

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
OCTOBER 20, 2020
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 SPECIAL BOARD MEETING SCHEDULED TO CONVENE AT 6:00 P.M. TUESDAY, OCTOBER 20, 2020

Please note: In order to reduce public gatherings and the spread of COVID-19, the October 20, 2020 CRA Governing Board Meeting will be held using 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 www.grovelandfl.gov for up-to-date information on any changes to the manner in which the meetings will be held.

CHAIR	EVELYN WILSON
VICE CHAIR	MIKE RADZIK
BOARD MEMBER	DINA SWEATT
BOARD MEMBER	RANDOLPH WAITE
BOARD MEMBER	MIKE SMITH
BOARD MEMBER	BRIGGETT BRANNON
BOARD MEMBER	(vacant)
CITY MANAGER	MICHAEL HEIN
CRA MANAGER	DAN MURPHY
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ
CRA COORDINATOR	JOHN M. JONES
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY
RECORDING SECRETARY	CIARA BENDER

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."

OPENING CEREMONIES

- a. Pledge of Allegiance

ROLL CALL

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

- **Consideration of Approval: August 31, 2020 Groveland CRA Governing Board Special Meeting Minutes**

- **Consideration of Approval: August 31, 2020 Groveland CRA Governing Board Budget Meeting Minutes**

OLD BUSINESS

1. **Discussion: Groveland CRA Plan Update Status Report - Open House and Workshop Summary**

NEW BUSINESS

2. **Discussion: City of Groveland Market Analysis-2020 - Kimley-Horn**
3. **Consideration of Approval: Façade Grant Application - First Baptist Church**
4. **Discussion: Appraisal Report of Four Parcels located in City of Groveland**

REPORTS

- a. CRA Manager's Report
- b. City Attorney's Report

UPCOMING MEETING SCHEDULE*

- November 23rd 2020
- January 25th, 2021
- March 1st, 2021
- May 3rd, 2021
- July 26th, 2021
- August 23rd, 2021 (Budget Work Session)
- September 27th, 2021 (Budget Adoption)

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

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.

CONSENT AGENDA

**City of Groveland
Minutes
Community Redevelopment Agency Special Meeting
Monday, August 31, 2020**

The Groveland Community Redevelopment Agency (CRA) held a Special Meeting on Monday, August 31, 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 6:20 p.m. with the following members present: Vice Chair Mike Radzik and Board Members Mike Smith, Dina Sweatt, Brigitte 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

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD SPECIAL 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.

PUBLIC COMMENT

No public comments were received by the Recording Secretary.

OLD BUSINESS

1. Consideration of Approval: July 27, 2020 Groveland CRA Special Board Meeting Minutes

Motion: Board Member Sweatt moved to approve the July 27, 2020 Groveland CRA Special Board Meeting Minutes; seconded by Board Member Waite.

Board Member Smith stated the budget would need to be amended to show the accurate amount of \$316,000 being approved for the Streetscape Design item, as the budget document reflected an incorrect amount.

Board Member Smith inquired as to CRA Coordinator, John Jones' findings regarding FDOT's program funds use. Mr. Jones stated he placed a call to FDOT, but had not received a response to date. However, after discussing with S & ME engineers it was stated that the amount and potential use of funds would be more fully articulated in the final agreement with FDOT.

Motion passed with all Board Members present voting aye.

2. Consideration of Approval: Resolution 2020-43 Commercial Property Improvement – Façade Grant Program Revisions

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.

Recording Secretary Bender read the headnote for Resolution 2020-43 into the record.

Motion: Vice Chair Radzik moved to approve Resolution 2020-43 Commercial Property Improvement – Façade Grant Program Revisions; seconded by Board Member Sweatt.

Motion passed with all Board Members present voting aye.

NEW BUSINESS

3. Discussion: Groveland CRA Plan Schedule and Upcoming Events & Activities

Mr. Jones reported an open house event is scheduled for September 17th. The event will be held in the Puryear Building from 9:00 a.m. until 6:00 p.m. and consists of a reoccurring 25 minute presentation. The workshop will also be available virtually via Zoom. Participants will be informed on the functions of a community redevelopment agency and asked to provide feed-back during the open house.

Mr. Jones presented the next steps in CRA plan update as follows:

- September 17
Public Open House (In-Person All day at Puryear Building 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

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD SPECIAL MEETING MINUTES

- 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

Chair Wilson asked what efforts were being taken to promote the open house event. Mr. Jones stated there is a project specific website for the event that has been sent to the City's IT department for inclusion on the CRA's page. There is also a detailed flyer to be posted on the City's website, Facebook, and CRA page.

