

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING
SCHEDULED TO CONVENE AT 7:00 P.M. TUESDAY, FEBRUARY 18, 2020 IN THE E.L.
PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736

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

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

Call to Order

PLEDGE OF CONDUCT

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

OPENING CEREMONIES

- a. Pledge of Allegiance
- b. Invocation – Joseph Richardson - Central Florida Free Thought Community

ROLL CALL

AGENDA

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

- Utility Transition Update – Woodard & Curran

CONSENT AGENDA

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

Consideration of Approval:

- **February 3, 2020 City Council Meeting Minutes**

- **Resolution 2020-10 City of Groveland Organization and Event Donation Policy**

A resolution of the City of Groveland, County of Lake, State of Florida; adopting an organization and event donation policy; providing for conflicts, codification and severability; providing for an effective date.

- **Ordinance 2019-62 Team Fishel Annexation - Second and Final Reading**

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

A request to annex properties owned by KP-Groveland LLC, generally located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park.

- **Ordinance 2019-64 Team Fishel Comprehensive Plan Amendment - Second and Final Reading**

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

A request to amend the future land use designation from Lake County Industrial to City of Groveland Industrial of two (2) properties owned by KP-Groveland LLC. The properties consists of 10.06 +/- acres, generally located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park.

- **Ordinance 2019-63 Team Fishel Rezoning - Second and Final Reading**

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

Rezoning for a 10.06 +/- acre Industrial parcels located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park.

OLD BUSINESS

None.

NEW BUSINESS

1. Consideration of Approval: Ordinance 2019-55 Indigo Lakes PUD Amendment - First Reading

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, amending restating, and replacing in its entirety Ordinance 2006-08-67, for the herein described property owned by Indigo Land Groveland LLC, and located at 17200 Villa City Road, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for severability; repealing all ordinances in conflict herewith; and providing for an effective date.

- *Community Development Staff recommended approval of Ordinance 2019-55 with conditions.*
- *P&Z Board Members voted a 3 to 2 denial of Ordinance 2019-55.*

PUBLIC COMMENT

REPORTS

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

ADJOURNMENT

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

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

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

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

CONSENT AGENDA

**City of Groveland
Minutes
City Council Meeting
Monday, February 03, 2020**

The Groveland City Council held a regularly scheduled meeting on Monday, February 03, 2020 in the E.L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. Mayor Evelyn Wilson called the meeting to order at 7:00 p.m. with the following members present: Vice Mayor Mike Radzik and Council Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, Sergeant-at-Arms Chief Shawn Ramsey and City Attorney Anita Geraci-Carver.

OPENING CEREMONIES

Pledge of Allegiance led by Vice Mayor Radzik.

Invocation given by Chaplin Ridge Groveland Fire Department.

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

Founders Day Event

Mike Walker, Director of Parks, Facilities, and Community Services introduced Sarah Vadnais who was recently hired as the Special Events Coordinator.

Mr. Walker provided an overview of the upcoming Founders Day Event as follows:

- March 21st 11:00 a.m. – 2:00 p.m. There will be a Major League Baseball Alumni Baseball Clinic for children.
- March 21st – March 28th the Historical Museum will be open from 11:00 a.m. – 5:00 p.m. A scavenger hunt will be incorporated at the museum. Winners will be announced on March 29th.
- March 27th 5:00 p.m. – 8:00 p.m. South Lake Chamber of Commerce and Lake Catherine Blueberry Farm will sponsor a Chili Cook-Off. There will be a registration fee of \$25 and it is limited to twenty (20) teams. Funds from the event will be donated to a non-profit organization. Chef Keith Keogh will be the judging the Chili Cook-Off. There are three (3) categories: Judge's Choice, People's Choice, and Best of Show. There will be live entertainment, along with food and craft vendors.
- March 28th 11:00 a.m. – 6:00 p.m. live entertainment will be provided at the Festival Park.
- A bike rally is planned. Additional information will be provided at a later date.
- March 29th 11:00 a.m. – 5:00 p.m. Wilson Lake Parkway Park there will be a Rib Barbeque Cook-Off. Live music and a kid zone will be provided.

Council Member Smith inquired as to what type of bike rally. Mr. Walker reported mostly motorized bikes.

July 4th Event

Mr. Walker reported the Recreation Advisory Committee (RAC) recommended the July 4th event be relocated to the Lake David Park.

CONSENT AGENDA

Vice Mayor Radzik requested Council consensus to remove "Approval of Community Development Block Grant (CDBG) Homeowner and Contractor Applicants" from the Consent Agenda, and list it as agenda item 2 under New Business. All Council Members present concurred.

Consideration of Approval:

- **January 21, 2020 City Council Meeting Minutes**
- **Mutual Aid Agreement renewal between Mascotte Police Department and Groveland Police Department**
The Mascotte and Groveland Police Departments propose to enter into an MOU to better serve the citizens of each jurisdiction.
- **Ordinance 2020-01 – Franchise Agreement between City of Groveland and Lake Apopka Natural Gas District – Second & Final Reading**
An ordinance of the City Council of the City of Groveland granting a non-exclusive franchise to Lake Apopka Natural Gas District for a ten-year period; approving the natural gas distribution franchise agreement between the City of Groveland and Lake Apopka Natural Gas District; providing for conflicts and severability; setting an effective date.
- **Resolution 2020-04: Libby Landing Utility Agreement**
A resolution of the City Council of the City of Groveland, Florida, approving the Utility Development Agreement between City of Groveland and Libby Landing LLC; approving the Mayor to execute the agreement; providing for an effective date.
- **Resolution 2020-08: Interlocal Agreement Between the City of Clermont; the City of Groveland; the City of Minneola and Utilities, Inc., of Florida for Regional Water Supply Planning and Strategies**
A Resolution of the City Council of the City of Groveland, Florida, approving the Interlocal Agreement between the City of Clermont, City of Groveland, City of Minneola, and Utilities, Inc., of Florida for regional water supply planning and strategies; approving the Mayor to execute the agreement; providing for an effective date.

Interlocal Agreement establishing the South Lake Regional Technical Advisory Committee (SLRTAC); establishing membership in the SLRTAC; establishing

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the purpose of the SLRTAC, minimum meetings per year, committee representation, and potential projects.

City Clerk Wright read the headnotes into the record for Ordinance 2020-01, Resolutions 2020-04 and 2020-08.

Vice Mayor Radzik requested clarification of Resolution 2020-08 *Interlocal Agreement between the City of Clermont, the City of Groveland, the City of Minneola, and Utilities, Inc., of Florida for Regional Water Supply Planning and Strategies*, taking the place of the South Lake Water Alliance. City Manager Hein stated this would replace the previous structure. Saint Johns River Water Management District (SJRWMD) suggested the entities work together for possible enhanced opportunities for grants.

Motion: Council Member Smith moved to approve the Consent Agenda with the exception of moving *Approval of Community Block Grant (CDBG) Homeowner and Contractor Applicants to New Business*, agenda item 2; seconded by Vice Mayor Radzik.

Public Comment:
None.

Motion passed with all Council Members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

1. Consideration of Approval: Ordinance 2019-55 Indigo Land PUD Amendment (Staff and the applicant have requested City Council to continue this public hearing item to the February 18, 2020 City Council Meeting)

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, Amending Restating, and Replacing in its entirety Ordinance 2006-08-67, for the herein described property owned by Indigo Land Groveland LLC, and located at 17200 Villa City Road, Groveland, Lake County, Florida; directing the City Manager to amend the zoning map as herein provided after the passage of this Ordinance; providing for severability; repealing all Ordinances in conflict herewith; and providing for an effective date.

City Manager Hein explained staff and the applicant are requesting a continuation for Ordinance 2019-55 to be placed on the February 18, 2020 City Council Meeting agenda. He reported staff and the applicant are still discussing how to incorporate the new vision for Future Land Use and the development codes into the applicant's submittal.

Motion: Council Member Smith moved to approve the continuation of Ordinance 2019-55 Indigo Land PUD Amendment to the February 18, 2020 City Council Meeting; seconded by Council Member Waite.

Public Comment:

None.

