



comprehensive plan

chapters

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CHAPTER 1

Future Land Use Element

Volume I: Goals, Objectives, Policies

The Future Land Use Element sets forth the physical plan for the future development of the City as reflected in the goals, objectives, and policies. The Future Land Use Map indicates the proposed location and distribution of land uses in Groveland through 2040.



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planning principles

The Future Land Use Element is intended to advance the following principles.

Conservation

Retain a significant portion of land within the City of Groveland/Lake County Interlocal Service Boundary Area (ISBA) as conservation and agricultural lands.

Strategic Growth

Identify areas for growth including planned development and targeted infill and redevelopment within close proximity to existing infrastructure.

Complete Communities

Foster the development of complete communities that allow residents to meet their daily needs within walking distance.

Process Simplification

Make development decisions predictable, fair and cost effective.

Architectural Diversity

Ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.

Connectivity

Connect all communities by providing a variety of safe and comfortable transportation options for residents and visitors including pedestrian and bicycle trails, transit, and vehicular roads.

Economic Vitality

Attract and retain industry and employment while minimizing barriers to entry.

Natural Charm

Celebrate a sense of natural charm by integrating nature into communities.

goals, objectives + policies

All goals, objectives, and policies apply citywide including in the Green Swamp Area of Critical State Concern (ACSC). Policies 1.2a – 1.2k and 1.2s – 1.2u apply specifically to the Green Swamp ACSC.

Goal 1

Smart and Sustainable Growth

Ensure that the character and location of growth in Groveland:

- complements existing neighborhoods
- protects conservation lands and the city’s natural and historic resources
- attracts a diversity of community types that allow for a mix of land uses
- focuses development and redevelopment efforts at key nodes
- encourages a range of mobility options
- promotes orderly, compact development patterns

Objective 1.1 Identify and adopt appropriate future land use designations for the City of Groveland.

Policy 1.1a The City adopts the following future land use designations with a range of density and intensity standards:

	Maximum Gross Residential Density (du/ac)	Maximum Net Non Residential Intensity (FAR)
Town	9 du/ac	3.0
Village	6 du/ac	1.5
Hamlet	2 du/ac	.75
Established Neighborhood	4 du/ac	.25
Employment Center	n/a	1.0
Agriculture	1 du/5 ac	.01
Conservation	n/a	.01
Green Swamp Town	9 du/ac*	3.0*
Green Swamp Rural	4 du/ac*	0

1. Maximum Density or Intensity is not guaranteed to any individual project. Environmental constraints, Green Swamp ACSC standards, infrastructure capacity, landscape requirements, and land use allocation standards may limit the development potential within these Future Land Use designations.
2. Residential densities are determined by Gross Buildable Land Area. The Gross Buildable Land Area is calculated by including land allocated for infrastructure and open space and by considering zoning limitations within FLU categories.
3. Floor area ratio is defined as the total non-residential square feet of a building divided by the total square feet of the parcel the building is located on.
4. * denotes increased pervious coverage and open space requirements within Green Swamp ACSC (refer to Policy 1.2s)



Goal 1

CONTINUED

Town An urban community type, made up of several neighborhoods connected by a street grid proximate to a regional thoroughfare. Towns include three zoning districts: Town Core with retail, office, and attached housing, Town Center with smaller lot housing, and Town Edge with larger lot housing. Most homes are sited within a half mile from the Core. Public elementary, middle, and high schools are permitted within the Town’s Center and Edge zones.

Village A community made up of one or several neighborhoods connected by a street grid and surrounded by Conservation and/or Agriculture. Villages include three zoning districts: Village Core with retail, office, and attached housing, Village Center with smaller lot housing, and Village Edge with larger lot housing. Most homes are sited within a quarter mile from the Core. Public elementary and middle schools are permitted in all zoning districts in this future land use category.

Hamlet Defined settlements within an agricultural or natural setting featuring homes clustered along one or more curvilinear roads. Hamlets include three zoning districts: Hamlet Core with retail, office, and attached housing, Hamlet Center with smaller lot housing, and Hamlet Edge with larger lot housing. Most homes are sited within an eighth mile from the Core. Public elementary schools are permitted in all zoning districts in this future land use category.

Established Neighborhood These communities were developed under traditional zoning standards or as Planned Unit Developments. Established Neighborhoods include residential, recreation, commercial, office, mixed use, industrial, and institutional land uses.

Employment Center The Employment Center designation includes industrial, commercial, office, and institutional land uses. This category includes but is not limited to the Christopher Ford Commerce Park and several industrial PUDs as well as schools and other public buildings located throughout the city.

Agriculture The Agriculture future land use category consists of land intended for agriculture uses. Agricultural uses include cropland and pasture, orchards, groves, vineyards, nurseries, and ornamental horticultural areas. This category is intended to support the viability of a local agricultural economy and the production of a local food supply.

Conservation The Conservation future land use category includes two zoning districts: Conservation and Recreation & Open Space. Conservation zoned parcels are generally composed of open land, water, marsh, wetlands, and environmentally sensitive areas. Conservation lands may be publicly or privately owned and typically allow passive recreation uses such as fishing, hiking, biking, canoeing, and paddleboarding.



Goal 1

CONTINUED

Green Swamp Town The Green Swamp Town category includes three zoning districts, Green Swamp Town Core, Green Swamp Town Center, and Green Swamp Town Edge. Land uses and standards are the same as the Town category with increased open space requirements.

Green Swamp Rural The Green Swamp Rural future land use category includes two zoning districts, Green Swamp Single Family Low Density and Green Swamp Single Family Rural. The Green Swamp Rural category shall be limited to single-family detached units, attached single-family units, or townhomes. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

Goal 1

CONTINUED

Policy 1.1b The City shall regulate land use activities within land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the Future Land Use Map for the associated Future Land Use designation.

Mixed Use Zoning District Allocations

The following Zoning Districts apply to ensure Towns, Villages, and Hamlets; include a mix of uses, open space, and a range of densities and intensities.

	Edge Acres (Min/Max)	Center Acres (Min/Max)	Core Acres (Min/Max)
Town	10% / 35%	25% / 50%	10% / 25%
Green Swamp Town	30% / 35%	40% / 50%	20% / 25%
Village	10% / 30%	30% / 50%	5% / 10%
Hamlet	10% / 30%	10% / 15%	5% / 10%

Policy 1.1c The City shall allow a range of mixed use community types (Town, Village, Hamlet) to accommodate growth while enhancing existing neighborhoods and promoting redevelopment of the historic downtown.

Policy 1.1d The City shall enhance existing neighborhoods by encouraging a variety of housing types and mobility options.

Policy 1.1e The City shall discourage urban sprawl to reduce land consumption and service extensions by focusing growth in mixed use neighborhoods and employment centers.

Policy 1.1f The City shall ensure that adequate land is designated on the Future Land Use Map needed to support the population demands during the short range (2020-2025) and long range (2040) planning periods.

Policy 1.1g The City shall require a mix of uses and diversity of housing types in the Town, Village, and Hamlet land use categories.



Goal 1

CONTINUED

Policy 1.1h Town, Village, and Hamlet Cores are intended to provide uses that meet the retail and service needs of a traditional neighborhood center and its vicinity. In addition to shops and offices, the Cores may contain other compatible uses such as civic and institutional uses of a community-wide importance, specifically including second-floor residential uses. Town, Village, and Hamlet Cores shall be located for easy accessibility by pedestrians from as many of the surrounding residential areas as possible.

Policy 1.1i Employment Centers such as the Christopher C. Ford Commerce Park shall contain a mix of uses which encourages workplace environments, reduces the need to travel by car, encourages opportunities for cycling and walking, and which connects new development to existing and planned developments outside the site’s boundaries.

Policy 1.1j Necessary community public facilities such as utilities, including service lines, are permitted in all land use categories provided the use satisfies established criteria of the Comprehensive Plan and the City’s Code of Ordinances. Standards will be incorporated into the City’s Land Development Regulations by 2021 to direct the placement of such facilities. Community public facilities are defined as all public facilities needed to support the infrastructure and population demands during the short range and long range planning periods of this Comprehensive Plan. This includes all public park, transportation, sanitary sewer, potable water, and reclaimed water facilities.

Policy 1.1k The City shall require all new subdivisions in the Town, Village, and Hamlet land use categories to include underground telephone, cable, fiber-optic, and electrical utility lines to create a safer, more efficient, resilient, and attractive neighborhood.

Policy 1.1l The timing and location of public facilities and services shall be coordinated through the City’s Concurrency Management System to assure that development occurs in a timely manner consistent with the availability of public facilities and services.

Policy 1.1m The City shall continue to allow the location of community residential homes consistent with Florida law.

Policy 1.1n Commercial land uses are permitted in the following land use categories: Established Neighborhood, Employment Center, Town, Village, Hamlet, and Agriculture. PUD land uses are subject to the provisions of the regulating PUD ordinance and related Developer Agreement, if any, for each individual PUD. High intensive commercial uses shall be directed toward the Town and Employment Center land use categories.



Goal 1

CONTINUED

Policy 1.1o The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

Policy 1.1p The City shall protect existing and new developments from incompatible adjacent land uses.

Policy 1.1q To protect the City's unique charm and hometown character, the City hereby adopts the Utility Service Area as the official planning area.

Policy 1.1r The City shall allow electric distribution substations in all land use categories except Conservation. The City shall, if possible and allowed by law, avoid locating substations where they would be incompatible with adjacent uses. A setback consistent with Sec. 163.3208(4)(b) F.S. shall be required.

Policy 1.1s The Future Land Use Map and related policies together with the City's Land Development Regulations shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the City's character or future plans.

Policy 1.1t The City shall maintain an energy efficient land use pattern and shall promote the use of transit and alternative methods of transportation that decrease reliance on the automobile.

Policy 1.1u Town, Village, Hamlet, and Employment Center land use categories shall include a network of streets and sidewalks designed to promote bicycle and pedestrian circulation and connectivity to surrounding neighborhoods.

Goal 1

CONTINUED

Objective 1.2 Identify and protect Groveland’s natural and historic resources for conservation and preservation purposes.

Groveland is located at the northeast edge of the Green Swamp, and a small portion of the City is within the designated boundaries of the Green Swamp Area of Critical State Concern (ACSC). The Green Swamp Area of Critical State Concern is defined by Section 380.0551, Florida Statutes, and Fla. Admin. Code R. 28-26.003.

Policy 1.2a Conserve and protect the Green Swamp Area of Critical State Concern by preserving open space and focusing growth in targeted areas.

Policy 1.2b Development, as defined in Ch. 380, Florida Statutes, located within the Green Swamp Area of Critical State Concern will comply with the Guiding Principles for Development applicable to this resource.

Policy 1.2c All new industrial uses shall be prohibited in the Green Swamp Area of Critical State Concern. The prohibition shall specifically include facilities engaged in industrial activities as defined in EPA’s National Pollution Discharge and Elimination System for Stormwater Associated with 32 Industrial Activities (NPDES)(Chapter 40, CFR Part 122), including:

- Petroleum pipelines
- Landfills
- Incinerators
- Wholesale chemical operations
- Petroleum related industries and fuel dealers (with the exception of gas stations and truck stops, which may be permitted)
- Dry cleaning operations
- Chemical research operations

Policy 1.2d For each annexation within the Green Swamp Area of Critical State Concern, the City shall amend the Future Land Use Map series to include the newly annexed land.

Policy 1.2e The City shall prohibit any development, as defined in Ch. 380, Florida Statutes, in floodplains and wetlands within the Green Swamp ACSC.

Policy 1.2f Within the Green Swamp ACSC residential densities are allowed to be transferred from the wetlands within a site based on a density of one dwelling unit per 20 acres.



Goal 1

CONTINUED

Policy 1.2g A fifty (50) foot wide upland buffer in which no structure may be placed shall be established around all designated wetlands in the Green Swamp ACSC.

Policy 1.2h Wetland systems shall not be used for stormwater treatment or storage within the Green Swamp ACSC. Any placement of wastewater sludge in the Green Swamp ACSC is prohibited.

Policy 1.2i All new industrial development, peat and lime rock mining, clay mining, and sand mining is prohibited within the Green Swamp ACSC.

Policy 1.2j The use and/or preservation of native Central Florida plants and irrigation systems that conserve water shall be required in new development within the Green Swamp ACSC to the maximum extent feasible. This applies to all landscaped areas including residential and commercial development, golf courses, and publicly owned spaces.

Policy 1.2k Where properties are utilizing septic tanks within the Green Swamp ACSC, owners shall have them cleaned and inspected in accordance with the requirements of the Lake County Public Health Unit at least once every five (5) years.

Policy 1.2l To protect wellfield areas from potential contamination emanating from adjacent land uses, wellfield protection zones and standards shall be established in the City's Land Development Regulations.

Policy 1.2m Land use activities, including densities and intensities, shall be compatible to soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed upon them.

Policy 1.2n Conservation and recreation uses are permitted in all future land use categories.

Policy 1.2o The City will protect important natural and historic resources to the extent possible.

Policy 1.2p New subdivisions and plats within Towns, Villages, and Hamlets shall be required to dedicate recreation open space and public open space in accordance with Policy 1.1.1 of the Recreation and Open Space Element.

Policy 1.2q No action of the City shall prohibit or have the effect of prohibiting solar collectors or other energy devices based on renewable resources from being installed on a building and as further set forth within Section 163.04 , Florida Statutes.

Goal 1

CONTINUED

Policy 1.2r The City shall encourage and develop the walkability and bikeability of the City as a means to promote the physical health of the City’s residents, access to recreational and natural resources, and as a means to reduce greenhouse gas emissions.

