

City of Groveland

EVELYN WILSON
MAYOR

MIKE RADZIK
VICE MAYOR



MIKE SMITH
COUNCIL MEMBER

DINA SWEATT
COUNCIL MEMBER

RANDOLPH WAITE
COUNCIL MEMBER

SPECIAL CITY COUNCIL MEETING

AUGUST 11, 2020

12:00 NOON

ANITA GERACI-CARVER
CITY ATTORNEY

VIRGINIA WRIGHT
CITY CLERK

MIKE HEIN
CITY MANAGER

GENERAL INFORMATION AND INSTRUCTIONS

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 3 business day prior to the meeting at virginia.wright@groveland-fl.gov.

**PUBLIC NOTICE AND AGENDA OF THE GROVELAND SPECIAL CITY COUNCIL MEETING
SCHEDULED TO CONVENE AT 12 NOON, MONDAY, AUGUST 11, 2020**

Please note: In order to reduce public gatherings and the spread of COVID-19, the August 11, 2020 City Council 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.groveland-fl.gov for up-to-date information on any changes to the manner in which the meetings will be held.

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

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

Call to Order

PLEDGE OF CONDUCT

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

OPENING CEREMONIES

- a. Pledge of Allegiance
- b. Invocation

ROLL CALL

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

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

Consideration of Approval:

A. Ordinance 2020-12: South Lake High School Annexation - Second Reading

An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, Pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019); Annexing 55.61 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the clerk of circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

B. Resolution 2020-37: Interlocal Agreement between the City of Groveland, Florida and Lake County Board of County Commissioners for the Placement of a Temporary Fire Station on Property Owned by the Lake County Board of County Commissioners

A Resolution of the City Council of the City of Groveland, Florida, approving the Temporary Fire Station Interlocal Agreement between the City of Groveland and Lake County, Florida; authorizing execution of the agreement; providing for an effective date.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

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

ADJOURNMENT

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**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 72 hours in advance of the meeting at (352) 429-2141, ext. 2014; (352) 232-9057 or via email at virginia.wright@groveland-fl.gov*

CONSENT AGENDA



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-12 –
SOUTH LAKE HIGH SCHOOL ANNEXATION (SECOND READING)

DATE: AUGUST 11, 2020

GENERAL SUMMARY/BACKGROUND:

City Community Development Staff has submitted a staff initiated application through the Lake County School Board, requesting voluntary annexation for South Lake High School into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The parcel consists of 55.61 +/- acres, generally located on the east side of Silver Eagle Road.

On August 6, 2020, the Planning & Zoning Board unanimously approved Ordinance 2020-12.

Staff recommends approval of Ordinance 2020-12.

BUDGET IMPACT:

LEGAL NOTE:

None.

STAFF RECOMMENDATION:

Community Development Staff- Approval of Ordinance 2020-12.
Planning & Zoning Board- Approval of Ordinance 2020-12

ATTACHMENTS:

Attachment 1 Ordinance 2020-12 with Legal Description and Aerial Map
Attachment 2 Memorandum of Understanding between the City of Groveland and Lake County School Board Annexation Agreement, Interlocal Agreement between the City of Groveland and the Lake County School Board relating to reimbursement of Duke Energy Franchise Fees, & Application Submittal
Attachment 3 Notice Support Documentation

ATTACHMENT 1

ORDINANCE 2020-12

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2019); ANNEXING 55.61 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, the Lake County School Board as a property owner in an unincorporated area of Lake County, has petitioned the City Council, Groveland, Florida, to annex property into the City of Groveland; and

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

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

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

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

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

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

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

Legal Description: See attached Exhibit A

Parcel Id No.: 01-22-24-3900-003-00001; Alt. Key 3504241

(the "Property").

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

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

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

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

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

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

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

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

Evelyn Wilson, Mayor
City of Groveland, Florida

Attest:

Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver, City Attorney

First Reading _____

Second Reading _____

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

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

Exhibit A

Legal Description

Tracts 19 and 30, in Section 16, Township 22 South, Range 25 East, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Together with:

Tracts 20 and 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Beginning at the Southeast corner of Tract 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida; thence North 00-13'48" East along the East boundary of said Tract 29 and Tract 20, said GROVELAND FARMS, 1316.53 feet to the North boundary of said Tract 20; thence North 89-49'42" West along said North boundary, 25.00 feet; thence South 00-13'48" West 460.71 feet; thence South 38-50'34" West, 36.65 feet; thence South 31-55'52" West, 89.75 feet; thence South 10-49'42" West, 60.42 feet; thence South 06-57'58" West, 78.08 feet; thence South 01-32'36" West, 82.79 feet; thence South 21-40'16" East, 159.30 feet; thence South 39-58'46" East, 50.81 feet; thence South 00-13'48" West 344.51 feet to the South boundary of aforesaid Tract 29; thence South 89-45'56" East along said South boundary, 25.00 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING DESCRIBED RIGHT -OF -WAY:

An easement for ingress, egress and utilities dedicated to Lake County, Florida, lying within Tract 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, describe as follows: Commence at the Southeast corner of said Tract 29, GROVELAND FARMS; thence North 00-13'48" East along the East boundary, said Tract 29, GROVELAND FARMS, a distance of 50.00 feet; thence North 89-45'56" West, 25.00 feet to the Point of Beginning; thence South 71-27'21" West, 52.81 feet to the North line of a 66 foot county easement, said North line lying 33 feet North of and parallel with the South boundary of the aforesaid Tract 29, GROVELAND FARMS; thence South 59-45'55" East, along said North line, a distance of 50.00 feet; thence North 00-13'48" East, 17.00 feet to the Point of Beginning.

Description:

All of Tract 13 and that Portion of Tracts 3, 4, and 14, lying Southeasterly of the centerline of Slab Church Road, according to the Groveland Farms Plat of Section 16, Township 22 South, range 25 East, recorded in Plat Book 2, pages 10 and 11, Lake County, Florida Less the 30' strip lying East of centerline of Slab Church Road.



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: FIRE CHIEF KEVIN CARROLL

SUBJECT: CONSIDERATION OF APPROVAL OF RESOLUTION 2020-37
AUTHORIZING EXECUTION OF INTERLOCAL AGREEMENT
BETWEEN THE CITY OF GROVELAND, FLORIDA, AND THE
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE
PLACEMENT OF A TEMPORARY FIRE STATION ON PROPERTY
OWNED BY THE LAKE COUNTY BCC

DATE: AUGUST 10, 2020

GENERAL SUMMARY/BACKGROUND:

Upon being hired as the new Fire Chief, I was made aware of the City's intention to utilize office space within a warehouse located in the Ford Commerce Park as temporary fire station. This plan required extensive and expensive renovation of the existing office space to make it appropriate to be utilized as a fire station.

In late March of this year, and after working diligently with many City employees, an alternate Station 3 (96) plan was presented that would involve purchasing a modular building for a fire station that the City would own, thus being more fiscally beneficial to the City and the taxpayers. Once the permanent Station 3 is completed and if the growth within the City requires it, the modular could be relocated as a temporary Station 4, or be repurposed to another City department. The alternate plan was shortly thereafter approved by Council and the City Manager.

County Administration responded with an offer to allow the City to place the modular fire station on their Fleet/Radio Shop property, located in the same vicinity of the Commerce Park. This arrangement requires an interlocal agreement with the County for the placement of the structures and to define the terms of the arrangement. The draft agreement to be considered by the Lake County Board of County Commissioners as part of their August 25 meeting. The BCC at the same meeting will be considering a rezoning of the property to allow the fire station as an approved land use. Staff recommends approval of Resolution 2020-37 authorizing execution of the Interlocal agreement with the Lake County BCC.

BUDGET IMPACT:

No anticipated budget impact.

LEGAL NOTE:

None.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 2020-37 authorizing execution of the Interlocal agreement with the Lake County BCC.

ATTACHMENTS:

Attachment 1 Resolution 2020-37

Attachment 2 Interlocal Agreement between the City of Groveland, Florida, and the Lake County Board of County Commissioners for the placement of a temporary Fire Station on property owned by the Lake County BCC.

ATTACHMENT 1

RESOLUTION 2020-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE TEMPORARY FIRE STATION INTERLOCAL AGREEMENT BETWEEN THE CITY OF GROVELAND AND LAKE COUNTY, FLORIDA; AUTHORIZING EXECUTION OF THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lake County owns real property in the Christopher C. Ford Commerce Park and the City of Groveland desires to construct a temporary fire station on the property for an initial 3 year period; and

WHEREAS, Lake County is amenable to allowing the City to utilize its property for this purpose under certain terms and conditions that are outlined in the Temporary Fire Station Interlocal Agreement; and

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

WHEREAS, is authorized by §163.01, Florida Statutes to enter into interlocal agreements with other municipalities and legal entities.

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

Section 1. The Temporary Fire Station Interlocal Agreement between the City of Groveland and Lake County, Florida, a copy of which is attached hereto, is approved.

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

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

PASSED AND RESOLVED this _____ day of 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
City Attorney

Passed First Reading _____

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

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