Motion passed with all Council Members present voting aye.

2. Approval of Community Development Block Grant (CDBG) Homeowner and Contractor Applicants

Approval of eligible homeowner applicants and qualified contractor applicants for the City's Community Development Block Grant (CDBG).

City Manager Hein reported Terry Eckert, Community Development Building Manager, Dan Murphy, Economic Development Manager, and Jeffry Winter, Cornerstone Community Partners, have been working together on the CDBG.

Mr. Winter provided a summary of the project. Twenty-five (25) applications were received from homeowners, and seven (7) applications were received from contractors. Eighteen (18) homeowners qualified and three (3) contractors qualified, with an additional three (3) contractors to be considered. Mr. Winter disclosed two (2) possible conflicts; an employee applicant and an applicant with a previous business relationship with a Citizen Advisory Task Force (CATF) member.

City Attorney Geraci-Carver requested Mr. Winter explain how homeowner applicants are selected. Mr. Winter explained applicants are primarily selected based on meeting income requirements, as well as criteria previously adopted by City Council.

City Attorney Geraci-Carver noted that a City employee had submitted an application, however, there has not been any discussion with the employee. Therefore, it is believed there is no conflict that would disqualify the employee from being included in the selection process.

Motion: Council Member Smith moved to approve the Community Development Block Grant (CDBG) Homeowner and Contractor Applicants; seconded by Vice Mayor Radzik.

Public Comment:

None.

Motion passed with all Council Members present voting aye.

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Mr. Winter requested Council approval to waive the CDBG commercial automobile insurance requirement for three (3) contactors who do not have commercial vehicles.

Motion: Vice Mayor Radzik moved to approve waiving the CDBG commercial the automobile insurance requirement for three (3) contractors who do not have commercial vehicles; seconded by Councilwoman Sweatt.

Public Comment:

None.

Motion passed with all Council Members present voting aye.

PUBLIC COMMENT

Lowry Brown expressed his concern regarding 35-45 year old oak trees that had been removed from the LaViance development site. Mr. Brown had contacted the developer to inquire why the trees were removed. Mr. Brown stated his previous conversations with the developer was that the buffers would remain. Mr. Brown reported the developer informed him it was less expensive to remove the trees while equipment to do so was on site. The developers also indicated to Mr. Brown it would not be cost effective to replace the buffers.

Vice Mayor Radzik inquired as to what follow-up has been done in regards to this concern. City Manager Hein stated on Friday he received a phone call and emails from Mr. Brown and others voicing their concerns regarding LaViance project, now known as Trinity Lakes. City Manager Hein reported he made a trip to the site to review. Staff reviewed the PUD development codes for clarification. The PUD calls for the developer to locate and map all protected trees at 8" or above and 54" above grade. Whether or not they are protected, trees of 36" or above and 54" above grade must be preserved unless such tree is located at or near a retention pond, or any other improvement that would leave the land in such a condition where the tree cannot survive. City Manager Hein reported he has and will continue to have discussions with the developer, Hanover.

Vice Mayor Radzik stated he read the memo and understands the concern for the inch for inch replacement requirement. He stated he hopes Hanover will interpret the requirement as the City does, in that if you remove a tree that is a certain height, it would be replaced by something of the same height. Vice Mayor Radzik expressed he does believe Hanover intends to make the subdivision nice, and the City should do what it takes to hold the developer accountable for such.

City Manager Hein stated he had received other complaints such as the silk fencing not being placed properly and possible development outside of the property line. He noted the project would be monitored closely.

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Jan Gordon stated she spoke with Bernice Christian, Senior Code Enforcement and the Police Department regarding the hours the developer is working. Ms. Gordon noted the project is being worked on from 7:00 a.m. – 9:00 p.m. She requested this be checked into to narrow the hours of the work schedule.

REPORTS

Councilwoman Sweatt

Mayor Wilson stated Councilwoman Sweatt requested the City Clerk read her report into the record. City Clerk Wright read the following report:

- January 22, 2020 – Attended the Swearing-In of twelve (12) new firefighters.
- January 23, 2020 – Attended Business of the Month/RaceTrac.
- January 27, 2020 – Attended Keep Lake Beautiful Meeting.
- January 28, 2020 – Meeting with Mary Proctor and Lowry Brown.
- January 29, 2020 – Attended Groveland Elementary School Literacy Week.
- January 31, 2020 – Meeting with Greg Clark and Kyle Sander of Indigo Lakes.
- January 31, 2020 – Bi-weekly meeting with City Manager Hein.
- February 2, 2020 – Attended benefit breakfast for Officer Flores and his family.

Vice Mayor Radzik

Vice Mayor Radzik reported the following:

- January 22, 2020 – Meeting with City Manager.
- January 22, 2020 - Attended the Swearing-In of twelve (12) new firefighters.
- January 23, 2020 – Attended the Business of Month event.
- January 27, 2020 – Attended the CRA Meeting and a presentation by S&ME.
- January 28, 2020 – Met with Villa City developers.
- February 4, 2020 – Has meeting scheduled with Woodard & Curran.

Vice Mayor Radzik requested more detail be provided to Council when Councilwoman Sweatt attends the Keep Lake Beautiful meetings.

Council Member Smith

- January 22, 2020 – Attended the Swearing-In of twelve (12) new firefighters.
- January 23, 2020 – Attended Housing for All in Lake County.
- January 27, 2020 – Attended the CRA Meeting.
- January 30, 2020 – Met with Villa City developers.

Council Member Waite

Council Member Waite reported the following:

- January 22, 2020 – Attended the Swearing-In of twelve (12) new firefighters.
- January 27, 2020 – Attended the Lake County Chamber Executive Board Meeting.
- January 27, 2020 – Attended the CRA Meeting.
- January 30, 2020 – Meeting with developers of Indigo Lakes.

Mayor Wilson

Mayor Wilson reported the following:

- January 22, 2020 – Attended the Swearing-In of twelve (12) new firefighters.
- January 23, 2020 - Attended Business of the Month/RaceTrac.
- January 28, 2020 – Meeting with Mike Walker, Parks, Facilities and Community Services Director and Cheryl Lewin from Thrive Clermont. A summer pop-up is planned in Groveland where students will receive hands-on experience helping out at different businesses.
- Met with Mr. Walker and Mary Helen Myers, president of the Groveland Historical Museum, to discuss Founders Day events.
- January 29, 2020 - Attended Groveland Elementary School Literacy Week and read to the students. Also met with Dawn Boyd to discuss having the kids to do essays for Founders Day Event
- January 30, 2020 – Meeting with developers of Indigo Lakes.
- February 2, 2020 – Attended benefit breakfast for Officer Flores and his family.

City Manager Hein

City Manager Hein reported the following:

- Referenced his written report and offered to answer any questions Council may have.

City Manager Hein stated he had nothing further to report at this time.

Anita Geraci-Carver

City Attorney Geraci-Carver stated she had nothing to report at this time.

SWEARING IN OF NEW FIRE CHIEF KEVIN CARROLL

Chief Ramsey stated he was pleased to welcome Chief Kevin Carroll as the new Fire Chief.

Mayor Wilson conducted the swearing-in of Fire Chief Carroll. Fire Chief Carroll expressed his appreciation to the City Council, City Manager Hein, and Chief Ramsey for the opportunity to serve the citizens of City of Groveland, as well as the opportunity to work with staff.

ADJOURNMENT

Mayor Wilson adjourned the meeting at 8:00 p.m.



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Evelyn Wilson, Mayor

Attest:

Virginia Wright, City Clerk



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: JOHN TER LOUW, FINANCE DIRECTOR

SUBJECT: RESOLUTION 2020-10 CITY OF GROVELAND ORGANIZATION & EVENT DONATION POLICY

DATE: FEBRUARY 18, 2020

GENERAL SUMMARY/BACKGROUND:

The City receives various requests for funding from different organizations and for events. As of today, there is no formalized policy for handling the requests. The enclosed policy will allow for a formalized request process to become part of the budget process for the City and allow for the organizations or event state their respective case. The process will include an initial application window and then the results will be presented to the City Council as part of the budget workshops to ultimately decide if the requests meet the criteria and how many funds would be set aside to be provided. The applications have to provide benefits to the Groveland Community and Residents. City Council will decide which of the requests are approved and accepted as part of the budget.