Policy 1.2s Maximum impervious surface coverage allowances within all Green Swamp Town zoning designations will be decreased 10% from the corresponding Town FLU category standard. The maximum gross impervious coverage ratio is 70% for the Green Swamp Town land use category.

	Open Space (Gross Min)	Impervious Surface (Gross Max)
Green Swamp Town	30%	70%
Green Swamp Rural	60%	40%

Policy 1.2t Guidelines for Recharge Areas in the Green Swamp ACSC. Projects located within the Green Swamp ACSC and within the Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Soil Conservation Service as Type “A” Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

Policy 1.2u Residential Density Cap Applicable to Lands Within Green Swamp Rural land use category. No lands (a) either currently within Groveland City limit or later annexed and (b) within the Green Swamp Area of Critical State Concern shall be permitted, approved, rezoned, or designated for residential development at a net density greater than or more intense than one (1) unit per five (5) acres except for those tracts of land identified within Lake County CASE NO. 04-CA-2843 or DOAH Docket No. 04-003651 and the Banyon Tract.



Goal 2

Agriculture and Economic Prosperity

Support agriculture as vital to the City's economic prosperity, sustainability, and rural character.

Objective 2.1 Retain working agricultural lands for long term use as a critical component of the City's economy and local food supply.

Policy 2.1a The City shall promote agriculture as a viable land use and continue to protect farming operations from incompatible adjacent uses.

Policy 2.1b The City shall continue to recognize agribusiness as an economic asset to the Groveland area and as a major sector of the Countywide economic base.

Policy 2.1c The City shall support the development of alternative agricultural products in Groveland to help diversify the local economy.

Objective 2.2 Support direct sales of locally produced agricultural goods.

Policy 2.2a The City shall partner with local farmers and community groups to develop and implement educational strategies on the benefits of purchasing locally grown and/or processed foods.

Policy 2.2b The City shall support the development of markets and programs that promote direct to consumer sales, including but not limited to: farmers' markets, community gardens, farm to institution programs, u-pick operations, on-farm stands, and agritourism opportunities.

Policy 2.2c The City shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

Goal 2

CONTINUED

Objective 2.3 Encourage the use of community gardens and edible landscapes by Groveland’s residents.

Policy 2.3a The City shall identify sites for community gardens on appropriate City-owned lands considering areas such as parks, libraries, recreation and senior centers, public easements, rights-of-way, and surplus lands.

Policy 2.3b The City shall explore opportunities to incorporate perennial edible landscaping at City-owned facilities and rights-of-way.

Goal 3

Conservation and Natural Charm

Enhance the City’s natural charm by protecting conservation lands and increasing resident access to recreation and open space.

Objective 3.1 Establish guidelines for the use of Low Impact Development (LID) techniques to allow developers more flexibility in the site design and development processes.

Policy 3.1a The City shall encourage all new development and redevelopment projects to implement permeable surfaces, bioretention areas, grassed swales, vegetated roof tops, or rain barrels in the development, when feasible, as a Low Impact Development stormwater management technique(s) to:

- Reduce stormwater runoff
- Minimize pollutant discharges
- Decrease soil erosion
- Maintain aquifer recharge
- Maintain base flows of receiving streams

Policy 3.1b As a Low Impact Development technique, the City shall ensure that all development and redevelopment projects incorporate natural site elements such as wetlands, river or stream corridors, drainage ways, or mature forests as a design element to further protect the City’s natural resources.

Policy 3.1c The City shall encourage the long-range protection of floodplains through:

- a. Positioning structures and impervious surfaces outside the 100 year floodplain to the greatest extent possible. The 100 year floodplain shall be delineated within the Future Land Use Map Series, and its demarcations shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency
- b. Residential development shall cluster dwelling units on uplands located outside the 100 year floodplain

Goal 3

CONTINUED

Policy 3.1d The City shall require the application of permeable parking lot surfaces for commercial developments proposed within high aquifer recharge areas.

Policy 3.1e The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 3.1f The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

Policy 3.1g Septic tanks shall be prohibited except for when allowed by Florida law, as referenced in F.S. 381.0065. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 3.1h A shoreline protection zone for lake front areas shall be established in the City's Land Development Regulations.

Policy 3.1i The City shall include policies in the Land Development Regulations to prevent detrimental impacts to historic sites and artifacts uncovered during land preparation or construction projects.

Objective 3.2 Establish guidelines for and require a diversity of open space types through the Land Development Code to increase resident access to recreation and open space.

Policy 3.2a The City shall plan to provide all residents with open space within a quarter mile distance connected by safe pedestrian and bicycle routes.

Policy 3.2b The City shall plan for a diversity of open space types including but not limited to: squares, plazas, neighborhood greens, pocket parks, greenways, and county/regional parks.

Goal 4

Community and Collaboration

Foster a collaborative working environment that includes citizens and community partners.

Objective 4.1 Work with community stakeholders, local groups, Lake County, and regional and state agencies to collaborate on matters affecting Groveland and the broader Central Florida region.

Policy 4.1a The City shall continue to coordinate with Lake County through the Interlocal Service Boundary Agreement to develop an areawide planning approach, taking into account environmental suitability, functional relationships, and areas where public facilities and services are available or proposed to be available by year 2022.

Policy 4.1b The City shall coordinate with State agencies including the St. Johns River Water Management District, the Florida Department of Environmental Protection, the East Central Florida Regional Planning Council, as well as Lake County and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

Policy 4.1c The City shall work with the Community Redevelopment Agency to help create opportunities for locally owned businesses within the downtown area.

Policy 4.1d In order to effectively locate and co-locate school facilities, the City shall share and coordinate with the Lake County School Board pertinent information relative to existing and planned public school facilities and overall community development.

CHAPTER 1

Future Land Use Element

Volume II: Data & Analysis

The Future Land Use Element sets forth the physical plan for the future development of the City as reflected in the goals, objectives, and policies. The Future Land Use Data & Analysis findings underpin the Future Land Use Element planning principles and policies as well as other important elements of the Comprehensive Plan.



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A. Introduction

1. Purpose

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements.

The Future Land Use Element sets forth the physical plan for the future development of the City. The Future Land Use Element describes the appropriate location for the future land uses and promulgates the policies regulating the location and development of all land uses. The Future Land Use Element sets forth not only the density and intensity of land uses, but also considers other factors affecting land use development, such as timing, cost, and current development trends.

While each Element within the Comprehensive Plan is important, the Future Land Use Element is arguably the most important as it must be consistent with all other Comprehensive Plan Elements and articulate the Goals, Objectives and Policies of these other Elements in the form of specific land use policies.

The Existing Land Use Map included as part of this Element, describes the location and distribution of land uses in Groveland in 2020. The Future Land Use Map (also included in this Element) is the focus of the Comprehensive Plan. It indicates the proposed location and distribution of land uses in the year 2040. All policies contained within this Plan must be consistent with the Comprehensive Plan and the Future Land Use Map. All land development regulations in effect subsequent to the adoption of this Plan must be consistent with the Plan and its Future Land Use Map.

This Plan Element was formulated to be consistent with those criteria as well as relevant sections of Chapter 163, Part II, F.S., the State Comprehensive Plan, and the East Central Florida Strategic Regional Policy Plan.

B. Population Estimates and Forecasts

In order to plan for growth, it is first necessary to project the number of persons that will reside in the City. The effectiveness of a local government’s comprehensive plan depends principally on the accuracy of population projections for both resident and seasonal populations. These predictions for the future are the basis of planning for future land use, housing, recreation and open space, and public services and infrastructure needs.

Groveland’s population has grown over the years. In 1990, the City had a population of 2,300. By 2000, the population of Groveland increased to 2,360. In 2010, the City’s population increased to 8,729. Population projections prepared by the Shimberg Center for Affordable Housing indicate that Groveland will have 48,717 residents by the year 2040 (see Table 1).

Table 1: Population Projection by Age, 2010–2040

Age Group	2010	2016	2020	2025	2030	2035	2040
0–14 years old	2,226	3,539	4,685	8,129	9,795	11,364	12,760
15–24 years old	1,096	1,839	2,374	4,207	5,047	5,762	6,620
25–34 years old	1,197	1,704	2,133	4,098	4,835	4,607	6,369
35–44 years old	1,428	2,159	2,870	4,631	5,395	6,621	7,347
45–54 years old	1,053	1,787	2,352	3,868	4,757	5,155	5,678
55–64 years old	851	1,263	1,607	3,091	3,766	4,233	4,915
65–74 years old	578	944	1,228	2,163	2,568	3,131	3,610
75+ years old	300	371	430	842	1,050	1,233	1,419
Total	8,729	13,606	17,679	31,029	37,214	42,105	48,717

Source: Shimberg Center for Affordable Housing, University of Florida – August 9, 2018; ECFRPC Custom Methodology for Years 2025, 2030, 2035, 2040.



C. Existing Conditions

1. Existing Land Use

The City’s Existing Land Use Map was produced using Geographic Information Systems (GIS) data from the Lake County Property Appraiser. The amount of acreage located within the City’s current boundaries is presented in Table 2 by the existing land use categories.

Table 2: Acreage within Existing Land Use Categories, 2020

Existing Land Use	Acreage	% of Total
<u>Agriculture & Conservation</u>	9,658.86	59.7%
<u>Residential (includes all residential uses)</u>	4,830.17	29.8%
<i>Single-family Residential</i>	3,158.72	19.5%
<i>Multi-family Residential</i>	39.79	0.2%
<i>Vacant Residential</i>	1,631.66	10.1%
<u>Commercial</u>	480.29	3.0%
<i>Vacant Commercial</i>	243.60	1.4%
<u>Mixed Use</u>	27.36	0.2%
<u>Public Use (Utilities, Roads, Infrastructure)</u>	42.93	0.3%
<u>Institutional (Church, Cemetery, Municipal, Orphanage, Schools)</u>	693.65	4.3%
<i>Vacant Institutional</i>	232.89	1.4%
<u>Industrial</u>	478.41	3.0
<i>Vacant Industrial</i>	234.60	1.4%
<u>Land Use Code Not Listed</u>	11.56	0.1%
Total	16,191.02	100.0%

Source: Summarized from Department of Revenue codes associated with Lake County parcels intersected with wetland data from the St. Johns River Watershed Management District.



FUTURE LAND USE ELEMENT

C. Table 3: Permitted Maximum Density/Intensity within Land Use Categories

CONTINUED

Future Land Use	Maximum Density/Intensity
Town	Up to 9.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is 3.0.
Village	Up to 6.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is 1.5.
Hamlet	Up to 2.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is .75.
Established Neighborhood*	Up to 4.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is .25.
Employment Center	Non-residential uses only – the maximum floor area ratio is 1.0.
Agriculture	Up to 1.0 dwelling units per five (5) acres. Non-residential uses – the maximum floor area ratio is .01.
Conservation	Non-residential uses – the maximum floor area ratio is .01.
Green Swamp Town	Up to 9.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is 3.0.
Green Swamp Rural	Up to 4.0 dwelling units per acre.

Notes:

Open Space: Open space is figured on the Gross Land Area. Up to 50% of the open space requirement may be met with wetlands, except in the Green Swamp Area of Critical State Concern where 100% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

*Established Neighborhood: These include existing developed and vacant parcels that are deemed too small or isolated to fit into the mixed-use categories. They also include PUDs that are entitled but not platted. Established Neighborhoods include residential, recreation, commercial, office, mixed use, industrial, and institutional land uses. The designation respects underlying zoning from the City of Groveland Code existing on the date this FLU Element is adopted.



Goal 1

CONTINUED

Town An urban community type, made up of several neighborhoods connected by a street grid proximate to a regional thoroughfare. Towns include three zoning districts: Town Core with retail, office, and attached housing, Town Center with smaller lot housing, and Town Edge with larger lot housing. Most homes are sited within a half mile from the Core. Public elementary, middle, and high schools are permitted within the Town’s Center and Edge zones.

Village A community made up of one or several neighborhoods connected by a street grid and surrounded by Conservation and/or Agriculture. Villages include three zoning districts: Village Core with retail, office, and attached housing, Village Center with smaller lot housing, and Village Edge with larger lot housing. Most homes are sited within a quarter mile from the Core. Public elementary and middle schools are permitted in all zoning districts in this future land use category.

Hamlet Defined settlements within an agricultural or natural setting featuring homes clustered along one or more curvilinear roads. Hamlets include three zoning districts: Hamlet Core with retail, office, and attached housing, Hamlet Center with smaller lot housing, and Hamlet Edge with larger lot housing. Most homes are sited within an eighth mile from the Core. Public elementary schools are permitted in all zoning districts in this future land use category.

Established Neighborhood These communities were developed under traditional zoning standards or as Planned Unit Developments. Established Neighborhoods include residential, recreation, commercial, office, mixed use, industrial, and institutional land uses.

Employment Center The Employment Center designation includes industrial, commercial, office, and institutional land uses. This category includes but is not limited to the Christopher Ford Commerce Park and several industrial PUDs as well as schools and other public buildings located throughout the city.

Agriculture The Agriculture future land use category consists of land intended for agriculture uses. Agricultural uses include cropland and pasture, orchards, groves, vineyards, nurseries, and ornamental horticultural areas. This category is intended to support the viability of a local agricultural economy and the production of a local food supply.

Conservation The Conservation future land use category includes two zoning districts: Conservation and Recreation & Open Space. Conservation zoned parcels are generally composed of open land, water, marsh, wetlands, and environmentally sensitive areas. Conservation lands may be publicly or privately owned and typically allow passive recreation uses such as fishing, hiking, biking, canoeing, and paddleboarding.



Goal 1

CONTINUED

Green Swamp Town The Green Swamp Town category includes three zoning districts, Green Swamp Town Core, Green Swamp Town Center, and Green Swamp Town Edge. Land uses and standards are the same as the Town category with increased open space requirements.