Board Member Smith asked if the presentations would be in groups or a series of one on one presentations. Mr. Jones stated some will be grouped together, however if anyone arrives individually there would be staff available for one on one presentations.

Board Member Sweatt thanked Mr. Jones for the great job on the presentation.

Board Member Brannon inquired if the 6:00 p.m. presentation recap would be physically at the Puryear Building or via Zoom. Mr. Jones stated it would be at the Puryear Building.

4. Consideration of Approval: Fiscal Year 2020/2021 Service Contract Renewal for Anointed Community Service International, Inc.

Motion: Vice Chair Radzik moved to approve the Fiscal Year 2020/2021 Service Contract Renewal for Anointed Service International, Inc.; seconded by Board Member Waite.

Vice Chair Radzik stated the Anointed Community Service International (ACSI) center has become a vital part of the City's COVID-19 response. He inquired about a report from the facility. CRA Manager, Dan Murphy reported Ms. Linda Cowell provides a report every year of the center's accomplishments. Vice Chair Radzik asked if the report included the number of participants who were Groveland

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD SPECIAL MEETING MINUTES

residents. Mr. Murphy stated the reports does differentiate between Groveland residents and others. He added the emphasis is placed on serving Groveland residents.

Mr. Murphy thanked the IT department for repairing the computers at the center prior to the onset of the pandemic.

Vice Chair Radzik asked if there had been any discussions regarding an expansion for the modular building where the center is currently located. Mr. Murphy stated there have been discussions with the program manager, Mike Walker, Director of Parks, Facilities and Community Services. City Manager Hein reported he met with Mr. Walker and they anticipate bringing their findings regarding where a new center should be located to the Planning and Zoning Board this Fall.

Vice Chair Radzik reported Pastor Tony McCoy, who is a large stakeholder in the area, also has interest in opening a community center. City Manager Hein noted the need to develop a more formal developer agreement with Hope International to articulate what types of facilities they will have. This would help to inform the City's discussion as far as what the community may need.

Board Member Waite asked if the approved funds were for this fiscal year, and if additional funds could be requested if needed. Mr. Murphy stated yes, the funds are for this fiscal year. Mr. Murphy noted the CRA budget is strict and they do try to stay within the approved amount. However, they have worked with the center in the past when more funds were needed via volunteer funds or scouting of second-hand equipment.

Vice Chair Radzik expressed his hope for the CRA to be flexible in regards to the need of any additional funds for ACSI, as there would probably be excess funds on some of the other line items. Mr. Murphy stated he would discuss the possibility with Mr. Walker.

Board Member Brannon inquired if ACSI's report was presented to City Council by Mr. Walker at the last Council meeting. Mr. Murphy stated he received a copy and it was his understanding that the report went before Council last week. He offered to forward Board Member Brannon a copy of the report.

Board Member Smith reported the documents included with the August 24th City Council Meeting agenda packet did not contain ACSI's annual report. He asked the report be provided to the Council and the CRA Board. Mr. Murphy stated he would provide the report.

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD SPECIAL MEETING MINUTES

Chair Wilson stated she is in favor of continuing the contract with ACSI, as the services are especially necessary during this time.

Motion passed with all Board Members present voting aye.

REPORTS

CRA Manager

Mr. Murphy reported the following:

- He is not able to attend the September 17th CRA Open House.
- The next scheduled CRA meeting is on September 28, 2020. The following meeting is scheduled for November 23, 2020.

Anita Geraci-Carver

City Attorney Geraci-Carver recommended the CRA Board approve the FY 2020 – 2021 Groveland CRA Budget and asked that it be included in the City Council's budget.

Motion: Board Member Sweatt moved to approve the FY 2020 – 2021 Groveland CRA Budget and to include in the City Council's budget; seconded by Vice Chair Radzik.

Motion passed with all Board Members present voting aye.

BOARD COMMENTS

Vice Chair Radzik inquired if there were other mechanisms the City could utilize to fund the train depot restoration and/or relocation. State funds originally assigned to the project were reallocated due to the pandemic.

Chair Wilson stated she believes the Historical Museum would be interested in assisting. The museum could send out a letter to past members for contributions toward the project. Chair Wilson suggested staff reach out to the museum's President, Mary Helen Myer; Vice President, Marie Padgett; and Secretary Connie Fleetwood.