BUDGET IMPACT:

There are no budget impact in the current fiscal year and the policy integrates requests with the budget cycle for future years.

LEGAL NOTICE:

None.

STAFF RECOMMENDATION:

Staff recommends approval of the Franchise Agreement with Lake Apopka Natural Gas District.

ATTACHMENTS:

Attachment 1 – Resolution 2020-10

Attachment 2 – City of Groveland Organization & Event Donation Policy

ATTACHMENT 1

RESOLUTION 2020-10

AN RESOLUTION OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA; ADOPTING AN ORGANIZATION AND EVENT DONATION POLICY; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, authorizes municipalities to adopt ordinances and resolutions in the exercise of its municipal powers; and

WHEREAS, the City Council desires to establish uniform guidelines for any donation to an organization and or event which provide benefits to the residents of the City of Groveland; and

WHEREAS, the policy addresses procedures and timelines so to best serve the interests of the City.

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

1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this resolution.
2. The City of Groveland Organization and Event Donation Policy, a copy of which is attached hereto, is hereby approved and adopted.
3. This resolution shall be effective immediately upon adoption.

PASSED AND RESOLVED this 18th day of February, 2020, by the City Council of the City of Groveland, Florida.

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

Virginia Wright
City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

Passed Second Reading _____

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

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



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-62 TEAM FISHEL ANNEXATION (SECOND AND FINAL READING)

DATE: FEBRUARY 18, 2020

GENERAL SUMMARY/BACKGROUND:

City staff received an application from property owner KP-Groveland LLC, requesting voluntary annexation into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The two parcels consists of 10.05 +/- acres, generally located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park. The applicant is concurrently requesting a large scale comprehensive plan amendment and rezoning. Subsequent Ordinance 2019-63 will change the zoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial and Ordinance 2019-64 will change the future land use designation from Lake County Industrial to City of Groveland Industrial.

Community Development staff recommends approval of Ordinance 2019-62. On December 5, 2019, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2019-62.

BUDGET IMPACT:

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

LEGAL NOTE:

None.

STAFF RECOMMENDATION:

Staff Recommendation: Approval of Ordinance 2019-62.

Planning & Zoning Board Recommendation: Approval on Ordinance 2019-62

ATTACHMENT 1

ORDINANCE 2019-62

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2019); ANNEXING TWO CONTIGUOUS PARCELS LOCATED WEST OF THE CHRISTOPHER C. FORD COMMERCE PARK CONSISTING OF 10.06 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, Vance Mauldin with KP – Groveland, LLC as applicant for KP – Groveland, LLC, as a property owner in an unincorporated area of Lake County, has petitioned the City Council, Groveland, Florida, to annex property into the City of Groveland; and

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

WHEREAS, the Planning and Zoning Board recommended approval; and

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

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

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

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

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

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

Legal Description: Lots 2 and 3, Langley Industrial Park, according to the plat thereof as recorded in Plat Book 63, Page 48, Public Records of Lake County, Florida.

Parcel Id No.: 30-21-25-1000-000-00200; Alt. Key 3871821

Parcel Id No.: 30-21-25-1000-000-00300; Alt. Key 3871822

(the "Property").

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

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

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

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

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

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

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

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

Evelyn Wilson, Mayor
City of Groveland, Florida

Attest:

Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver, City Attorney

First Reading _____

Second Reading _____

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

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



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-64 –
TEAM FISHEL LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT (SECOND AND FINAL READING)

DATE: FEBRUARY 18, 2020

GENERAL SUMMARY/BACKGROUND:

City staff received an application from property owner KP-Groveland LLC, requesting a large-scale comprehensive plan amendment to change the Future Land Use designation from Lake County Industrial to City of Groveland Industrial. The two parcels consists of 10.05 +/- acres, generally located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park.

Community Development Staff recommends approval of Ordinance 2019-64. On December 5, 2019, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2019-64.

ECONOMIC REVENUE IMPACT:

The site will be developed for job creation.

LEGAL NOTE:

None.

STAFF RECOMMENDATION:

Staff Recommendation: Approval of Ordinance 2019-64.

P&Z Recommendation: Approval of Ordinance 2019-64.

ATTACHMENTS:

Attachment 1 Ordinance 2019-64 & DEO Approval Letter

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation

ATTACHMENT 1

ORDINANCE 2019-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTIES CONSISTING OF 10.06+/- ACRES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.

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

WHEREAS, the request for this large scale plan amendment is initiated by the applicant with the owner's consent, KP-Groveland, LLC, a foreign limited liability company; and

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

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

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

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

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

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

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

Section 1. Legislative Findings.

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

Section 2. Comprehensive Plan Amendment

- A. The Property is legally described as: **Lots 2 and 3, Langley Industrial Park, according to the plat thereof as recorded in Plat Book 63, Page 48, Public Records of Lake County, Florida.**

Parcel Id No.: 30-21-25-1000-000-00200; Alt. Key 3871821

Parcel Id No.: 30-21-25-1000-000-00300; Alt. Key 3871822

(the "Property").

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

Section 3. Severability

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

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

Section 5. Direction to the City Manager.

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

Section 6. Repeal

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

Section 7. Adoption

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

Section 8. Effective Date

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

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

Evelyn Wilson, Mayor
City of Groveland, Florida

Attest:

Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver, City Attorney

First Reading _____

Second Reading _____

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

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

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

January 22, 2020

The Honorable Evelyn Wilson
Mayor, City of Groveland
City Hall
156 South Lake Avenue
Groveland, Florida 34736

Dear Mayor Wilson:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Groveland (Amendment No. 19-06ESR) received on December 23, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- **Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, must be held within 180 days of your receipt of agency comments or the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.**
- **The adopted amendment must be rendered to the Department. Under Section 163.3184(3)(c)2. and 4., F.S., the amendment effective date is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.**

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

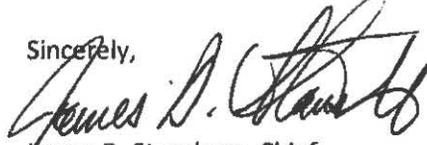
The Honorable Evelyn Wilson, Mayor

January 22, 2020

Page 2 of 2

If you have any questions concerning this review, please contact Sherry Spiers, Regional Planning Administrator, by telephone at (850) 717-8499 or by email at sherry.spiers2@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief

Bureau of Community Planning and Growth

JDS/ss

Enclosure(s): Procedures for Adoption

cc: Timothy Maslow, Director, City of Groveland Community Development Department
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-63 – TEAM FISHEL REZONING (SECOND AND FINAL READING)

DATE: FEBRUARY 18, 2020

GENERAL SUMMARY/BACKGROUND:

City staff received an application from applicant Michael Orem of Jennings Construction Services Corporation, representing property owner Lakeview Industrial Properties Inc., requesting a Rezoning of two parcels, generally located off of Democracy Street, in the Langley Industrial Park, west of the Christopher C. Ford Commerce Park. The applicant is requesting a Rezoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial District. The subject parcel (Alternate Key 3871821) currently has two existing structures on the property. The other subject parcel (Alternate Key 3871822) is currently vacant.

The table below summarizes the proposed development standards for the M-2-Heavy Industrial District.

**Future Land Use Category
Industrial**

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

Community Development staff recommends approval of Ordinance 2019-63. On December 5, 2019, the Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2019-63.

ECONOMIC REVENUE IMPACT:

The site will be developed for job creation.

LEGAL NOTE:

None.

STAFF RECOMMENDATION:

Staff Recommendation: Approval of Ordinance 2019-63.