Green Swamp Rural The Green Swamp Rural future land use category includes two zoning districts, Green Swamp Single Family Low Density and Green Swamp Single Family Rural. The Green Swamp Rural category shall be limited to single-family detached units, attached single-family units, or townhomes. The cluster development standards of this category are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

C.

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2. Availability of Public Facilities and Services

The following data and analysis describe the availability of services and facilities to support development.

a. Sanitary Sewer

Groveland has adopted a sanitary sewer level of service standard of 250 gallons per day per equivalent residential unit (ERU). The City understands that future development and redevelopment will require the provision of wastewater services. Accordingly, Groveland has established a Chapter 180 Utility Service Area to provide wastewater treatment to future developments in the City. Groveland’s sanitary sewer system is maintained and operated by the City. The City will contract with neighboring local governments to provide wholesale wastewater treatment to designated areas. The City’s sanitary sewer system is currently meeting the adopted level of service standard. A detailed analysis of the City’s sanitary sewer system is featured in the Public Facilities Element of this Comprehensive Plan.

No septic tanks, including those approved by the Florida Department of Environmental Protection, are permitted in Groveland unless the site is outside the City limits and located more than 500 feet from a sewer line, and the City agrees not to extend the line to the property.

b. Potable Water

The City currently owns, operates and maintains a central potable water treatment and distribution system. The City’s potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The City’s water system consists of five water plants and associated water transmission and distribution pipes. The City’s five water treatment plants (WTP) are grouped into two separate systems. The south system is comprised of Pomelo WTP 1, Sampey WTP 2 and WTP 5. The north system is comprised of Sunshine WTP 3 and Palisades WTP 4. The City’s potable water system is currently meeting the potable water adopted level of service standards and there is an adequate amount of capacity to support future growth. A detailed analysis of the City’s potable water system is featured in the Public Facilities Element of this Comprehensive Plan.



C.

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c. Stormwater Drainage

Stormwater drainage within the City is currently accommodated by both natural and man-made drainage features. Stormwater drainage level of service standards for quantity and quality must meet or exceed the requirements of the St. Johns River Water Management District. All new development and redevelopment is required to obtain a St. Johns permit if it meets the minimum thresholds.

Projects located within the Green Swamp Area of Critical State Concern and within the most effective recharge areas must retain three (3) inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post-development recharge will be equal to or greater than the pre-development recharge. Most effective recharge areas are those with soils classified by the Soil Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

Level of service standards established in the Comprehensive Plan will continue to remain consistent with State Statutes pertaining to the performance of the drainage system. The City ensures the provision of adequate stormwater drainage systems through the development review process. Construction level design plans and stormwater calculations are submitted for review and approval by the City's consulting engineer as well as the St. Johns River Water Management District. No development is allowed to begin construction until all such permits are received by the City.

C.

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d. Solid Waste

Solid waste disposal is achieved through franchise agreements with one solid waste hauler. The Lake County Solid Waste Management Phase I facility, which accepted Class I and III waste, has been closed in accordance with an order from the Florida Department of Environmental Protection. The 80-acre landfill was operated since the 1970s without a bottom liner, which is now required for landfills accepting Class I wastes.

Phase II is made up of 3 cells in the northern part of the landfill: IIA, IIB, and IIC. Phase IIA has been designed to accommodate the ash residues from the resource recovery facility. Both IIB and IIC handle Class I waste. IIB is partially closed on the northeast side. Most of Lake County's Class I waste goes to the Resource Recovery Facility in Okahumpka. There is a separate disposal area for construction and demolition debris on the northwest side of the property.

The City will continue to dispose refuse at the County's incinerator facility. The County will deposit waste ash in an ash monofill south of the incinerator near the Sumter County Line.

e. Transportation

State Road 50, State Road 19, State Road 33, County Road 565, County Road 565A, County Road 478, and U.S. Highway 27 are the main routes in Groveland. The majority of the streets in Groveland are paved. There is also access to Florida's Turnpike in Groveland.

The City's adopted level of service is D for minor arterials, collector roadways, and local roads; E for principal arterials; and C for the roads classified as Florida Intrastate Highway System. State Road 19 from Lake Catherine Road to SR 50 is the only road in Groveland with a LOS deficiency. The balance of the roads in the City have additional capacity to support growth. The City requires all development to provide adequate analysis of its impact on the roads in the City to determine if the adopted LOS will be maintained. The capacities or deficiencies for the City's road network is featured in the Transportation Element.

At present, one bus line serves the City. LakeXpress provides approximately 1 hour service along SR 50 from Mascotte to Clermont. It operates weekdays between 6:00 AM and 8:00 PM.

Overall, there are about 30 miles combined of potential bicycle/pedestrian pathways in the City. A detailed inventory of the bicycle/pedestrian pathways will be featured in the Recreation and Open Space Element as well as the Transportation Element.



C.

CONTINUED

f. Recreation and Open Space

There are over 80 acres of parkland in Groveland. Currently, the Cherry Lake Park (40 acres) is the largest park in the City and the smallest park is the South Street Park at 0.4 acres. The City has adopted a level of service standard of 6.0 acres of park land for every 1,000 residents and 3.0 acres of park facilities for every 1,000 residents. Currently, there is a deficit of park land and park facilities in Groveland. A Parks and Recreation Master Plan is currently being developed and should be completed in mid-2021.

A portion of the City is within the Green Swamp, which is designated by the State as an Area of Critical State Concern. Encompassing 870 square miles, the Green Swamp is the State’s second-largest wetlands system after the Everglades and covers portions of Polk, Lake, Sumter, Pasco, and Hernando counties. This unique and fragile ecosystem is a mosaic of pine flatwoods, hardwood forests, cypress swamps, prairies and sandhills. The Green Swamp is highly valued for its ecological diversity, supporting an estimated 330 species of wildlife. Designated as an “Important Bird Area” by the National Audubon Society, the swamp is home to more than 30 threatened or endangered species of animals, including the Florida scrub jay, wood stork, and black bear. Even Florida panthers have been sighted in this premier wildlife corridor of the State.

g. Public School Facilities

As a requirement of Senate Bill 360 (SB 360) passed in 2005, an analysis of public school facilities is to be included in the Comprehensive Plan. A detailed inventory and analysis of the public-school facilities is presented in the Public School Facilities Element of this Plan. City staff will continue to assess the need to provide student capacity relief to the public elementary, middle and high schools in the Groveland area on an ongoing basis with Lake County Schools.

C.

CONTINUED

3. Land Available for Development

According to the Florida Department of Revenue, there are about 2,327 acres of vacant commercial, residential, institutional and industrial land in the City. Of the 11,986 acres of undeveloped vacant land within the City, approximately 10,485 acres are not designated as conservation lands. Thus, approximately 10,485 acres (2,327 designated uses plus 8,158 agriculture) of undeveloped land can be capitalized on for new development. These figures were determined through an analysis of the Florida Department of Revenue’s land use codes from the City’s parcel file. All agricultural and other open lands are classified as vacant utilizing this methodology.

Additional lands are anticipated to be available through redevelopment of land in the center of Groveland which is designated with Town future land use.

4. Soils and Topography

Soils are an important aspect in land development. The physical and chemical properties of soils restrict the intensity of development through limitations on road construction, septic tank operation, and building placement.

There are a variety of soil types in Groveland (see the City’s Soils Map). The general descriptions of the soils in the City are found below in Table 4.

There is little topographic relief within the City (120 feet). The upper limit is approximately 200 feet above sea level located north of Cherry Lake Road, east of S. Obrien Road, and south of West Libby Road. Around this area, there is a difference of about 105 feet in elevation (see the City’s Contour Map). See the Conservation Element for a further discussion of soils and soil limitations.

FUTURE LAND USE ELEMENT

C. Table 4: Soils

CONTINUED

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Total Acres
Anclote and Myakka Soils	Yes	Very Poorly Drained	High	Moderate	10.45
Apopka Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	1,178.86
Apopka Sand, 5 to 12 Percent Slopes	No	Well Drained	Moderate	High	927.97
Arents	No	Somewhat Poorly Drained	Unranked	Unranked	291.41
Astatula Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	13.17
Borrow Pits	Partially Hydric	Unranked	Unranked	Unranked	43.66
Brighton Muck, Depressional	Yes	Very Poorly Drained	High	High	67.56
Candler Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	3,130.41
Candler Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	1,912.59
Candler Sand, 12 to 40 Percent Slopes	No	Excessively Drained	Low	High	9.82
Ellzey Sand	Partially Hydric	Poorly Drained	High	High	77.35
Immokalee Sand	Partially Hydric	Poorly Drained	High	High	57.52



FUTURE LAND USE ELEMENT

C. Table 4: Soils

CONTINUED

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Total Acres
Kendrick Sand, 0 to 5 Percent Slopes	No	Well Drained	Moderate	High	164.69
Kendrick Sand, 5 to 8 Percent Slopes	No	Well Drained	Moderate	High	75.80
Kendrick Sand, Thin Surface	No	Well Drained	Moderate	High	69.54
Lake Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	73.31
Lake Sand, 5 to 12 Percent Slopes	No	Excessively Drained	Low	High	2.94
Lochloosa Sand	No	Somewhat Poorly Drained	High	High	130.36
Myakka Sand	Partially Hydric	Poorly Drained	High	High	375.31
Ocoee Mucky Peat	Yes	Very Poorly Drained	High	High	1,605.17
Oklawaha Muck	Yes	Very Poorly Drained	High	Low	555.04
Ona Fine Sand	Partially Hydric	Poorly Drained	High	High	47.62
Orlando Fine Sand, 0 to 5 Percent Slopes	No	Well Drained	Low	High	11.08
Orsino sand	No	Moderately Well Drained	Low	Moderate	13.15



FUTURE LAND USE ELEMENT

C. Table 4: Soils

CONTINUED

Map Unit Name	Hydric Soil	Drainage Class	Steel Corrosion	Concrete Corrosion	Total Acres
Paola Sand, 0 to 5 Percent Slopes	No	Excessively Drained	Low	High	39.47
Placid and Myakka Sands, Depressional	Yes	Very Poorly Drained	High	High	1,626.14
Placid Sand, Depressional	Yes	Very Poorly Drained	High	High	152.83
Pomello Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	13.20
Pompano Sand	Partially Hydric	Poorly Drained	High	Moderate	42.45
Seffner Sand	Partially Hydric	Somewhat Poorly Drained	Low	Moderate	40.87
Sparr Sand, 0 to 5 Percent Slopes	No	Somewhat Poorly Drained	Moderate	High	232.48
Swamp	Yes	Very Poorly Drained	Unranked	Unranked	189.96
Tavares Sand, 0 to 5 Percent Slopes	No	Moderately Well Drained	Low	High	887.19
Water	Unranked	Unranked	Unranked	Unranked	2,054.78
Wauchula Sand	Partially Hydric	Poorly Drained	High	High	336.14

Notes:

Drainage Class - Identifies the natural drainage conditions of the soil and refers to the frequency and duration of wet periods.

Concrete Corrosion - Susceptibility of concrete to corrosion when in contact with the soil.

Steel Corrosion - Susceptibility of uncoated steel to corrosion when in contact with the soil.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service's Lake County Soils Geographic Information Systems database; City of Groveland Boundary, 2018



C.

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5. Natural Resource Management

In this section, natural resource protection which is applicable to Groveland is discussed. According to the SJRWMD and the Army Corps of Engineers, there are no dredge spoil disposal sites within the City.

a. Areas of Critical State Concern

Portions of the City are within the Green Swamp, which is a 560,000-acre region that lies in portions of Lake, Polk, Sumter, Pasco, and Hernando counties. It is the headwater for the Hillsborough, Withlacoochee, Ocklawaha, and Peace rivers, which provide most of the area’s water supply, and has a diverse ecological environment containing numerous plant species and 330 animal species, of which 30 are either threatened or endangered. In 1974, the Florida Legislature designated 187,000 acres of the Green Swamp as an Area of Critical State Concern. Lake County contains 106,000 acres of the Green Swamp.

The City has adopted the Green Swamp Rural land use to address residential development within the Green Swamp. Additionally, the City has established the following standards for the Green Swamp Rural category:

- All development must be clustered on the least environmentally sensitive areas;
- The maximum impervious surface coverage shall be 40 percent;
- All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10 percent of the lot;
- Golf courses shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations; and
- There is a 50-foot wide upland buffer from the wetland line in which no structure may be placed.

Additionally, the City has adopted the Green Swamp Town land use which allows for a mix of commercial, office, and residential uses.

- There is a 50-foot wide upland buffer from the wetland line in which no structure may be placed.
- The Green Swamp Town land use category boundary extends for one mile east from County Road 565A along SR 50 and south one-half mile from SR 50. No further expansion of this land use within the Green Swamp ACSC will be permitted.

A detailed overview of the Green Swamp is featured in the Conservation Element of the Comprehensive Plan.



C.

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b. Surface Waters

The Palatlakaha River flows through Groveland. Additionally, there are over 2,000 acres of lakes or ponds in Groveland that can be used for recreational activities such as boating, swimming, and other water related activities. The named lakes in the City include:

- Cherry Lake (407 acres)
- Lake Lucy (349 acres)
- Sumner Lake (339 acres)
- Lake Hiawatha (154 acres)
- Schoolhouse Lake (130 acres)
- Lake Palatlakaha (106 acres)
- Dukes Lake (102 acres)
- Lake Catherine (68 acres)
- Lake Spencer (56 acres)
- Palatlakaha River (51 acres)
- Lake Desire (48 acres)
- Lake David (46 acres)
- Lake Douglas (33 acres)
- Wilson Lake (32 acres)
- Long Lake (27 acres)
- Deacon Lake (26 acres)
- Cook Lake (20 acres)
- Lake Christa (14 acres)
- Wolf Lake (12 acres)
- Lake Audrey (9 acres)
- Lake Diane (2 acres)

The majority of these lakes are maintained by the County. Several of the lakes in the City are part of the Clermont Chain of Lakes, which is classified as “A Florida Outstanding Water”. Outstanding Florida Waters are waters designated by the State that are worthy of special protection because of their natural attributes. This special designation is applied to certain waters, and is intended to protect and maintain existing acceptable quality standards. The City has adopted measures to ensure the conservation and protection of these lakes.

