. Some of the tutoring will take place virtually, using Zoom and other software. Many thanks to the City of Groveland for donating 5 wireless desktops with built in web cameras. However, we have 5 other desktops that need additional hardware such as webcams and new headsets.

We have invited students to attend the After-School Tutoring Program one of two ways; in person or virtually. Those who attend virtually will be engaging in tutorial exercises online from the privacy of their homes, while those who attend in person may have an in-person tutor or a virtual tutor; depending on the desires of the tutor.

Anointed Community Services will also resume on-site computer classes for our Women's Inspire Network members and the community at-large in September. The women frequent the community center to watch videos on Parenting, Budgeting and Job Skills. After watching one of these videos, they are given a gas or grocery card.

Dan, we believe that the services we offer in this community are much-needed and we hope the City will consider our contract continuation along with this request for a modest increase in compensation.

Once again, it is a pleasure to work with the City and we strive to provide excellent and meaningful services to the Groveland community.

Passionately serving,

Linda D. Cowels

RESOLUTION 2020-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE THIRD AMENDMENT TO AGREEMENT BETWEEN CITY OF GROVELAND AND ANOINTED COMMUNITY SERVICES INTERNATIONAL, INC. RELATING TO THE ELISE TOMLIN COMMUNITY CENTER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ACSI, the CRA and the City of Groveland entered into that certain Agreement dated February 23, 2018 (the "Agreement"); and

WHEREAS, ACSI, the CRA and the City of Groveland extended the initial term to September 30, 2019, and thereafter extended the term to September 30, 2020; and

WHEREAS, ACSI, the CRA Board and City Council desire to extend the term to three years, contingent on annual appropriation of funding by the CRA Board.

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

Section 1. The Third Amendment to Agreement Between City of Groveland and Anointed Community Services International, Inc., a copy of which is attached hereto, is approved.

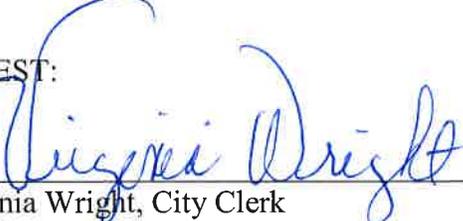
Section 2. The Council authorizes the Mayor to execute the Third Amendment to Agreement.

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 24th day of August, 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
Anita Geraci-Carver
City Attorney

Passed First Reading August 24, 2020

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

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

THIRD AMENDMENT TO AGREEMENT

This **Third Amendment to Agreement** is made effective on July 1, 2020 by and between **Anointed Community Services International, Inc.**, a Florida Not-For-Profit 501(c)3 organization, 840 S. Grand Highway, #122D, Clermont, FL 34711, hereinafter “ACSI” and the **City of Groveland Community Redevelopment Agency**, 156 S. Lake Avenue, Groveland, Florida 34736, hereinafter “CRA” and the **City of Groveland**, 156 S. Lake Avenue, Groveland, Florida 34736.

WHEREAS, ACSI, the CRA and the City of Groveland entered into that certain Agreement dated February 23, 2018 (the “Agreement”); and

WHEREAS, ACSI, the CRA and the City of Groveland entered into that certain First Amendment to Agreement dated April 9, 2018 extending the initial term to September 30, 2019, and further extended the term to September 30, 2020 in the Second Amendment to Agreement executed September 23, 2019; and

WHEREAS, ACSI, the CRA Board and City Council desire to extend the term to three years, contingent on annual appropriation of funding by the CRA Board.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The parties agree that Paragraph 2 of the Agreement is amended to read:

Term of Agreement

The Agreement shall be extended for an additional term commencing October 1, 2020 and ending September 30, 2023 (“Additional Term”), contingent on annual appropriation of funding by the CRA Board, unless terminated as provided herein. The parties agree that provided ACSI is not in default of any of the terms and conditions contained herein, upon mutual agreement of the parties no less than 90 days prior to the expiration of the Additional Term, the Agreement may be extended. In the event the CRA does not appropriate funding for the ensuing year, the Agreement shall terminate on September 30 of the then current year.

2. Except to the extent modified herein, the terms and conditions set forth in the Agreement between ACSI, CRA and the City of Groveland Dated February 23, 2018 shall remain in the effect.

3. The Effective Date of this Second Amendment is July 1, 2019.

Approved by the CRA Board at a meeting held the ___ day of _____, 2020.

Approved by the City Council of City of Groveland at a regular meeting held in Groveland, Lake County, Florida, the 24th day of August, 2020

Signature page to follow

**CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY, AND
CITY OF GROVELAND, FLORIDA**



CHAIRPERSON/MAYOR

ATTEST:

(SEAL)

VIRGINIA WRIGHT, CITY CLERK

Dated: _____

ANOINTED COMMUNITY SERVICES INTERNATIONAL, INC.,

By: _____
LINDA D. COWELS-MURRAY,
CEO

Dated: _____