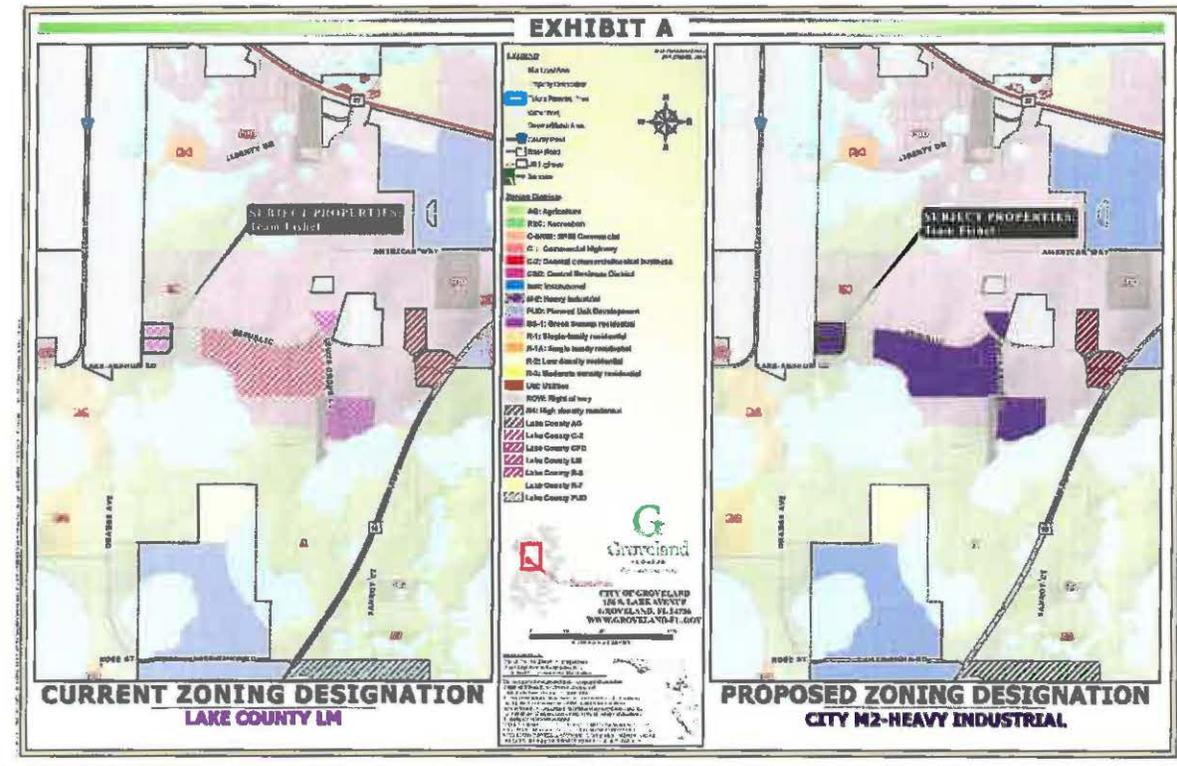
P&Z Board Recommendation: Approval of Ordinance 2019-63.

ATTACHMENTS:

Attachment 1 Ordinance 2019-63

Attachment 2 Application Submittal, Support Documents, & M-2 Heavy Industrial Standards

Attachment 3 Notice Support Documentation



"City with Natural Charm"

ATTACHMENT 1

ORDINANCE 2019-63

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY LIGHT INDUSTRIAL TO CITY OF GROVELAND HEAVY INDUSTRIAL DISTRICT (M-2) FOR THE HEREIN DESCRIBED PROPERTIES OWNED BY KP-GROVELAND, LLC AND LOCATED WEST OF THE CHRISTOPHER C. FORD INDUSTRIAL PARK ON DEMOCRACY STREET; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Vance Mauldin on behalf of the owner, KP-Groveland, LLC requested a rezoning from Lake County Industrial to City of Groveland Heavy Industrial District (M-2); and

WHEREAS, the subject properties consist of 10.06 +/- acres located on Democracy Street, and is more particularly described herein; and

WHEREAS, the property has a future land use designation of Industrial as shown on the City of Groveland Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation.

WHEREAS, the City of Groveland Planning and Zoning Board recommended approval of a change in the use of the Property;

WHEREAS, the City has held such public hearing and the records of the City provide that the owners of the land affected have been notified as required by law

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall be hereafter be designated:

City of Groveland Industrial (M-2)

Lots 2 and 3, Langley Industrial Park, according to the plat thereof as recorded in Plat Book 63, Page 48, Public Records of Lake County, Florida.

Parcel Id No.: 30-21-25-1000-000-00200; Alt. Key 3871821

Parcel Id No.: 30-21-25-1000-000-00300; Alt. Key 3871822

(the "Property").

The above described property is more particularly depicted in **Exhibit A** attached hereto and incorporated herein.

Section 2: Zoning Classification.

That the Property shall be designated as Heavy Industrial District (M-2) in accordance with Land Development Code of the City of Groveland, Florida.

Section 3: Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the City of Groveland, Florida.

Section 4: Official Zoning Map.

That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation consistent with this Ordinance.

Section 5: Severability.

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

Section 6. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Groveland.

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

Evelyn Wilson, Mayor
City of Groveland, Florida

Attest:

Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver, City Attorney

First Reading _____

Second Reading _____

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

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

NEW BUSINESS



AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: TIMOTHY MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

FROM: ANDREW LANDIS, SENIOR PLANNER

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2019-55 –
INDIGO LAKES PUD AMENDMENT

DATE: FEBRUARY 18, 2020

GENERAL SUMMARY/BACKGROUND:

City administration received an application from property owner Indigo Land LLC, requesting to update and amend PUD Ordinance 2006-08-67 affecting 162.76 +/- acres of vacant property with a Future Land Use designation of City of Groveland Mixed Use and a zoning designation of Planned Unit Development (PUD). The subject property is located on the east side of Villa City Road, west of Lake Lucy in the City of Groveland.

The applicant requests to amend the current PUD to allow for additional single family residential lots with reduced setbacks and changes to other development standards. Below is the list of items that the applicant is requesting to amend from their current PUD.

	Current PUD	Proposed PUD																																				
<i>Land Use</i>																																						
Housing Types	<table border="1"> <thead> <tr> <th>Type</th> <th>Units</th> <th>Acres</th> <th>% of Total</th> </tr> </thead> <tbody> <tr> <td>Multifamily</td> <td>44</td> <td>11</td> <td>10%</td> </tr> <tr> <td>Townhomes</td> <td>366</td> <td>43</td> <td>79%</td> </tr> <tr> <td>Single Family</td> <td>52</td> <td>24</td> <td>11%</td> </tr> <tr> <td colspan="4">Total Dwelling Units = 462</td> </tr> </tbody> </table>	Type	Units	Acres	% of Total	Multifamily	44	11	10%	Townhomes	366	43	79%	Single Family	52	24	11%	Total Dwelling Units = 462				<table border="1"> <thead> <tr> <th>Type</th> <th>Units</th> <th>Acres</th> <th>% of Total</th> </tr> </thead> <tbody> <tr> <td>Multifamily</td> <td>2</td> <td>1.66</td> <td>1%</td> </tr> <tr> <td>Single Family</td> <td>450</td> <td>68.28</td> <td>99%</td> </tr> <tr> <td colspan="4">Total Dwelling Units = 452</td> </tr> </tbody> </table>	Type	Units	Acres	% of Total	Multifamily	2	1.66	1%	Single Family	450	68.28	99%	Total Dwelling Units = 452			
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Multifamily	2	1.66	1%																																			
Single Family	450	68.28	99%																																			
Total Dwelling Units = 452																																						
Dwelling units allowed		<p>*Current Future Land Use limits number of units to 452; New FLU will allow for additional multifamily and/or townhome units.</p>																																				

Affordable Housing Incentive	Minimum of 10% affordable units with optional density bonus. 116 unit optional density bonus for affordable housing, for a total of 578 units.	No affordable housing incentive provided.
Mix of Uses	Mixed use (condos or apartments above ground floor office or commercial) Two to four (2-4) story mixed use for commercial core.	Village Core provides mix of uses as reflected within PUD Use Table including neighborhood retail, services, office, and residential Up to three (3) stories or 40 ft. maximum in Village Core.
Commercial acres	11+/- acres.	1.66 +/- acres
Commercial Square Footage	130,000 square feet.	60,000 square feet.
Architectural Standards	Standards promote architectural diversity.	Includes residential and commercial form based standards.
Transportation		
Connectivity	Three (3) ingress and egress points maximum.	Three (3) connections to Villa City Rd. One connection to southern neighborhood included.
Block Configuration	None.	Block configuration standards provided; reduced block size (1,800 linear ft. perimeter max) and pedestrian passageways.
Street Design	5' sidewalks on both sides of roads in residential areas. 8' sidewalk along commercial center area only.	5' sidewalks on both sides of roads in residential areas. Development standards for street types with emphasis on walkability and on street parking
Open Space		
Land Allocation	Minimum 5%.	Minimum 20% – Concept Plan indicates 23.55% (38.17 acres total, 21.97 uplands).
Design Criteria	None included.	Open space type standards provided for green, square, plaza, greenway trail, pocket park, mid-block passage
Landscape Buffer	Only code requirements (20' buffer).	Enhanced 29' landscaped buffer along Villa City Road. Enhanced tree preservation within landscaped buffer.