Mr. Murphy offered to include a formal recommendation on the next CRA Board Meeting agenda and work with any board member who may be interested.

City Manager Hein reported the train depot building is not currently owned by the City. However, he will be meeting with representatives of the museum board this week to begin soft conversations.

Board Member Smith stated it may be a good idea to include a targeted element regarding the train depot on the upcoming open house survey to gauge community interest.

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD SPECIAL MEETING MINUTES

ADJOURNMENT

Chair Wilson thanked everyone who attended and participated in the meeting. Mayor Wilson adjourned the meeting at 7:12 p.m.



Evelyn Wilson, Mayor

Attest:

Ciara Bender, Recording Secretary

**City of Groveland
Minutes
Community Redevelopment Agency Budget Workshop
Monday, August 31, 2020**

The Groveland Community Redevelopment Agency (CRA) held a Budget Workshop on Monday, August 31, 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, Brigitte 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

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD BUDGET WORKSHOP 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.

PUBLIC COMMENT

No public comments were received by the Recording Secretary.

NEW BUSINESS

1. FY 2020-2021 Groveland CRA Budget

Finance Director John Ter Louw stated it is important to consider that every dollar has to be allotted to a project or a line item expense code for the CRA budget.

CRA Manager Dan Murphy reported changes to three line items for business incentives to include the Neighborhood Grants, Façade Grants, and Incentive Awards. The Façade grant and award incentives would be combined moving forward. The maximum award would be flexible between the two with a limit of \$150,000. Neighborhood grants would be eliminated completely, due to the City participating in the Community Development Block Grant (CDBG). Mr. Murphy stated the first five (5) homes to be repaired under the CDBG would need to be torn down and rebuilt, resulting in a significant expense of \$70,000 - \$90,000 per home.

Mr. Murphy noted the amount for the façade grants in the staff report should be \$60,000 instead of the \$40,000 listed.

Mr. Murphy stated there were questions regarding rent. The CRA would be relocated along with other departments to the property owned by Mohamed Hassan. The CRA will pay a one-time payment of \$60,000. This would include rent and any anticipated repairs and improvements.

AUGUST 31, 2020 COMMUNITY REDEVELOPMENT AGENCY (CRA)
BOARD BUDGET WORKSHOP MINUTES

Vice Chair Radzik noted the need to allot each dollar to a line item does not preclude from being able to move money around as needed. It would only require a budget amendment. Attorney Geraci-Carver recommended the amendment be completed prior to any work.

Board Member Smith inquired if the streetscape engineering study referenced on page 6 under Professional Service details would be for Phase II only. Mr. Murphy stated yes, as the CRA has approved \$317,000 for Phase I. Board Member Smith suggested adding an annotation that the line item is a part of the Phase II Study for clarity.

Board Member Smith asked about the plot across from PNC Bank. Mr. Murphy reported PNC had no plans of leasing the space. A realtor has been engaged to reach out to the PNC office in Maryland regarding a possible offer to purchase the land. The land would possibly be used for a park and surface parking.

ADJOURNMENT

Chair Wilson adjourned the meeting at 6:15 p.m.



Evelyn Wilson, Mayor

Attest:

Ciara Bender, Recording Secretary

OLD BUSINESS



AGENDA ITEM 1

MEETING DATE: October 20, 2020

ITEM NUMBER: 1
AGENDA ITEM: Groveland CRA Plan Update Status Report - Open House and Workshop Summary
PREPARED BY: John Jones, CRA Projects Coordinator
DATE: October 12, 2020

STATUS:

This item is to provide a follow up summary report regarding Groveland CRA Plan update and Open House Public Workshop activities.

Open House Activities

As part of the Groveland CRA Plan update activities, the City of Groveland hosted an all day Open House Workshop at Puryear Center on September 17, 2020, from 9:00AM until 6:00 PM. There was also a “virtual Open House” that was hosted online during the same time periods.

The purpose of the Open House was to solicit public input and to enable and encourage public participation in the Community Redevelopment Plan update process.

At the Open House, an educational presentation was given throughout the day that discussed the purpose and functions of Community Redevelopment Agencies (CRAs), the anticipated plan update process and timeline, additional public engagement opportunities, and existing community conditions. Open House attendees also provided their responses to five (5) essential questions about the Redevelopment Area – the results of which are provided below:

What areas of the Groveland Redevelopment Area do you visit most often?