C.

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c. Floodplains

Floodplains are valuable resources which provide a rich diversity of vegetation and wildlife. These areas are sources for groundwater recharge that filters through soils during high water levels. The 100-year floodplains are also subject to inundation during a 100-year storm, causing potential loss of life and property, disruption of services, and economic loss. These areas cannot tolerate continued development which, in effect, retards their ability to absorb water and restrict the flow of water from adjacent higher elevation areas.

The County's Geographic Information Systems (GIS) database shows that there are 100-year floodplains in the City (see the City's Floodplains Map). The FEMA flood zone designations in Groveland are as follows:

- Zone A – Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones; and
- Zone AE – The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Development within floodplains will continue to be closely scrutinized to ensure compliance with established regulations.

d. Wetlands

Wetlands by definition are transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered with shallow waters. Wetland functions are interconnected with the hydrology of the area. This connection determines the presence, extent, movement, and quality of water in the wetland. It is estimated that wetlands account for about 5,522 acres in the City (see the City's Wetlands Map).

C.

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e. Natural Groundwater Aquifer Recharge Areas

The Floridan aquifer is the principal source of drinking water for Lake County. Currently almost all of the groundwater pumped in Lake County comes from the Upper Floridan but the potential for utilizing the lower Floridan aquifer is just beginning to be explored in Lake County.

Aquifer recharge is the process whereby rainfall percolates downward through the soil to reach the underlying aquifers. Recharge to the Floridan aquifer occurs in areas of the County where the elevation of the water table of the surficial aquifer is higher than the elevation of the potentiometric surface of the Floridan aquifer. In these areas, water moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. The surficial aquifer system in the County is recharged by rainfall. Recharge is augmented locally by artificial recharge – wastewater or reuse water land application, rapid-infiltration basins, and septic systems.

Groveland is located in a recharge area with a recharge rate of 1 to 10 inches per year and discharge rate of less than 1 inch per year.

C.

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f. Cone of Influence

Generally, the term cone of influence can be defined as the land area surrounding a well on which a present or future land use has the potential to negatively impact an aquifer as a result of the induced recharge from that well's cone of depression. The purpose of delineating a cone of influence is to protect the current and future water supply.

The City has adopted a wellfield protection zone within a radius of one hundred and fifty, two hundred, five hundred, and one thousand feet from potable water wells. The following land uses are prohibited within these zones:

- No new development (other than facilities related to the City's water system) shall be permitted within 150 feet from a well;
- Within a 500-foot radius, above ground or underground storage tanks, sanitary hazard as defined in F.A.C. 62-550, storage or treatment of solid waste in tanks, and transmission facilities conveying reclaimed water shall be prohibited;
- Within a 200-foot radius, septic tanks, and sanitary sewer facilities shall be prohibited;
- Within a 1,000-foot radius of a well, uses shall be prohibited that require the storage, use, handling, production or transportation of restricted substances on the Florida Substance List, and agricultural chemicals, hazardous/toxic wastes, industrial chemicals, etc. In addition, industrial percolation ponds, mining activities and similar activities are prohibited; and
- Excavation of waterways or drainage facilities which intersect the water table shall not occur within 1,000 feet.

g. Air Quality

Air quality is another example of a natural resource that impacts the City's and surrounding area's quality of life. The Florida Department of Environmental Protection and the United States Environmental Protection Agency monitor air quality data in Lake County. Lake County does not have an established program dedicated to monitoring air quality. Overall, Lake County's air quality can be considered good.

C.

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6. Historic Resources

The Florida Division of Historical Resources maintains and regularly updates the Florida Master Site File. The Florida Master Site File is a paper file archive and computer database of recorded historical cultural resources in Florida. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The Site File also holds copies of survey reports and other manuscripts relevant to Florida history and prehistory. As of August 2018, there were 98 historic structures, 1 historic bridge, 1 historic railroad, and 52 historic sites in the City that were added to the State’s Master Site File. The downtown historic district is also listed in the file. The Edge House was listed in the National Register of Historic Places (see Table 5).

Table 5: Historic Sites and Structures

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Edge House	1218 W. Broad Street/ Structure	1902	Queen Anne (Revival) ca. 1880-1910	10/5/2006
Wilson Island Bridge	Engineer - Cyrus Henry Wilson	1980	Frame; wood	Not NR Certified
Wilson Island House	N/A	1885	Frame Vernacular; L-shaped; Wood frame; Private residence	Not NR Certified
Wilson Island Pump House	N/A	1955	Other; Rectangular; Wood frame; Agricultural	Not NR Certified
Groveland Train Depot	305 W Broad Street/ Structure	1912	Craftsman; Square; Brick; Office	Not NR Certified
Piece of Junk House	15635 Battleground Lake Lane/ Structure	1930	Frame Vernacular; Rectangular; Wood frame; Private residence	Not NR Certified
Groveland Sr. Women’s Club Bldg.	458 S Lake Road/ Structure	1933	Craftsman; U-shaped; Balloon wood frame; Community center (e.g., recreation hall)	Not NR Certified
1941 Lucy Lee Road	1941 Lucy Lee Road/ Structure	1952	Masonry vernacular; Irregular; Concrete block; Private residence	Not NR Certified
Sumner Lake House	13000 Montevista Road/ Structure	1950	Ranch; Rectangular; Concrete block; Private residence	Not NR Certified
Sprayfield South	N/A	N/A	Prehistoric with pottery	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Minniflora Heights	Land-terrestrial; Single artifact or isolated find	N/A	Prehistoric lacking pottery	Not NR Certified
Groveland WWTP	N/A	N/A	Prehistoric lacking pottery	Not NR Certified
Sprayfield North	N/A	N/A	Prehistoric lacking pottery	Not NR Certified
Little Everglades	Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Prehistoric	Not NR Certified
Resurrection	Campsite (prehistoric); Land-terrestrial; Ceramic scatter; Lithic scatter/quarry (prehistoric: no ceramics)	N/A	St. Johns II, A.D. 800-1500	Not NR Certified
Hollow Hills	Land-terrestrial; Single artifact or isolated find	N/A	Prehistoric lacking pottery	Not NR Certified
O'Brien 2	Land-terrestrial; Other	N/A	Prehistoric	Not NR Certified
Schoolhouse Lake	Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Schoolhouse Wetland	Artifact scatter-low density (< 2 per sq meter); Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Buried Dog Site	Artifact scatter-low density (< 2 per sq meter)	N/A	Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	Not NR Certified
Wilson Island Site	Building remains; Artifact scatter-low density (< 2 per sq meter)	N/A	Twentieth century American, 1900-present; St. Johns II, A.D. 800-1500	Not NR Certified
Grape Vine Site	Artifact scatter-low density (< 2 per sq meter)	N/A	Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	Not NR Certified
Paw Site	Artifact scatter-low density (< 2 per sq meter)	N/A	Twentieth century American, 1900-present; Prehistoric lacking pottery	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Stuck Truck	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Howling Coyote	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Lake Douglas	Campsite (prehistoric); Artifact scatter-dense (> 2 per sq meter)	N/A	Archaic, 8500 B.C.-1000 B.C.; St. Johns, 700 B.C.-A.D. 1500	Not NR Certified
Marsh Hammock	Land-terrestrial	N/A	Prehistoric lacking pottery	Not NR Certified
Outside Edge Site	Land-terrestrial	N/A	Prehistoric with pottery	Not NR Certified
Southern Edge Site	Land-terrestrial	N/A	Prehistoric lacking pottery	Not NR Certified
Mowista Site	Land-terrestrial	N/A	Prehistoric lacking pottery	Not NR Certified
Marsh Pointe	Habitation (prehistoric); Land-terrestrial	N/A	St. Johns IIa	Not NR Certified
Juan Gets Bear Caught	Artifact scatter-low density (< 2 per sq meter)	N/A	Twentieth century American, 1900-present; Archaic, 8500 B.C.-1000 B.C.; Prehistoric with pottery	Not NR Certified
Spiders-a-Million	Campsite (prehistoric)	N/A	Prehistoric lacking pottery	Not NR Certified
Villa City	Land-terrestrial	N/A	Prehistoric	Not NR Certified
Lake Marshall North	Land-terrestrial	N/A	Prehistoric	Not NR Certified
West Grove	Land-terrestrial	N/A	Deptford, 700 B.C.-300 B.C.	Not NR Certified
Marshgrove	Land-terrestrial	N/A	Prehistoric	Not NR Certified
Lake Lucy Island	Land-terrestrial	N/A	Late Archaic	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Northwest Villa	Land-terrestrial	N/A	Prehistoric	Not NR Certified
Lake Lucy West	Land-terrestrial	N/A	Prehistoric	Not NR Certified
Cherry Lake	Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Late Archaic; Middle Archaic	Not NR Certified
Sumner Lake SW	Campsite (prehistoric)	N/A	Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	Not NR Certified
Sumner Lake N	Campsite (prehistoric)	N/A	Late Archaic; Middle Archaic; St. Johns, 700 B.C.-A.D. 1500; Transitional, 1000 B.C.-700 B.C.	Not NR Certified
Sumner Lake SE	Campsite (prehistoric)	N/A	Late Archaic	Not NR Certified
Sumner Lake S	Artifact scatter-low density (< 2 per sq meter)	N/A	N/A	Not NR Certified
Lisa Marie	Campsite (prehistoric)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Colonel Parker	Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Priscilla	Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
Gladys	Campsite (prehistoric); Lithic scatter/quarry (prehistoric: no ceramics)	N/A	Archaic, 8500 B.C.-1000 B.C.	Not NR Certified
SR 50	Campsite (prehistoric); Habitation (prehistoric); Land-terrestrial	N/A	Prehistoric	Not NR Certified
Seaboard Coast Line RR Grade	Railroad Line	N/A	N/A	Not NR Certified
Born Again Auto	1038 State Road 50/ Structure	1948	Frame Vernacular	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
141 Mt. Pleasant Road	141 Mt. Pleasant Road/ Structure	1946	Craftsman	Not NR Certified
1006 State Road 50	1006 State Road 50/ Structure	1943	Frame Vernacular	Not NR Certified
934 W Broad St	934 W Broad Street/ Structure	1924	Frame Vernacular	Not NR Certified
904 W Broad St	904 W Broad Street/ Structure	1930	Frame Vernacular	Not NR Certified
146 Weir Place	146 Weir Place/ Structure	1930	Frame Vernacular	Not NR Certified
147 Weir Place	147 Weir Place/ Structure	1924	Craftsman	Not NR Certified
810 W Broad St	810 W Broad Street/ Structure	1918	Craftsman	Not NR Certified
Stone's Auto and Tire Service	720 W Broad Street/ Structure	1947	Industrial Vernacular	Not NR Certified
142 Ivey Avenue	142 Ivey Avenue/ Structure	1925	Masonry Vernacular	Not NR Certified
698 W Broad St	698 W Broad Street/ Structure	1952	Masonry Vernacular	Not NR Certified
676 W Broad St	676 W Broad Street/ Structure	1951	Masonry Vernacular	Not NR Certified
Kiddie Land Academy	668 W Broad Street/ Structure	1950	Masonry Vernacular	Not NR Certified
Custom Cabinet Factory	642 W Broad Street/ Structure	1951	Masonry Vernacular	Not NR Certified
517 Howey Road	517 Howey Road/ Structure	1953	Masonry Vernacular	Not NR Certified
480 Howey Road	480 Howey Road/ Structure	1948	Masonry Vernacular	Not NR Certified
444 Howey Road	444 Howey Road/ Structure	1950	Masonry Vernacular	Not NR Certified



C.

Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
428 Howey Road	428 Howey Road/ Structure	1948	Frame Vernacular	Not NR Certified
410 Howey Road	410 Howey Road/ Structure	1945	Masonry Vernacular	Not NR Certified
261 W Greenwood Street	261 W Greenwood Street/ Structure	1956	Frame Vernacular	Not NR Certified
243 W Greenwood Street	243 W Greenwood Street/ Structure	1955	Frame Vernacular	Not NR Certified
233 W Greenwood Street	233 W Greenwood Street/ Structure	1955	Frame Vernacular	Not NR Certified
228 W Greenwood Street	228 W Greenwood Street/ Structure	1957	Masonry Vernacular	Not NR Certified
Billy's Meat Market	Structure	1961	Masonry Vernacular	Not NR Certified
125 E Patterson St	125 E Patterson Street/ Structure	1930	Frame Vernacular	Not NR Certified
201 Patterson St	201 Patterson Street/ Structure	1954	Frame Vernacular	Not NR Certified
259 Patterson St	259 Patterson Street/ Structure	1960	Masonry Vernacular	Not NR Certified
233 Rice Court	233 Rice Court/ Structure	1951	Frame Vernacular	Not NR Certified
Groveland Post Office	Structure	1963	International	Not NR Certified
Boost Mobile	Structure	1960	Masonry Vernacular	Not NR Certified
214 W Broad St	214 W Broad Street/ Structure	1956	Masonry Vernacular	Not NR Certified
302 W Orange St	302 W Orange Street/ Structure	1962	Masonry Vernacular	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Veterinary Trauma Center	244 W Orange Street/ Structure	1953	Masonry Vernacular	Not NR Certified
Edge Building	Structure	1923	Masonry Vernacular	Not NR Certified
Family Dollar	108 W Broad Street/ Structure	1957	Masonry Vernacular	Not NR Certified
Diamondback Trading Company	128-132 W Broad Street/ Structure	1950	Masonry Vernacular	Not NR Certified
Hunter Building	Structure	1920	Masonry Vernacular	Not NR Certified
Telephone Exchange Building	115-117 N Lake Avenue/ Structure	1927	Mission	Not NR Certified
Century Link Building	133 W Orange Street/ Structure	1958	Masonry Vernacular	Not NR Certified
Link Printing	136 S Main Avenue/ Structure	1963	Masonry Vernacular	Not NR Certified
Great Florida Insurance	133 E Orange Avenue/ Structure	1950	Masonry Vernacular	Not NR Certified
Peoples State Bank	200 E Broad Street/ Structure	1920	Neo-classical revival	Not NR Certified
Supermercado Jalisco	110 E Broad Street/ Structure	1947	Masonry Vernacular	Not NR Certified
Paola's Bakery	140 E Broad Street/ Structure	1925	Masonry Vernacular	Not NR Certified
Property Financial Services	146 E Broad Street/ Structure	1953	Masonry Vernacular	Not NR Certified
Groveland Laundry and Drycleaning	158 E Broad Street/ Structure	1953	Masonry Vernacular	Not NR Certified
Hyde Medical Services	101 E Broad Street/ Structure	1920	Masonry Vernacular	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Salon West	115-117 E Broad Street/ Structure	1920	Masonry Vernacular	Not NR Certified
Tortilleria Jalisco	119 E Broad Street/ Structure	1920	Masonry Vernacular	Not NR Certified
H & S Liquidators	135 E Broad Street/ Structure	1910	Masonry Vernacular	Not NR Certified
Red Lion Pub	139 E Broad Street/ Structure	1957	Masonry Vernacular	Not NR Certified
Groveland Pharmacy	145 E Broad Street/ Structure	1925	Masonry Vernacular	Not NR Certified
Newett Building	171 E Broad Street/ Structure	1922	Masonry Vernacular	Not NR Certified
Groveland Auto Repair	207 E Broad Street/ Structure	1950	Masonry Vernacular	Not NR Certified
139 E Orange St	139 E Orange Street/ Structure	1954	Masonry Vernacular	Not NR Certified
262 E Orange St	262 E Orange Street/ Structure	1955	Masonry Vernacular	Not NR Certified
120 Lennox Ave	120 Lennox Avenue/ Structure	1960	Masonry Vernacular	Not NR Certified
161 Cortese Circle	161 Cortese Circle/ Structure	1950	Masonry Vernacular	Not NR Certified
152 Cortese Circle	152 Cortese Circle/ Structure	1950	Masonry Vernacular	Not NR Certified
Fresh Arrangements	131 Cortese Circle/ Structure	1950	Masonry Vernacular	Not NR Certified
124 Cortese Circle	124 Cortese Circle/ Structure	1950	Masonry Vernacular	Not NR Certified
Kim E's Flowers	350 E Broad Street/ Structure	1955	Frame Vernacular	Not NR Certified
Groveland Discount Beverage	112 S State Rd 33/ Structure	1953	Masonry Vernacular	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
J Garrett Inc Tires and Wheels	132 S State Rd 33/ Structure	1955	Masonry Vernacular	Not NR Certified
First Missionary Baptist Church	200 E Wright Street/ Structure	1922	Masonry Vernacular	Not NR Certified
646 E Broad St	646 E Broad Street/ Structure	1959	Masonry Vernacular	Not NR Certified
628 Blue St	628 Blue Street/ Structure	1962	Masonry Vernacular	Not NR Certified
638 Blue St	638 Blue Street/ Structure	1946	Frame Vernacular	Not NR Certified
706 Blue St	706 Blue Street/ Structure	1943	Frame Vernacular	Not NR Certified
718 Blue St	718 Blue Street/ Structure	1943	Frame Vernacular	Not NR Certified
735-747 Blue St	735-747 Blue Street/ Structure	1940	Frame Vernacular	Not NR Certified
759 Blue St	759 Blue Street/ Structure	1930	Frame Vernacular	Not NR Certified
779 Blue St	779 Blue Street/ Structure	1930	Frame Vernacular	Not NR Certified
824-826 E Broad St	824-826 E Broad Street/ Structure	1956	Masonry Vernacular	Not NR Certified
834 E Broad St	834 E Broad Street/ Structure	1956	Masonry Vernacular	Not NR Certified
850-854 E Broad St	850-854 E Broad Street/ Structure	1956	Masonry Vernacular	Not NR Certified
845 Robinson St	845 Robinson Street/ Structure	1960	Masonry Vernacular	Not NR Certified
156 Baldwin Ave	156 Baldwin Avenue/ Structure	1963	Masonry Vernacular	Not NR Certified
117 2 nd Ave	117 2 nd Avenue/ Structure	1957	Masonry Vernacular	Not NR Certified



FUTURE LAND USE ELEMENT

C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
181 1 st Ave	181 1 st Avenue/ Structure	1950	Masonry Vernacular	Not NR Certified
171 1 st Ave	171 1 st Avenue/ Structure	1950	Masonry Vernacular	Not NR Certified
110 Beverly Drive	110 Beverly Drive/ Structure	1952	Masonry Vernacular	Not NR Certified
106 Beverly Drive	106 Beverly Drive/ Structure	1961	Masonry Vernacular	Not NR Certified
Indian Hills Produce	130 Sampy Road/ Structure	1962	Masonry Vernacular	Not NR Certified
Window Tinting and Signage	7108 State Road 50/ Structure	1958	Masonry Vernacular	Not NR Certified
Howard Fertilizer Company	7205 State Road 50/ Structure	1958	Industrial Vernacular	Not NR Certified
Edge Ancillary Building	Structure	1925	Masonry Vernacular	Not NR Certified
Downtown Groveland Historic District	Historic District	N/A	Historical District/ Multiple	Not NR Certified
Edge Standard Oil Station	Structure	1925	Masonry Vernacular	Not NR Certified
Lake Catherine Southwest	Artifact scatter	N/A	N/A	Not NR Certified
Sampey 1	Artifact scatter	N/A	N/A	Not NR Certified
208 N Main Ave	208 N Main Avenue/ Structure	1923	Frame Vernacular	Not NR Certified
Lake Douglas North	Artifact scatter	N/A	N/A	Not NR Certified
FL-578	Artifact scatter	N/A	N/A	Not NR Certified



C. Table 5: Historic Sites and Structures

CONTINUED

Site Name	Address/Site Type	Year Built	Architectural Style/ Archaeological culture	Date NR Certified
Cherry Lake I	Artifact scatter	N/A	N/A	Not NR Certified
Cherry Lake II	Artifact scatter	N/A	N/A	Not NR Certified
7205 Lake Emma Rd	7205 Lake Emma Road/ Structure	1945	Frame Vernacular	Not NR Certified
Lucy Lake East	Artifact scatter	N/A	N/A	Not NR Certified
In the Pines	Artifact scatter	N/A	N/A	Not NR Certified
Lake Desire North	Artifact scatter	N/A	N/A	Not NR Certified
Lake Desire Southwest	Artifact scatter	N/A	N/A	Not NR Certified
Vineyard	Artifact scatter	N/A	N/A	Not NR Certified
Old Groveland Cemetery	Cemetery	1900	Cemetery; 50 graves	Not NR Certified

Source: Florida Department of Historical Resources, Florida Master Site File – August 2018.



D. Analysis

1. Economic Vitality

The City of Groveland is poised for future commercial, office, and industrial development. Groveland’s direct access to Florida’s Turnpike as well as US Highway 27 and several state roads provides the transportation network necessary to attract major employers. The City also has prime land available in the established Christopher C. Ford Commerce Park which is in the Groveland planning area.

The City has established a Community Redevelopment Area (CRA) to guide redevelopment activities in order to build a vibrant and attractive downtown. Through the CRA Board’s leadership and community input, the City is dedicated to bringing about both physical improvements for the area as well as economic development. By putting tax dollars directly back into the CRA, private investors will be encouraged to invest in the area as well. This public-private partnership will result in more places for Groveland’s residents and guests to shop and eat and more prosperity for Groveland’s business community.

Various cities and towns in Lake County provide additional employment and needed services within reasonable commuting areas of the City. As future development occurs in the newly established Employment Center areas, and the Core zones in Town and Village, additional employment and service opportunities will be made available for the City’s residents and others. This will provide for much improved sustainability for the City over the short-range (2020-2025) and long-range (2040) planning period of this Plan.

2. Nonconforming and Incompatible Uses

Land use conflicts arise when uses are introduced in dissimilar areas without proper buffering. The Future Land Use Map and the Groveland Land Development Regulations set forth the appropriate locations for land uses in the City in order to eliminate existing land use conflicts. The City’s Land Development Regulations addresses incompatibilities through control of nonconforming uses.

D.

CONTINUED

3. Availability of Facilities and Services

This section provides an overview of the availability of public facilities and services in Groveland during the short-range (2020-2025) and long-range (2040) planning periods.

The City shall continue to require all new development within 500 feet of a City central sanitary sewer liner to connect to the system. The City’s wastewater system has sufficient capacity to meet the population demands during the planning period. The City will continue to analyze the appropriateness and feasibility of expanding wastewater treatment for future growth.

Overall, the City’s potable water system is designed to accommodate future growth. With the revisions to the Consumptive Use Permit allotments and the installation of storage tanks at WTP 2 and WTP 5, there should be sufficient water capacity and storage to support the population demand during the planning period. The City will continue to monitor and maintain the potable water services provided in the City’s Utility Service Area during the planning period. The City shall continue to enforce the guidelines established in the City’s Cone of Influence and Wellhead Protection Areas. The City’s Wellhead Protection Areas are featured on the City’s Existing Land Use Map and Future Land Use Map.

As referenced in the Transportation Element, the widening of State Road 19 from US Highway 27 to State Road 50 will address future deficiency and allow for improvements to the north-south traffic flow through Groveland. Also, the widening of State Road 50 from State Road 33 to Bloxam Avenue has significantly increased the east-west connection of the City to the neighboring communities. The realigning of State Road 50 is designed to reduce the amount of traffic through the downtown core and provide a more pedestrian and bicycle friendly downtown. Over the intermediate to long term these changes will significantly modify and improve the future Level-of-Service (LOS) capacity for SR 19 and SR 50 and help to achieve an acceptable LOS for future transportation concurrency.

The City will continue to work with FDOT and the Lake-Sumter MPO to extend the South Lake Trail from Clermont to Groveland. Since the proposed trail will run directly through the downtown core, the City anticipates that a trailhead will be established in the downtown area; which may increase the merchant activity for the downtown commercial businesses. The proposed bicycle pathways are presented on the City’s Future Transportation Map.



D.

CONTINUED

LakeXpress provides a transit connection between Groveland and west Orange County. It operates hourly between 6AM and 8PM Monday through Friday. There is no service on Saturdays, Sundays or federal holidays.

The City's solid waste level of service standard for solid waste is 6 pounds per person per day. There is sufficient capacity in the County's landfill to support the population demand during the short-range (2020-2025) and long-range (2040) planning period.

The City shall continue to require development to provide for the 100 year, 24-hour rainfall event and provide retention for water quality consistent with new and innovative techniques. The City shall also continue to require that all new development provide evidence to show that LOS ratings in stormwater conveyances serving the new development will not be degraded to a LOS lower than currently exists as a result of the new development's construction and stormwater runoff contribution.

The City does not have the sufficient land needed to support the demand for park space and bicycle/pedestrian pathways during the short-range (2020-2025) and long-range (2040) planning periods; however, the City does have park impact fees set aside to address this deficiency and is in the process of searching for appropriate land to purchase. The City has initiated a Parks and Recreation Master Plan, that will be completed in mid-2021, that will help guide acquisition and development of facilities to address the deficiencies. As developments are considered, the City will continue to ensure that park space and bicycle/pedestrian pathways will be required as part of those residential developments and that adopted level of service standards are met. The City shall continue to coordinate with the County on establishing measures to enhance the recreation and open space opportunities in and around Groveland. The City will also continue to solicit grants from public and private agencies, and collect park impact fees to fund future parks and facilities.

D.

CONTINUED

4. Groundwater Recharge

There are no known groundwater recharge problems in Groveland. The City shall continue to protect the quality of groundwater recharge through enforcing the City’s Land Development Regulations and the guidelines established in this Comprehensive Plan. The quality of groundwater recharge shall also be protected by ensuring that all stormwater conveyances serving new development does not degrade the level of service lower than currently exists as a result of the new development’s construction and stormwater runoff contribution.

5. Analysis of Existing Vacant Lands

Table 6 details the available vacant land by future land use with a total of about 13,272 acres. The soils on these vacant lands are overall suitable for development. The elevation on these vacant lands range from 85 feet mean sea level (MSL) to 200 feet MSL. Other than the Conservation lands, which have been removed from the acreage figures above, there are no known major environmentally sensitive lands or significant natural resources located on these vacant lands that will prevent any development. To determine these acreages, the City’s parcel layer (with vacancy information from the Florida Department of Revenue) was overlaid on the City’s Future Land Use layer.



D.

CONTINUED

6. Analysis of Land Needed to Accommodate Projected Population

Based on the analysis featured in Table 6, the City will have capacity for an additional 19,475 units in 2040. This is based on the allowable density using gross-to-net assumptions for open space and infrastructure needs.