Recreation and Trails	Emphasis on recreational amenities.	Trails along Lake Lucy and Villa City Rd. Recreational amenities include park land donation.
Community Facilities	2.5 acres donated to City for public facilities.	+/- 6 acres donated to City for community public facilities such as a park.
Lighting	Decorative street lighting required. No Dark Skies standards required.	Dark-Skies standards or equivalent, consistent with LaViance PUD, required. Lighting Plan to be submitted with Constructions Plans.
Miscellaneous		
Sunset Clause	Sunset triggered three years after Construction Plan approval	Construction Plan must be approved within two years after adoption of PUD

Staff recommends approval of Ordinance 2019-55 based on the following conditions:

Housing Types

The plan shall include a diversity of housing types in addition to the proposed 450 single family detached homes. This could include townhomes, row houses, or multifamily units.

The PUD shall include lot standards for each lot type including lot width, setbacks, height, parking location, etc.

Architectural Standards

Architectural standards shall specify the southern vernacular to help achieve the community vision. The plan should include front porch standards as depicted in the graphical standards (setbacks, width, and depth) as porches are an important element of the Florida vernacular style.

Connectivity

The PUD shall include street connections to the development to the south of the project site. Interconnectivity and walkability are cornerstones of the proposed Village Future Land Use designation.

At a minimum, the project shall be located adjacent to at least one arterial roadway and shall include a minimum of one external connection located approximately every one-quarter (1/4) mile at the perimeter.

The maximum block perimeter shall be 1,800 linear feet.

Street Design

The project shall include cross sections and development standards for street types in the community, with an emphasis on walkability and on-street parking.

Sidewalks with a minimum 10-foot width are required in the Village Core.

A 29-foot landscaped buffer shall be provided along Villa City Road, exclusive of required yard setbacks. This buffer shall be recorded as a separate tract at the time of platting.

Open Space

The plan shall include a diversity of usable open spaces accessible within neighborhoods.

The original existing PUD included a donation of 2.5 acres of land at the southwest edge of the property to the City for public community facilities. As part of the PUD amendment, the applicants are offering to donate approximately six (6) acres along the northern boundary of the property for a lakefront municipal park or other community facilities.

Based on the data included in the City's Comprehensive Plan, there is a deficit of park land and park facilities in Groveland. The City is in need of additional parks to meet level of service standards outlined in the Comprehensive Plan. Additionally, Objective 1.4 of the Comprehensive Plan calls for the City to "provide adequate public access points to Groveland's lakes." Policy 1.1.4 calls for the City to meet the adopted level of service standards for parks by analyzing "the potential to acquire land adjacent to lakes to enable public access to lakefronts." Policy 1.1 states, "The City shall require developers to provide public open space and recreational facilities within their sites in accordance with the adopted level of service."

The donated six (6) acre tract could also accommodate neighborhood retail and service uses.

Open spaces in the PUD should retain existing canopy trees where feasible, incorporate native Central Florida plantings, utilize zoysia sod where needed, and include pine straw for mulching purposes.

Sunset Clause

The following clause shall be added to the PUD:

Construction plans consistent with this PUD, City regulations and other jurisdictional and/or legal requirements must be submitted to the City and receive City approval within 2 years of the Effective Date of this ordinance. Actual construction consistent with this PUD and all approvals (including construction plan approval) must commence on the Property within 2 years of construction plan approval without a lapse of construction. Construction shall include infrastructure and groundwork, as well as home building. If construction plans are not timely submitted and approval received, or actual construction fails to begin as required herein, or construction commences but lapses for a period of 8 consecutive months or longer, or for a period of twelve non-consecutive months collectively within a period of 18 months, this PUD and any approvals including construction plans shall be considered expired and of no further force or effect. Any vesting which may be claimed thereby shall be void. The applicant may request the City Council grant a twelve month extension to submit and receive construction plan approval prior to expiration.

BUDGET IMPACT:

There are no budgetary impacts.

LEGAL NOTE:

The City Council is authorized pursuant to F. S. 166.041 and Sec. 153-118 of the City's Land Development Code to approve PUD zoning ordinances. The PUD zoning ordinance is consistent with the City's Comprehensive Plan. The PUD allows and provides for deviations from the City's Land Development Code which is permitted with Council approval.

STAFF & ADVISORY RECOMMENDATIONS:

After extensive negotiations with the applicant's team and two workshops with the Planning and Zoning Board, Community Development Staff recommends approval of Ordinance 2019-55 based on the conditions outlined in this report.

At the January 16, 2020 Planning & Zoning Board Meeting, Members voted three (3) to two (2) to deny Ordinance 2019-55. Two Board Members were absent from the meeting.

The P&Z Board heard a presentation from the applicant's team and asked several questions about the project. The City Attorney attended the meeting and answered questions as requested. Two unincorporated Lake County residents were present and spoke in opposition to the project.

Some of the primary concerns raised by P&Z Board Members regarding the proposed PUD Amendment include:

- Monotonous housing with no diversity of housing types (single family only)
- Narrow lot widths of 40 and 50 feet
- Side yard setbacks of 5 feet
- Front loaded garages that dominate the façades of the homes

ATTACHMENTS:

**Attachment 1 PUD Amendment Ordinance 2019-55, legal description (Exhibit A),
Regulating Plan (Exhibit B), and Conceptual Zoning Map (Exhibit C)**

Attachment 2 Application Submittal

Attachment 3 Public Notice Support Documentation

ATTACHMENT 1
INDIGO LAKES
PUD AMENDMENT
2019-55

CITY OF GROVELAND

Indigo Lakes Village Planned Unit Development (PUD) Code

Draft

ORDINANCE 2019-55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING THE CITY OF GROVELAND PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREIN DESCRIBED PROPERTY WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY INDIGO LAND GROVELAND LLC, AND LOCATED AT 17200 VILLA CITY ROAD, GROVELAND, LAKE COUNTY, FLORIDA; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall hereafter be designated as PUD as defined in the Groveland Land Development Regulations.

Section 2: Legal Description.

The property that is subject to this Ordinance (the "Property") consists of approximately 155 gross acres being more particularly described in Exhibit "A" attached hereto and incorporated herein.

Section 3: Zoning Classification.

That the property being so designated as PUD is subject to the following terms and conditions:

- a. **General.** Development of this project shall be governed by the contents of this document and applicable sections of the City of Groveland Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Where in conflict, the terms of this document shall take precedence over the City of Groveland Land Development Regulations and Code of Ordinances, the Conceptual Development Plan, and all other applicable rules, regulations and ordinances of the City.

Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Groveland Land Development Regulations.

- b. **Purpose.** The purpose of this PUD is to:

1. Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;
2. Develop a residential area that is safe, comfortable and attractive to pedestrians;
3. Create a community with direct visual and physical access to open land, with amenities in the form of community open space, and with a strong community identity;
4. Provide a network of open space;
5. Provide for a diversity of lot sizes and housing choices to accommodate a variety of age and income groups and residential preferences, so that the City's population diversity may be maintained;
6. Provide connectivity and a safe and comfortable transportation design for residents including pedestrian and bicycle trails, transit and vehicular roads;
7. Foster the development of complete communities that allow residents to meet their daily needs within walking distance; and
8. Retain a significant portion of the land within the project as Conservation lands.