- My neighborhood
- City Hall
- The Puryear Building
- Post Office
- Else Tomlin Community Center
- David Blanks Playground
- Wilson Park

- Wilson Lake
- Faith Neighborhood Center
- Family Dollar
- Festival Park

What areas of Downtown Redevelopment Area do you visit least often?

- Any business or service along State Road 50 because of its dangerous traffic conditions and poor navigability

What are the perceived challenges for businesses and residents within the Downtown Redevelopment Area?

- Lack of area parking
- Limited number of pocket parks
- Poor traffic flow along State Road 50
- Lack of awareness to area businesses and services
- Limited public awareness of area financial, food, and housing-related resources and assistance programs
- No affordable housing opportunities for lower income families
- Poor maneuverability and accessibility for nonmotorized modes of transportation

What are the perceived challenges for neighborhoods within the Downtown Redevelopment Area?

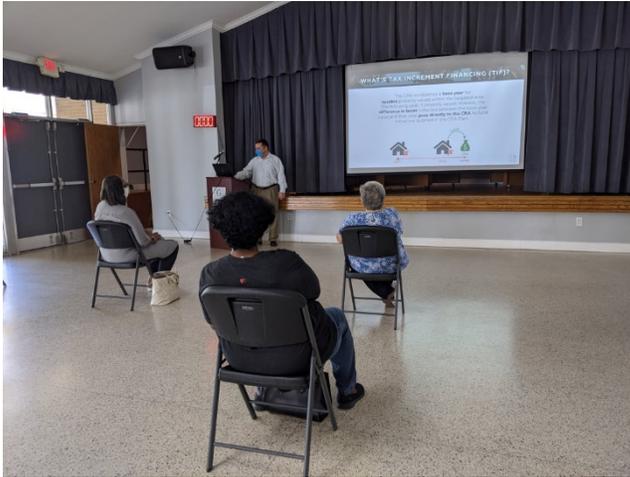
- Lack of area parking
- Limited walkability
- Infrequent lighting
- Lack of public transportation options
- No affordable housing opportunities for lower income families
- Minimal park facilities for area residents
- Virtually no bike trail network

What are some of the amenities you would like to see within the Downtown Redevelopment Area?

- Community track and field facility
- Community swimming pool
- Community tennis courts
- Community centers with more diverse and active youth programming
- Shaded benches and tables to eat and relax in public spaces
- More outside dining options
- Increased parking Downtown
- More sidewalks along heavily traveled roads
- Greater school capacity to accommodate future growth

After the educational presentation, Open House attendees provided their input on each of the five (5) questions, we also encouraged them to discuss and write down any other ideas (*On the Idea Pad*) they had for improving the Groveland Redevelopment Area and desired amenities in the CRA—the results of which are provided below:

- Landscaping and gateway signage along State Road 50
- Expanded post office facility
- Diverse local restaurants
- Rental programs for bikes, boats, and fishing equipment
- Movie theater
- Local Diner which serves breakfast and lunch
- Small business Incubator
- Music festivals
- Monuments celebrating Groveland’s rich history (e.g. an orange statue) that can be used for selfies, promotion, and civic pride
- Downtown YMCA facility
- Professional photography shop



Next Steps in Process (Update CRA Plan)

The next step in the process is to update the Groveland CRA Plan to prepare overarching redevelopment strategies to provide general policy guidance for the Governing Board and detailed day-to-day Goals, Objectives and Policies to guide the daily administration of the CRA. Capital projects and redevelopment programming will be identified to implement the overarching redevelopment strategies and the day-to-day Goals Objectives and Policies.



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 visit the website https://grovelandcra.weebly.com/ to learn more about the CRA Plan update process and also take part in the on-line survey.
--

Attachments:

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

NEW BUSINESS



AGENDA ITEM 2

MEETING DATE:	October 20, 2020
ITEM NUMBER:	2
AGENDA ITEM:	Market Analysis for City of Groveland
PREPARED BY:	John Jones, CRA Projects Coordinator
DATE:	October 12, 2020

BACKGROUND:

This item is to present the findings and recommendations from a Market Analysis of the City of Groveland. The Market Analysis was prepared to address three (3) items:

- Document existing real estate and demographic conditions for the Groveland planning area and the CRA.
- Determine future real estate demand and opportunities from a development standpoint.
- Outline opportunities and strategies that could influence growth and attract development within the CRA.

The Market Analysis was completed in late September 2020.