In addition to the analysis on the following page, and as part of the process of delineating future areas of population growth and conservation, the City shall focus on the following five development principles:

1. **Cluster Residential Density While Preserving Green Spaces:** Identify potential areas for “clustered residential density” within the Interlocal Service Boundary while simultaneously identifying regional and statewide conservation corridors for preservation. Prioritize infill development within existing “pockets” of the City that are not connected to statewide preservation corridors.
2. **Increase the Number of Local Jobs:** Increase the City’s Jobs to Population Ratio (equated as the number of jobs in Groveland divided by Groveland’s population) by providing a mixture of land uses. Within the analysis on the following page, the land use requirements have been increased by 20% for all commercial uses for years 2025 and beyond to account for this principle.
3. **Increase Density in the Downtown Area:** Increase density within the downtown area CRA utilizing residential, commercial, institutional and mixed-use development.
4. **Diversify the City’s Housing Stock:** Diversify the number of housing types within the downtown CRA and all future density nodes in order to attract current and future residents to the urban core.
5. **Utilize Transfer of Development Rights as a Tool for Achieving Density:** Focus on the use of Transfer of Development Rights (TDR) in order to further develop the downtown CRA with infill development, or as part of a process to transition development rights to property owners with large amounts of wetlands on their parcels as a means to achieve higher residential densities.



FUTURE LAND USE ELEMENT

D. Table 6: Land Requirements for Projected Population Needs, 2020-2040

Future Land Use	Developed Acres	Percent	Population 2020	Households 2020	Population Increment 2020-2040	Household Increment 2020-2040	Vacant Acres 2020	Percent of Vacant Land	Gross Density	Vacant HH Capacity
Employment Center	269.36						501.94	9%		
Town	277.33	18%	3,280	1,378	4,660	-	276.08	5%	9.00	2,485
Village	64.66	4%	765	321	1,087	-	1,933.92	35%	6.00	11,604
Hamlet		0%					1,607.74	29%	2.00	3,215
Established Neighborhood	1,215.35	78%	14,372	6,039	20,422	-	3,304.83	60%	4.00	13,219
Green Swamp Town										
Green Swamp Rural	1.26	0%	15	6	21	-	7.80	0%	4.00	31
Agriculture	1,215.35		-	-	-	-	563.19	10%	0.10	56
Conservation	419.64						4,977.00	90%		
Acres	3,462.94				21	-	5,548.00			
Residential Acres	1,558.60						7,693.56		Capacity	30,611
									HH Inc	11,004
2020 Population	18,431			House holds 2020	Population Increment	Household Increment				
2040 Population	44,621			7,744	26,190	11,004				
Persons per Household	2.38						Remaining Household Capacity in 2040			19,606



D.

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7. Analysis of Need for Redevelopment

As previously mentioned, the City has adopted a Community Redevelopment Area (CRA) to address the redevelopment needs. The City will continue to coordinate with the CRA Board in its efforts to rehabilitate distressed areas of the City, increase economic activity in the downtown area, and develop and maintain an attractive downtown core. Groveland will also continue to promote a live-work environment in the CRA as well as shopping and restaurants to serve the local area.

8. Analysis of Flood Prone Areas

The City shall continue to ensure that development within floodplains will be closely scrutinized to ensure compliance with established Land Development Regulations. The majority of vacant lots in Groveland are very suitable for building.

9. Urban Sprawl

The Future Land Use types specifically address management of urban sprawl by promoting a mix of uses in the core and connected, walkable streets. The City does not and will continue not to promote the approval of development that will contribute to “urban sprawl.”

10. Energy Efficiency, Energy Conservation, and Greenhouse Gas Emission

The City has identified strategies for producing energy efficient land use patterns, increasing energy conservation, and reducing greenhouse gas emissions. This section provides an overview of the energy related strategies implemented by the City.

a. Producing Energy Efficient Land Use Patterns

The City has adopted the Town, Village and Hamlet as future land uses providing a tool to produce compact, energy efficient development patterns in Groveland. The City will ensure that developments within these mixed use areas are designed as connected, walkable neighborhoods.

The City has also established a “build-out” area (the City’s Interlocal Service Boundary Agreement) to determine the maximum extent of where urban development will be approved by the City Council. During the preparation of the Future Land Use Map, the City reviewed all land uses to ensure that the higher gross density and intensity standards were appropriately established in all areas planned for urban development within the “build-out” area.



D.

CONTINUED

The City's minimum density and intensity standards apply to all areas planned for urban development and redevelopment. These standards and the buffering requirements established in the Land Development Regulations ensure that the land uses in Groveland will remain compatible and consistent with the surrounding land uses.

b. Increasing Energy Conservation

The City is currently working a 5-day work week and requires employees to practice turning off lights in rooms that are not in use to increase energy conservation. Additionally, the City is in the process of establishing an Energy Management Plan to increase energy conservation. The Energy Management Plan will be used as a tool to minimize electric, fuel and water resources in City buildings, fleet vehicles and on public properties.

The City promotes "green" development in both private and municipally-supported building. Green development specifically relates to the environmental implications of development. Green building integrates the built environment with natural systems, using site orientation, local sources, sustainable material selection and window placement to reduce energy demand and greenhouse gas emissions. The City is in the process of amending the Land Development Regulations to establish green building practices and sustainability development guidelines.

The City requires energy-efficient and water saving measures to be implemented in all new construction and redevelopment projects.

A few biodiesel companies have located in Groveland and the City is trying to encourage more eco-friendly businesses. The City recently approved economic incentives for certain businesses.

c. Reducing Greenhouse Gas Emissions

The Town, Village and Hamlet Mixed Use development types will serve as a tool to reduce vehicle miles traveled in Groveland, which will, in turn, reduce greenhouse gas emissions. An expanded trails system will ensure that residents and guests of Groveland can easily access the historical downtown or Lake David area by walking or biking. The City is actively involved with the Lake-Sumter MPO in regards to expanding the pedestrian and bicycle facilities in Groveland. The City will continue to promote mixed use developments, bicycling, and walking as a tool to reduce the greenhouse gas emissions in the Groveland area.



CHAPTER 1

Future Land Use Element

Volume III: Sub-area Policies

The Future Land Use Element sets forth the physical plan for the future development of the City as reflected in the goals, objectives, and policies. The Future Land Use Element Sub-area Policies address agreements and entitlements intended to guide development patterns in specific locations.



A. Sub-area Policies

Objective 5. Future Land Use Element Sub-area Policies.

To coordinate land use with the *Elements* of the *Comprehensive Plan*, *Future Land Use Element* sub-area policies applicable to a specific geographic area may be appropriate. When a *Future Land Use Map* amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a sub-area policy for the amendment parcel shall be adopted establishing the land use and development potential and public facilities mitigation as necessary that is supported by and consistent with the data and analysis. If a sub-area policy adopts a document verbatim or by reference, a plan amendment is required to change the content or language of that portion of the document that is contained in the adopted sub-area policy.

Policy 5.1a Development Requirement for Future Land Use Map Amendment 7. *Future Land Use Map (FLUM) Amendment 7*, adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Rural and Conservation to Multiple Family Residential and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the *Comprehensive Plan*; however, the land use and development potential made available by *FLUM* Amendment 7 is hereby further limited as follows: Development shall not exceed 210 residential dwelling units.

Policy 5.1b Development Requirement for Future Land Use Map Amendment 9. *Future Land Use Map (FLUM) Amendment 9*, adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Suburban to Community Mixed Development and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the *Comprehensive Plan*; however, the land use and development potential made available by *FLUM* Amendment 9 is hereby further limited as follows: Commercial development shall not exceed 190,000 sq. ft. gross floor area.

A. Sub-area Policies

Policy 5.1c Development Requirement for Future Land Use Map Amendment 10. *Future Land Use Map (FLUM) Amendment 10* adopted by Ordinance No. 05-08-38 (DCA reference No. 05-2) on December 19, 2005, changes the future land use on the amendment area from Industrial and Conservation to Mixed Use Development Old Town and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the *Comprehensive Plan*; however, the land use and development potential made available by *FLUM Amendment 10* is hereby further limited as follows: Commercial development shall not exceed 300,000 sq. ft. gross floor area.

Policy 5.1d Development Requirement for Future Land Use Map Amendment 3. *Future Land Use Map (FLUM) Amendment 3* adopted by Ordinance 2007-03-12 (DCA reference No. 07-1) on December 17, 2007, changes the future land use on the amended area from Urban, Suburban, and Rural to North Mixed Development and Conservation. Development shall meet the requirements of all applicable goals, objectives, and policies of the *Comprehensive Plan*; however, the land use and development potential made available by *FLUM Amendment 3* is hereby further limited as follows: residential development shall not exceed 227 residential units; commercial development shall not exceed 50,000 square feet of gross floor area.

Policy 5.1e Development Requirement for Future Land Use Map Amendment. This Future Land Use Map (FLUM) Amendment, adopted by Ordinance 2010-10-32 (DCA reference Nos. 07D1 & 10-2ERA) on October 18, 2010, changes the future land use on the amendment area from Lake County Suburban and Rural to City of Groveland Mixed Use and Conservation. Development shall meet the requirements of all applicable Goals, Objectives, and Policies of the *Comprehensive Plan*. Moreover, the land use and development potential made available by this FLUM Amendment is hereby further limited as provided below, although additional limitations may apply:

- A. The total amount of residential development shall not exceed 2,235 dwelling units.

A. Sub-area Policies

B. The total amount of commercial and office development shall not exceed 340,000 square feet of gross floor area.

C. Development approvals for up to 650 single-family dwelling units and 20,000 square feet of gross floor area of commercial and office development shall include the following transportation-related conditions:

1. The applicant shall fund signal timing modifications, such as detectors and a new controller, at the SR 50/SR 19 intersections in order to mitigate the traffic impacts associated with 650 single-family dwelling units and 20,000 square feet of gross floor area of commercial and office development; and
2. The applicant shall fund a traffic signal, when warranted, due to trips generated by the development of the property, at the currently stop controlled intersection of SR 19 and CR 478 (Cherry Lake Road).

D. No development approvals shall be issued for development beyond 650 single-family dwelling units and 20,000 square feet of gross floor area of commercial and office development until the traffic impacts and mitigation for such impacts have been evaluated in a Monitoring and Modeling Study, which shall be submitted to the Florida Department of Transportation for its review and approval.

E. Residential development shall not exceed 650 single-family dwelling units until January 1, 2018.

F. Commercial and office development shall not exceed 20,000 square feet of gross floor area until January 1, 2018.

G. The planned unit development approval for any residential development subsequent to Ordinance 2018-07-17 shall require, as a condition of approval, the dedication of a twenty-five (25) acre site for a public school and a twenty (20) acre site for a public park. The public school site shall be adjacent to the public park site.



A. Sub-area Policies

- H. No development shall proceed until an adequate water supply source is demonstrated, such as an appropriate modification of the City's Consumptive Use Permit or the designation of an alternative water supply source that is approved by the City and the SJRWMD.
- I. All development shall utilize, whenever feasible, available lower quality sources of water, including stormwater, surface water, and reclaimed water in place of higher-quality water resources. Stormwater, surface water, and reclaimed water shall be utilized, to the maximum extent feasible, as nonpotable water sources for irrigation.
- J. All development shall utilize best management practices equivalent to better than those set forth in A Guide to Florida-Friendly Landscaping, prepared by the University of Florida's Institute of Food and Agricultural Sciences, for landscape installation, irrigation, and fertilizer and pesticide applications.