Indigo Lakes Village PUD: Land Uses

The following text and use table outlines permitted uses for the Edge, Center, and Core sub-zones within the Indigo Lakes PUD (see Exhibit C)

Table U1 Uses by Zone

USES	EDGE	CENTER	CORE
RESIDENTIAL & HOSPITALITY			
Multifamily Residential			P
Townhomes/Single Family Attached		P	P
Single Family Detached	P	P	
Live/Work Units			P
Accessory Dwelling Unit	P	P	
Short Term Rental			P
Hotel, Resort & Inn			P
Residential Care			P
CIVIC			
Assembly			P
Hospital & Clinic			P
Library/Museum/Post Office			P
Law Enforcement & Fire			P
School			P
RETAIL & SERVICE			
Neighborhood Retail			P
General Retail			
Craftsman Retail			
Neighborhood Service			P
General Service			
OFFICE			
Office			P
Home Occupation			P
AMUSEMENT			
Recreation Indoor			P
Recreation Outdoor			
INDUSTRIAL			
Light Industrial			
Heavy Industrial			

Key
P Permitted

c. **Land Uses.** Allowed uses within the PUD include single-family detached residential uses, Village Core Mixed Use, and related accessory uses, including, but not limited to, recreational uses and facilities. Institutional/public facility uses shall also be allowed where Village Core Mixed uses are allowed. The project shall be developed substantially in accordance with the attached Exhibit "B", which was last revised on January 15, 2020, by Knight Engineering Services and is made an integral part of this PUD. In addition, uses allowed in the Agricultural zoning category shall be allowed in areas within the PUD that have not been developed for another allowed use. Mobile or manufactured homes shall be prohibited.

The approximate acreage devoted to each land use shall be generally as follows:

- d. **Residential.** The PUD shall not exceed 450 single family detached residential units.
- e. **Village Core Mixed Use.** An area of 6.32+/- acres is identified Village Core Mixed Use. Within this area a maximum of 60,000 square feet of non-residential development will be permitted.

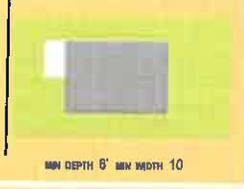
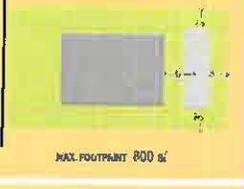
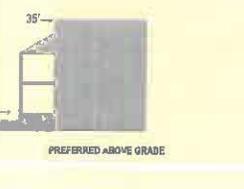
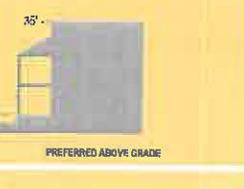
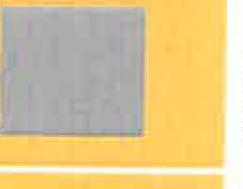
Use	Acres
Residential	65.83 +/-
Village Core Mixed Use	6.32 +/-
Upland/Usable Open Space	22.57 +/-
Wetland/Lake Open Space	16.27 +/-
Total Open Space ¹	38.85 +/-
Amenities /Public Facilities	2.59 +/-
Road Right-of-Way	20.69 +/-

¹Land dedicated as Public Park shall count as Open Space. Such Public Park shall be dedicated prior to the first record final plat is recorded for the Property.



Indigo Lakes Village PUD: Sub-zones

The following table and graphics outline standards for the Edge, Center, and Core zoning districts within the Indigo Lakes Village PUD.

	EDGE RESIDENTIAL	CENTER RESIDENTIAL	CORE MIXED USE	
LOT	 MIN WIDTH: 80' MAX COVERAGE: 60%	 MIN WIDTH: 40' MAX COVERAGE: 75%	 MIN WIDTH: 15' MAX COVERAGE: 90%	¹ The building façade shall extend along the front yard line a minimum of the designated percentage of the lot width. ² HVAC and other mechanical and structural components shall not encroach the side setbacks. ³ Side setbacks along corner lots shall be a minimum of 10' for all zones. ⁴ Max. Building width for Core is 100'.
PORCH & BALCONY	 MIN DEPTH: 6' MIN WIDTH: 10'	 MIN DEPTH: 6' MIN WIDTH: 10'	 MIN DEPTH: 12' MIN WIDTH: 100'-0"	¹ The front porch or balcony shall meet the designated minimum depth and width. ² Porches and balconies shall not be screened or enclosed for non-residential uses. ³ Arcades, colonnades, and awnings may serve as porches for the Core and Center zones. ⁴ Primary entrances shall face the primary street.
OUTBUILDINGS	 MAX. FOOTPRINT: 800 sq ft	 MAX. FOOTPRINT: 800 sq ft	NA	¹ Outbuildings shall not exceed 22' height. ² Outbuildings shall use similar materials and architectural details to the principal building.
PARKING	 MIN SPACES: 2	 MIN SPACES: 2	 SATISFIED BY ON-STREET PARKING	¹ On-site parking shall be accessed from the alley for the core and center zones. If an alley is not provided, each lot may have no more than one ingress/egress from the primary street. ² A garage is considered an outbuilding and shall follow the specifications for outbuildings.
HEIGHT	 PREFERRED ABOVE GRADE	 PREFERRED ABOVE GRADE		¹ Buildings or other structures shall not exceed the maximum height depicted in the graphic. ² Towers or chimneys with less than a 200 SF footprint may exceed the building height by 10'.
MAX NET DENSITY	4 du/acre	8 du/acre	24 du/acre	

The "EDGE" zone is suitable for larger homes on larger lots with private yards and detached garages and optional guest units. These are required for lake adjacent lots.

The "CENTER" zone features a mix of housing types on smaller lots.

The "CORE" zone is comprised of building types massed together to create a main street atmosphere with retail at the ground floor and optional residential or office above. These lots are intended for the main entrance.

Indigo Lakes Village PUD: Residential Standards

The following text, tables and graphics outline standards for single family detached residential homes within the Indigo Lakes PUD

f. Single Family Detached Residential Setbacks

The following minimum setbacks shall apply to single-family detached units and to the perimeter of multi-family residential developments:

Front: Any part of the structure (including but not limited to dwelling, storage, side-loaded garage and porches, but excluding front-loading garage): 15 feet

Front Loaded Garage: 25 feet

Rear: 20 feet, except 5 feet for pools, pool decks, and patios. If any pool, pool deck or patio, is located closer than 20 feet from the rear property line, landscaping shall be provided along the rear property line to buffer adjacent properties.

Side: 5 feet, except 10 feet for corner lots as measured to the right-of-way line of the street side. An open space tract may be located in said 10 feet setback, as generally depicted on the Conceptual Development Plan.

g. Lot Size: A range of lot sizes shall be provided to create variety and offer opportunity for different income households. The minimum lot size shall be 4,800 square feet for single family detached residential lots. Lot size diversity within blocks is encouraged.

h. Dwelling Size: The minimum dwelling size shall be 1,000 square feet for all single-family detached units based on heated/air-conditioned space under roof exclusive of garages, carports, and porches.

i. Lot Width: In accordance with the principle of providing diversity within the development a variety of lot widths shall be permitted in the range of 40-85 feet. Lot width diversity within blocks is encouraged. However, for any irregularly shaped (e.g. pie shaped) single-family detached lots, the minimum lot width may be reduced to 30 feet at the building line with a minimum street frontage of 20 feet.

j. Lot Coverage: Single-family detached lots shall have a maximum lot coverage of 75% to include principal dwelling, all paved areas and swimming pool decks. The impervious surface area for the overall PUD shall not exceed 50%.

k. Height of Structures: No single family detached residential structure shall exceed 2½ stories or 35 feet in height.

l. Building Design. Building design will be in accordance with Chapter 137, Article II: Architectural Standards of the City's Land Development Regulations as the same exists on the Effective Date of this ordinance, except that deviations from the following sections are granted for the PUD: Section 137-76(b) and 145-47(d)(2) (front porches); and Sections 137-77 and 145- 47(d)(3) (garages). The deviations are based on the additional open space and recreational amenities which have been incorporated into the project, as well as the following additional design standards that shall apply to the residential component of the PUD:

1. A diversity of housing styles, shapes and materials will be required in order to create variety in the streetscape.
2. The houses' architectural styles shall be either Florida vernacular, craftsman, or a current interpretation of these styles using architectural principles such as massing, human scale, rhythm, and proportion.
3. House facades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. Architectural accents characteristic of the approved styles are strongly encouraged on facades. Except for lots narrower than 50 feet wide, no more than fifty percent (50%) of the front façade of a house shall consist of unarticulated block wall or garage door.
4. All homes shall have carriage style garage doors.
5. All homes shall have paver style driveways.
6. Two-story homes shall have lap-style siding, shake-style siding, board and batten, or similar materials on the second story.
7. All floor plans offered by homebuilders shall include an option whereby homeowners may purchase a front porch. Porches on homes that are less than 32 feet wide may vary from dimensional guidelines contained herein due to space limitations.
8. Front-facing gables on one-story houses must be clad with siding, trim, and an accent.
9. All floor plans shall include at least one option with front facing gables.
10. For homes built on lots narrower than 50 feet, garages without a second story above them shall include a gable end roof.