DISCUSSION

The Market Analysis documents the potential population growth and demographic trends within the and around the City of Groveland and identifies several prioritized development opportunities within the CRA.

Opportunity 1-Multi-family residential is seen as one of the leading opportunities for development in downtown Groveland.

Opportunity 2-Retail development is seen as the second leading opportunity for development in downtown Groveland.

Opportunity 3-Office use development is seen as the third leading opportunity for development in downtown Groveland.

Available Funding

Not applicable. This is an informational item only.

STAFF RECOMMENDATION: No action needed this is an informational item only.

Attachments:

City of Groveland Market Analysis, 2020.

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:



AGENDA ITEM 3

MEETING DATE: October 20, 2020

ITEM NUMBER: 3
AGENDA ITEM: Consideration of Approval of Façade Grant Application for First Baptist Church
PREPARED BY: John Jones, CRA Projects Coordinator
DATE: October 12, 2020

BACKGROUND:

This item is to request consideration for approval of a façade grant application for the First Baptist Church located at 137 East Cherry Street, Groveland Florida, within the CRA boundaries. Please note the First Baptist Church does pay ad-valorem taxes or contribute to the Groveland CRA Tax Increment Fund that provides funding for the façade grant program.

The Community Redevelopment Agency (CRA) of Groveland has received a complete and sufficient Façade Grant application from Mr. Don Spivey, Lead Pastor. Mr. Spivey is proposing to improve the landscaping, irrigation and paint on the building. The proposed improvements include:

Landscaping	\$ 17,182.00
Irrigation	\$ 5,529.42
Exterior Building Paint	\$ 24,336.00
TOTAL	\$47,047.42

DISCUSSION

The façade grant program may provide a maximum award of \$20,000 to reimburse applicant for eligible expenses.

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 consider approval of the \$20,000 matching grant façade award requested with the knowledge that the applicant, First Baptist Church of Groveland is a tax exempt entity that does not contribute to the CRA’s Tax Increment Fund, the source of funds for the Façade Grant program and that approval may set a precedent. That being said, the First Baptist Church is one of downtown Groveland’s largest structures and landmarks and has a large physical presence along East Broad Street. Any landscaping and structural improvements to the facility along East Broad Street will have a significant impact upon the appearance of downtown and can complement the City’s streetscaping and other visual improvements to the area. This potential positive impact should be taken into consideration by the CRA Governing Board when considering this application.</p>

Attachments: City of Groveland Community Redevelopment Agency MEMO- Dan Spivey, Façade Grant Application.

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:



AGENDA ITEM 4

MEETING DATE: October 20, 2020

ITEM NUMBER: 4
AGENDA ITEM: Appraisal Report for 4 parcels located in the City of Groveland
PREPARED BY: John Jones, CRA Projects Coordinator
DATE: October 12, 2020

BACKGROUND:

This item is to present the findings of a realtor’s appraisal of the current market value of property located within the Groveland CRA.

PROPERTY IDENTIFICATION AND DESCRIPTION

Parcel 1 – S/s West Orange Street 60’ E. of Georgia Avenue, City of Groveland, Lake County, Florida. (.48 Acre Gross)

Parcel 1 is vacant

Appraised Value: \$150,000

Parcel 2 - the SEC of West Orange Street & Georgia Avenue, City of Groveland, Lake County, Florida. (.31 Acre Gross)

Parcel 2 has a metal structure totaling 2,000 SF being used as a repair shop built in 1981

Appraised Value: \$230,000

Parcel 3 - the SWC of West Orange Street & Georgia Avenue, City of Groveland, Lake County, Florida. (1.82 Acres Gross)

Parcel 3 is improved with a fire station (4,449 SF) and police station (2,925 SF), both built in 1981 (according to PA records). There is also a modular structure (non real estate) that is not part of this appraisal assignment

Appraised Value: \$830,000

Parcel 4 - the western terminus of Georgia Avenue about one half mile west of West Orange Street, City of Groveland, Lake County, Florida. (12.21 Acres Gross)

Parcel 4 is improved with a SFR (1,385 SF built 1981) with multiple misc. buildings including a cabin, shed and greenhouse structure.

Appraised Value: \$560,000

DISCUSSION

The appraisal and findings are for the records of the CRA.

Available Funding

Not applicable. This is an informational item only.

STAFF RECOMMENDATION: No action needed this is an informational item only.

Attachments:

Risener Realtors, Property Appraisal Memo, August 2020.

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