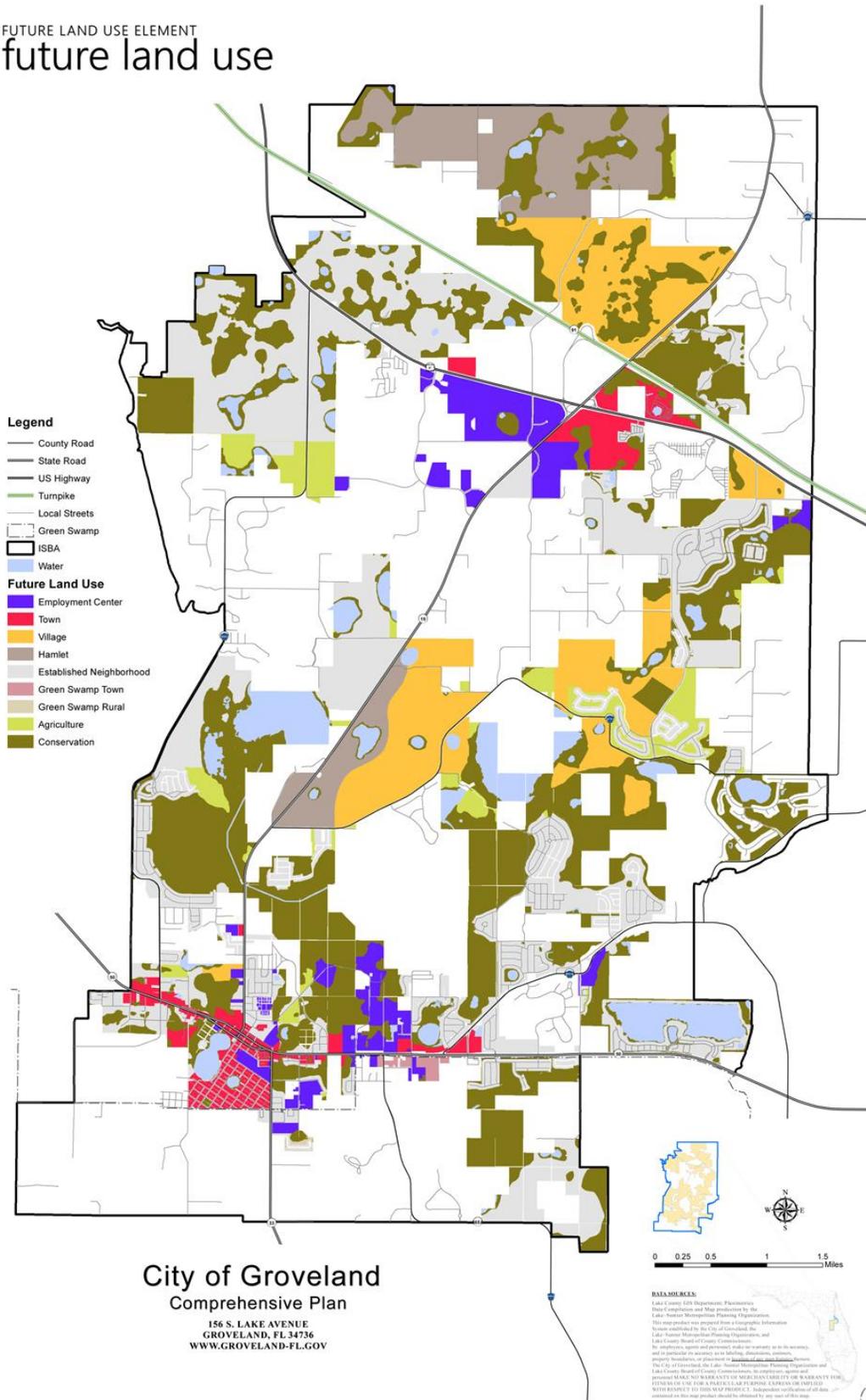
CHAPTER 1

Map Series

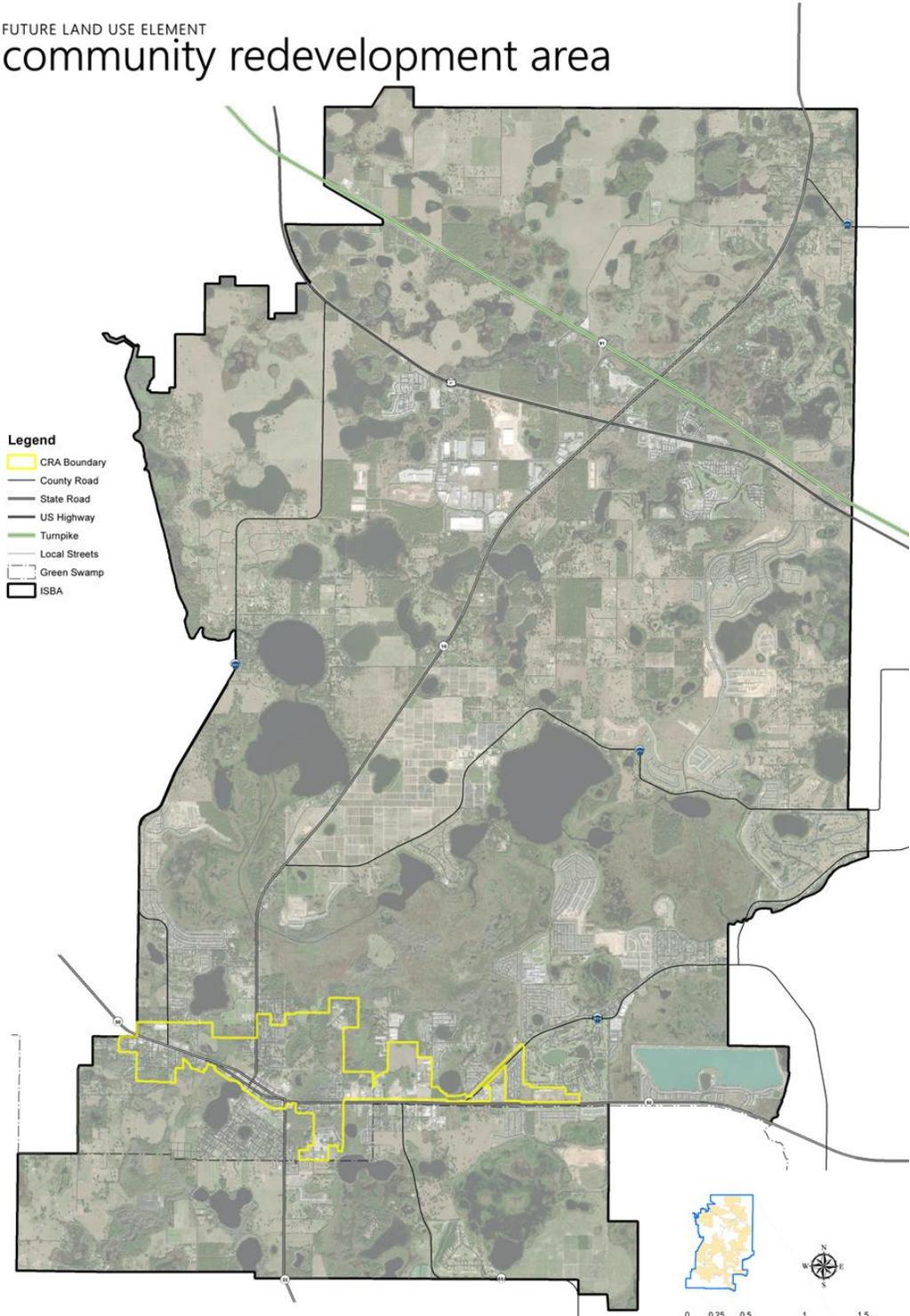
Supporting maps for the Future Land
Use and Data and Analysis.



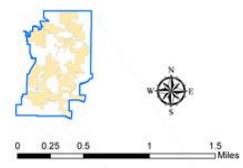
FUTURE LAND USE ELEMENT
future land use



FUTURE LAND USE ELEMENT
community redevelopment area



- Legend**
- CRA Boundary
 - County Road
 - State Road
 - US Highway
 - Turnpike
 - Local Streets
 - Green Swamp
 - ISBA



**City of Groveland
Comprehensive Plan**

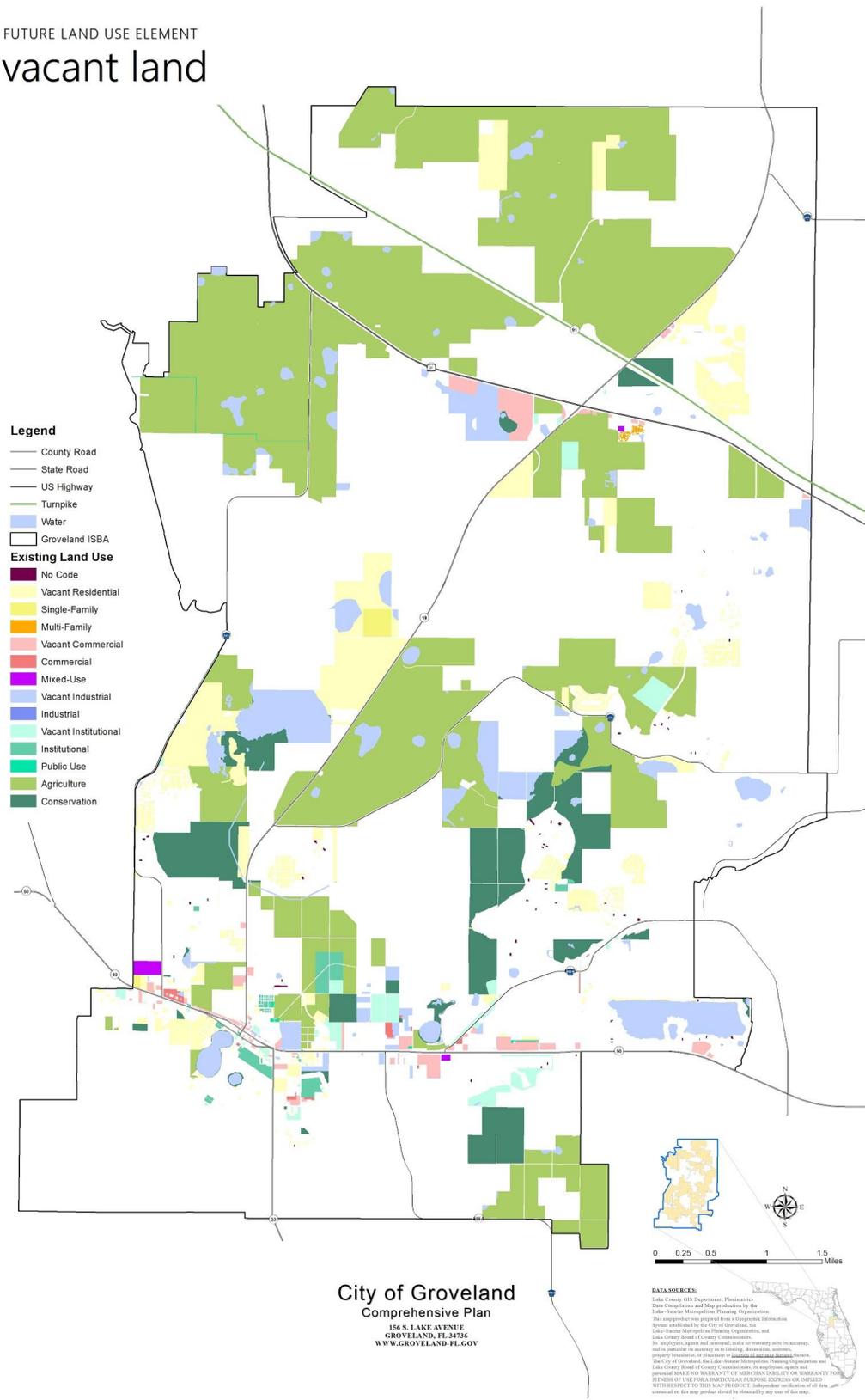
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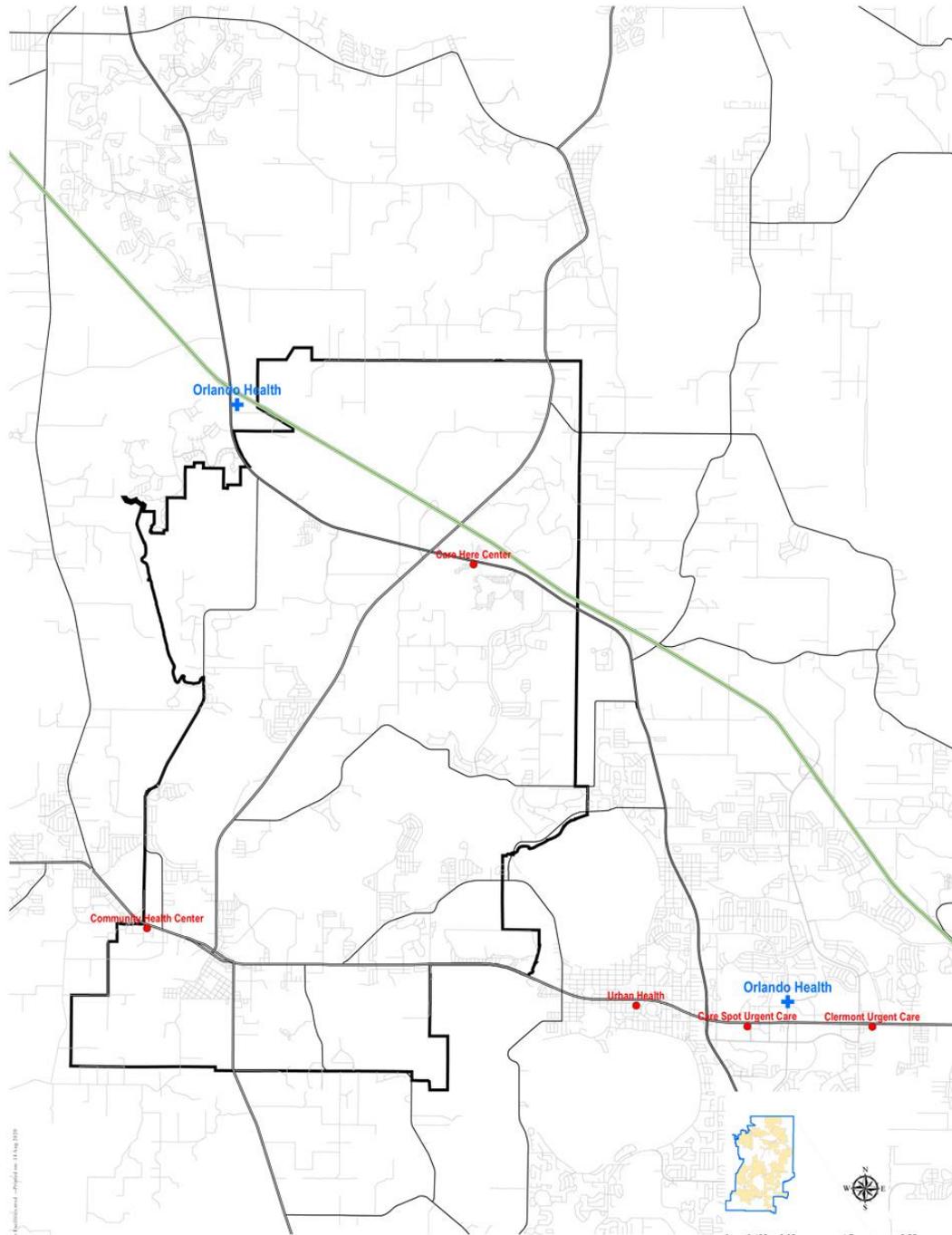