Indigo Lakes Village PUD: Residential Standards

The following text, tables and graphics outline standards for single family detached residential homes within the Indigo Lakes PUD

11. Variations in color shall be required in order to avoid the same principal color on houses next to each other.
12. To ensure visual richness, roofs of the main body of all homes shall be hip, gable or other form of pitched roof. Flat roofs on the main body of a home shall be prohibited. Roof materials shall be either patterned shingles or metal panel.
13. Window trim, shutters and/or banding shall be used on the front facade of all residential units. Articulation of side street facades for corner lots shall also be required. On each level or part of the street facing facades, rows of windows shall be spaced evenly and contain consistent sizes and shapes to create visual harmony.
14. To avoid monotony, the same home plan and elevation will not be duplicated directly across the street, on either side of, or diagonally from a particular plan and elevation.
15. Different house sizes and styles shall be integrated architecturally in order to give the development a harmonious appearance.
16. Community Landscaping shall be incorporated into the overall design as a means of linking the development areas with the open spaces.
17. Individual Lot landscaping shall reinforce and complement the architectural style. Trees and palms shall be used to frame the street facing entry features and façade elements. Evergreen shrubs and understory trees shall be used to mask utilities and blank areas of side facades visible from the street.
18. Entry/monument signage for the main and secondary project entrances shall feature prominent columns with stone, stucco or similar materials, the project name, references to Groveland and/or the City logo and a decorative fence, as generally depicted on the Conceptual Development Plan.
19. The Community Development Director may grant deviations for design restrictions contained herein for home designs which meet the intent of this paragraph but vary slightly from the restrictions.

Indigo Lakes Village PUD: Site Development

The following text, tables, and graphics outline site development standards within the Indigo Lakes PUD.

- m. **Recreation and Open Space.** A minimum twenty percent (20%) of the overall Property will be open space. The open space shall include, but not be limited to, park lands, project buffer areas, drainage areas, retention areas and landscaped areas. Up to half of the required open space may be met with wetland preservation or natural water bodies exclusive of Lake Lucy. At least half of the required open space shall be met with a mix of open space types as defined in this code.
- n. **Waterfront and Wetlands Buffer Requirement.** No development shall be allowed within jurisdictional wetlands on the property without the proper mitigation and permits approved by the St. Johns River Water Management District. No development except passive recreation, as described in Policy 1.6.3 of the Conservation Element of the Comprehensive Plan, lake access and maintenance, as authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas.

A minimum building setback and upland buffer of 25 feet shall be maintained adjacent to the wetland jurisdiction line, per City of Groveland requirements. No improvements having an impervious surface (with the exception of wet retention areas) may be located within the upland buffer of 50 feet adjacent to the wetland jurisdiction line. Buffer requirements of the St. Johns River Water Management District shall also be maintained adjacent to the wetland jurisdiction line. If required by the St. Johns River Water Management District, the District buffer shall be within a deeded conservation easement.
- o. **Boat Docks and Prohibition on a Community Boat Ramp Allowing Motorized Watercraft.** Communal docks, parks, observation areas and non-motorized canoe/kayak launches shall be allowed on Lake Lucy. A communal boat ramp allowing motorized watercraft is prohibited. Residents may seek permits for private individual docks. No overnight mooring of boats or other watercraft shall be allowed on any communal dock in the project.
- p. **Potable Water and Wastewater.** The project shall connect to the City potable water system and the City sanitary sewer system prior to any certificate of occupancy being issued for any structure (except temporary construction uses) on the project. Reuse lines shall be installed for irrigation of residential lots and common areas; however, until such time as reuse service becomes available, irrigation of residential lots and common areas may be provided by an on-site irrigation system, wells or by potable water. If the City requires upsizing of utilities beyond that necessary to serve the project, the City will reimburse the Developer for the cost of any upsizing pursuant to a utility agreement with the Developer.
- q. **Solid Waste.** Solid Waste collection shall be pursuant to City regulations, as amended.
- r. **Drainage.** The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s) and/or CDD if established. All stormwater ponds and treatment facilities shall be unfenced.
- s. **Transportation.** There shall be a minimum of four (4) ingress and egress points for the project. These shall be in the approximate locations shown on the Conceptual Development Plan. Streets within the project shall have a minimum fifty-foot (50') right-of-way with a minimum twenty-four foot (24') pavement width and two-foot (2') curb and gutter on each side. Provision shall be made for underground utilities.

All portions of the development should be accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development' should provide appropriate pedestrian amenities. Construction access shall be in accordance with the permitting requirements of the City, Lake County and Florida Department of Transportation, as applicable, and shall also comply with National Pollutant Discharge Elimination System (NPDES) permit requirements.

The use of golf carts on internal streets shall be allowed, if allowed by the homeowner's association governing the Property. No golf cart use shall be allowed on Villa City Road or external to the Property.

A twenty-five percent (25%) reduction in parking requirements shall be allowed for the Village Core Mixed Use portions of the PUD, due to the emphasis on community commercial and pedestrian, golf cart and bicycle access. Golf cart parking may be allowed, but shall not count toward the vehicular parking requirements.

A fifty percent (50%) increase shall be required in the bicycle parking/storage facilities required for the commercial portions of the PUD. School bus stops out of the traffic flow areas shall be provided, the location and standards for which shall be coordinated with the Lake County School Board.

Indigo Lakes Village PUD: Site Development

The following text, tables, and graphics outline site development standards within the Indigo Lakes PUD.

- t. **Streets, Sidewalks, and Trails.** The development shall have a connected street system that serves vehicles, pedestrians and bicycles which connects to recreation facilities and adjacent residential community areas. A minimum of a five-foot (5') sidewalk shall be constructed along both sides of all streets within the project. All streets shall be constructed to the City of Groveland standards and shall be public, dedicated to the City, non-gated streets. A minimum of two (2) off-street parking spaces shall be required for each single-family detached residential unit constructed in the project.

The City agrees to vacate the existing right-of-way within the boundaries of the development prior to/or concurrent with any new right-of-way dedication or platting.

A typical street layout is illustrated as Exhibit B.

Curb radii shall follow FDOT Green Book Chapter 19 standards.

A pedestrian trail that measures 7,000+/- linear feet shall be constructed along Lake Lucy as illustrated in Exhibit B.

A minimum 8' wide multi-purpose path shall be constructed along the project boundary with Villa City Road. Such multi-purpose path may be located in the right-of-way with the approval of Lake County and/or within the twenty-nine (29) foot wide landscape buffer.

Street trees shall be planted within the right-of-way of all streets every 40 feet on center, except as may otherwise be approved by City staff. Such trees shall be planted with root barriers so as not to interfere with utility lines and comply with the City's Landscape Regulations for trees in the right-of-way.

- u. **Grading.** Cut and/or fill within the Property shall be limited to 15' maximum from existing elevation.
- v. **Landscape Buffers.** Landscape buffers within the project shall comply with City Land Development Regulations (including for installation, irrigation and plant materials), and a minimum twenty-nine (29) foot wide landscape buffer shall be provided along those areas where the perimeter of the PUD abuts Villa City Road.