FUTURE LAND USE ELEMENT

FUTURE LAND USE ELEMENT
vacant land



FUTURE LAND USE ELEMENT
hospitals and emergency clinics



City of Groveland
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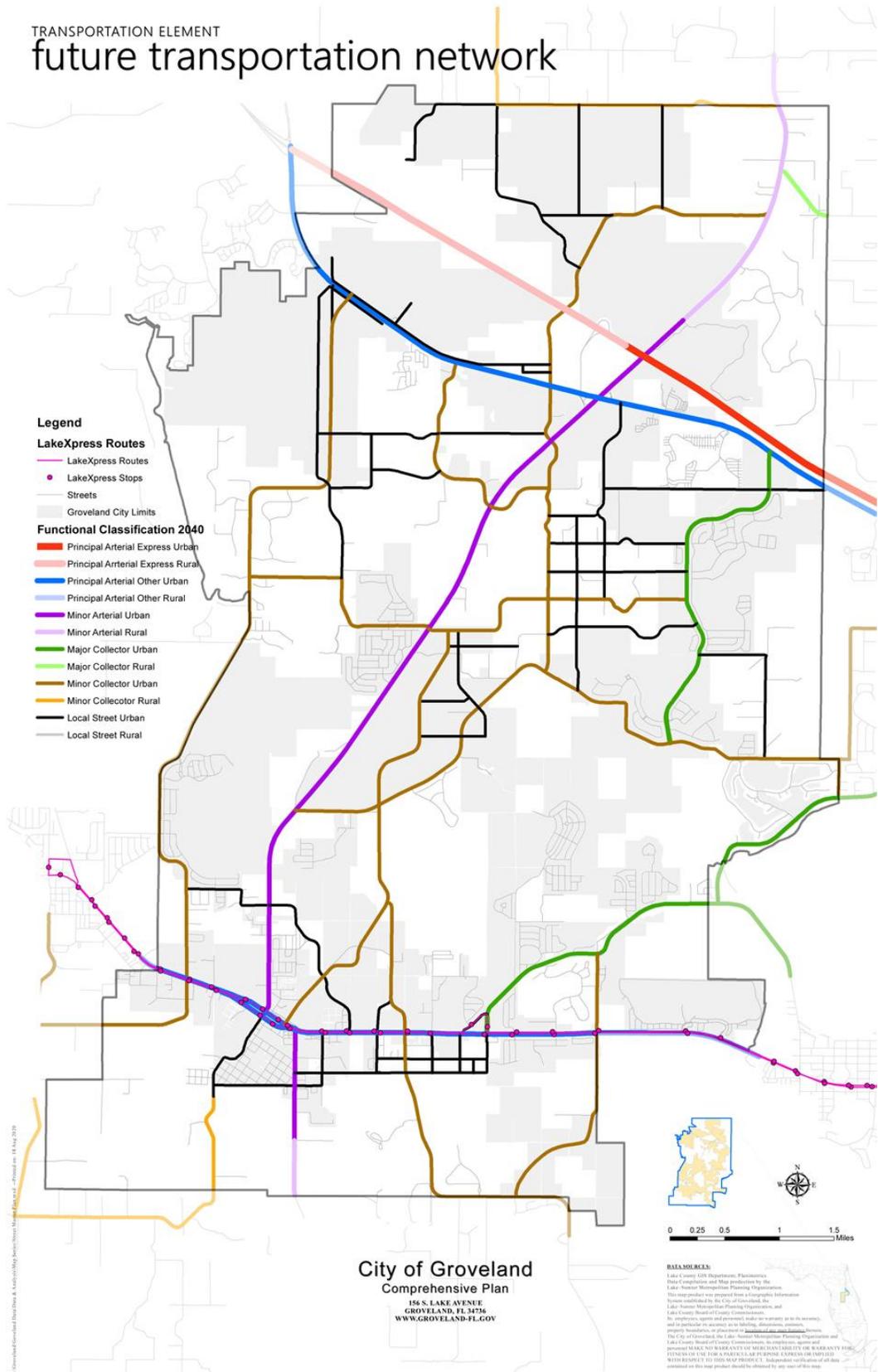
- Legend**
- Emergency Facilities
 - + Hospitals
 - Local Streets
 - ISBA
 - County Road
 - State Road
 - US Highway
 - Turnpike

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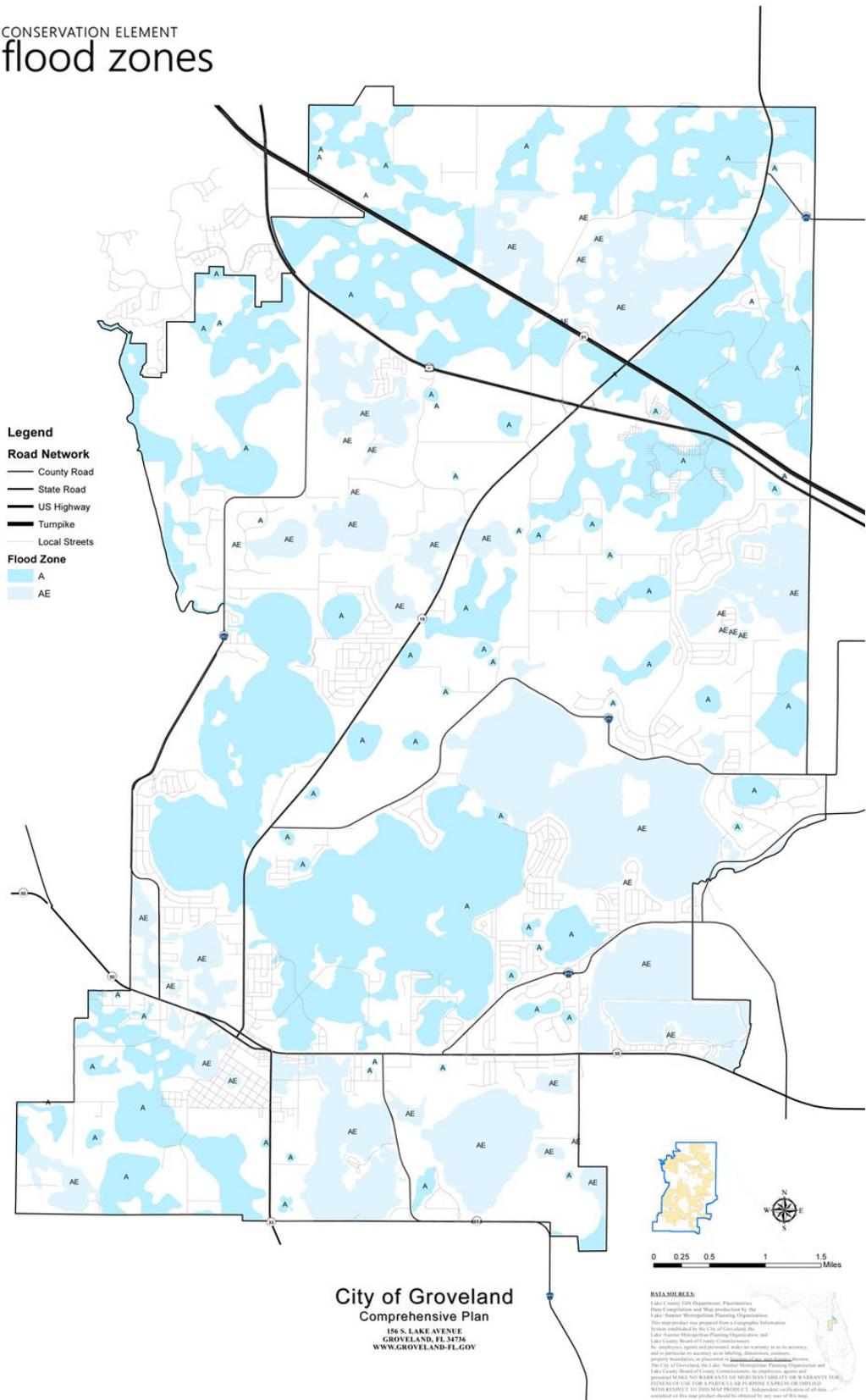


TRANSPORTATION ELEMENT
future transportation network



FUTURE LAND USE ELEMENT

CONSERVATION ELEMENT
flood zones



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CONSERVATION ELEMENT
soils

Legend

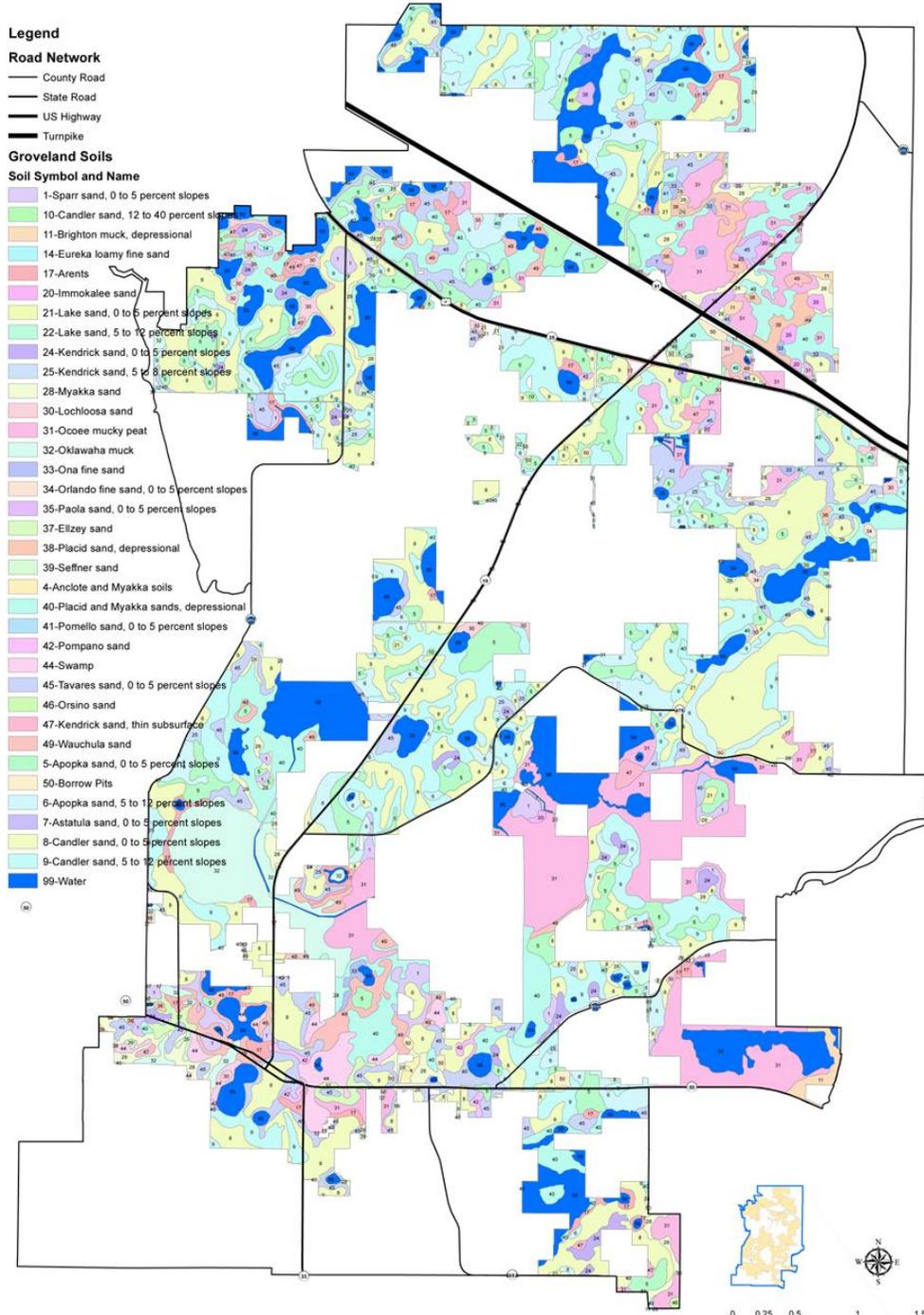
Road Network

- County Road
- State Road
- US Highway
- Turnpike

Groveland Soils

Soil Symbol and Name

- 1-Sparr sand, 0 to 5 percent slopes
- 10-Candler sand, 12 to 40 percent slopes
- 11-Brighton muck, depressional
- 14-Eureka loamy fine sand
- 17-Arents
- 20-Immokalee sand
- 21-Lake sand, 0 to 5 percent slopes
- 22-Lake sand, 5 to 12 percent slopes
- 24-Kendrick sand, 0 to 5 percent slopes
- 25-Kendrick sand, 5 to 8 percent slopes
- 28-Myakka sand
- 30-Lochloosa sand
- 31-Ocoee mucky peat
- 32-Oklawaha muck
- 33-Ona fine sand
- 34-Orlando fine sand, 0 to 5 percent slopes
- 35-Paola sand, 0 to 5 percent slopes
- 37-Elizay sand
- 38-Placid sand, depressional
- 39-Seffner sand
- 4-Anclote and Myakka soils, depressional
- 40-Placid and Myakka sands, depressional
- 41-Pomello sand, 0 to 5 percent slopes
- 42-Pompano sand
- 44-Swamp
- 45-Tavares sand, 0 to 5 percent slopes
- 46-Orsino sand
- 47-Kendrick sand, thin subsurface
- 49-Wauchula sand
- 5-Apopka sand, 0 to 5 percent slopes
- 50-Borrow Pits
- 6-Apopka sand, 5 to 12 percent slopes
- 7-Astatula sand, 0 to 5 percent slopes
- 8-Candler sand, 0 to 5 percent slopes
- 9-Candler sand, 5 to 12 percent slopes
- 99-Water



S:\GIS\landuse\soils\soils.mxd - Printed on: 11 May 2016

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City of Groveland
Community Development Department
Planning Division

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