Additionally, the community will feature native landscaping within the common areas.

Landscaping along rear lot lines shall be encouraged, to be installed when the home is constructed on each lot, and shall be required if a pool, patio, or pool deck is located in the rear yard or added by a resident after the home is occupied.

- w. **Tree Replacement.** Tree replacement within the project shall comply with City Land Development Regulations except as modified herein. Owner shall locate and map all protected trees 8" or above in diameter at breast height or 54" above grade. Owner is not required to locate, map or protect trees less than 8" diameter at breast height or 54" above grade, whether on the protected list or not. Protected trees of 36" or above in diameter at breast height or 54" above grade must be preserved unless such tree is located within the area where any building, roadway, pavement, retention pond or other improvement is proposed to be constructed, or where a grade change necessary to proposed development of the site will be made which is too severe for the tree to survive, or within a five-foot offset of the footprint for the residence.

If after such removal the lot will not contain the minimum number of trees required for the lot by the City Land Development Regulations, then owner shall be required to plant the amount of substitute trees required to comply with such regulations on such lot or within the common areas. The owner will be required to replace removed protected trees inch-for-inch of removed tree diameter at breast height with replacement trees of the types listed in Sec. 133-38 or of any other variety approved by the building and zoning official. If the planting will take place on the lot, then such planting is to be performed prior to issuance of a certificate of occupancy. If the planting will take place within the common areas, then such planting is to be performed prior to the city issuing a certificate of completion for the applicable phase of the subdivision or city accepting the conveyance of infrastructure improvements and real property for such phase, whichever occurs last; however, if neither can be accomplished for a reason acceptable to city, owner shall post a bond in an amount acceptable to city and for a duration acceptable to city until such trees are planted and viable.

Lots up to 6,000 square feet in size shall contain no less than 2 protected trees, neither of which may include a street tree. Lots over 6,000 square feet in size shall contain, at a minimum, the number of protected trees required for such lot(s) by Sec. 133-127(a)(1). The following shall not count as a protected tree: trees listed in Sec. 117-21 of the City Land Development Regulations; trees associated with a bona fide agriculture operation; and trees less than 8" in diameter at breast height or 54" above grade.

Canopy trees with a diameter of 12" or greater within buffer adjacent to Villa City Rd. are not to be removed or disturbed under any circumstance without approval from City Council.

Indigo Lakes Village PUD: Site Development

The following text, tables, and graphics outline site development standards within the Indigo Lakes PUD.

- x. **Lighting.** Decorative street lighting shall be installed at every intersection and at intervals of 300 feet, or as approved by City Staff. Street lighting shall be installed by the Owner/Developer. In accordance with Dark Sky standards, full cutoff lighting fixtures that are fully shielded and produce downward directional lighting shall be used for streetlights in order to minimize glare, overhead sky glow and light trespass. The streetlights shall be owned and maintained by the homeowners' association or CDD to the extent such responsibilities are not assumed by the electric utility provider. In the event the street lighting fixtures required by this paragraph are not authorized by the electric utility provider, then the developer shall coordinate with City staff to select an alternate fixture that is offered by the electric utility provider and most closely reflects the intent of this paragraph. A lighting/photometric plan shall be submitted to the City as part of an application for construction plan approval.
- y. **Utilities.** All utilities shall be underground and may be constructed in phases, in accordance with a phasing plan approved by City staff. City acknowledges it has sufficient capacity to service the project with potable water and sanitary sewer service.
- z. **Signage.** Allowed ground signage, monument signage and wayfinding signage for the project is depicted on the Conceptual Development Plan. Additional signage may be approved by City staff in accordance with the City Land Development Regulations.
- aa. **Maintenance of Common Areas.** Maintenance of all common areas within the residential component of the project shall be the responsibility of the Homeowner's Association(s) formed to govern such subdivision and/or a CDD.
- bb. **Community Development District.** The Developer may create a community development district ("CDD") pursuant to Chapter 190, Florida Statutes, in order to provide for the financing, management and control of common areas and infrastructure for all or any part of the project or for any other purpose allowed by law.
- cc. **Impact Fees.** The Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police and recreation, and administrative facilities and that the project shall be subject to such impact fees. Impact fees for the project shall be paid in accordance with the City Land Development Regulations.
- dd. **Uncovered Artifacts During Construction.** Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or developer shall contact the Florida Department of State of such discovery. Construction shall not resume in the affected area until the State has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in other areas of the project which will not impact the site of the discovery.
- ee. **Amendments.** Any substantial deviation from the Conceptual Development Plan, or any deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances. The following criteria shall be used to identify a substantial deviation to the Conceptual Development Plan: (1) a change which would add a new land use not previously approved by this PUD; (2) a change which would increase the overall density or intensity approved for the Property by this PUD; or (3) a reduction in the number or substantial change in the location of external access points shown on the plan. All other changes to the Conceptual Development Plan, and any modifications to any design or other development standards contained in the Land Development Regulations of the City that may be required to effectuate such changes and are consistent with the City's Comprehensive Plan, shall be considered non-substantial and subject to administrative approval by City staff. In approving a modification to a design or development standard contained in the Land Development Regulations, City staff may impose one or more conditions that are reasonably calculated to mitigate the identifiable land use impacts of the modified standard, if any. For avoidance of doubt, a change to a development standard that is set forth in both the Conceptual Development Plan and in this Ordinance shall require approval by the City Council in accordance with the legal procedures to amend zoning ordinances.
- ff. **Expiration of PUD.** Unless an extension is approved by City Staff, this PUD shall expire if application for construction plan approval is not submitted, from the Effective Date of this Ordinance, or if no infrastructure construction has commenced on the Property within two (2) years from the approval of the construction plans for the project. Any request for extension must be submitted to the City by the applicant prior to the PUD expiring.

Indigo Lakes Village PUD: General Standards

The following tables and graphics outline community-wide standards for the Indigo Lakes PUD

	Village
Size (acres)	80 - 192
Pedestrian Shed	¼ Mile
Minimum Open Space	20%
Maximum Impervious Surface Area	50%
Transportation Adjacency	Adjacent to 1 Arterial
Minimum Connectivity	1 External Connection Every ¼ Mile of Perimeter
Maximum Block Perimeter	1,800 LF
Minimum Villa City Rd. Buffer	29"

Indigo Lakes Village PUD: Open Space

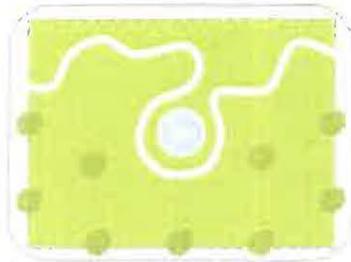
The following table and graphics outline standards for the Square, Plaza, Green, Pocket Park, and Greenway within the Indigo Lakes PUD.

Figure OS1

OPEN SPACE PERIMETER

GREEN

- Width: 200' min.
- Coverage: 35% max.
- Size: 1-10 Acres
- Street Frontage: 50% min.
- Open Water: 30% max.
- Fixtures:
 - Canopy Trees
 - Benches
 - Decorative Lighting
 - Walking Paths



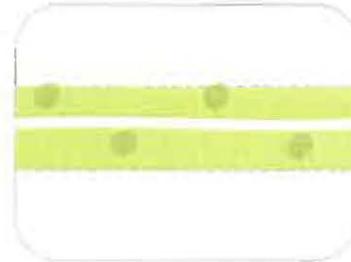
The "GREEN" is partially bordered by building frontages with a landscape consisting of grassy lawns, trees, and walking paths for relaxation and recreational purposes.

Figure OS2

OPEN SPACE PERIMETER

GREENWAY TRAIL

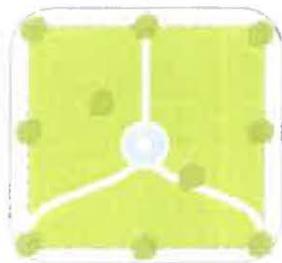
- Width: 50' min.
- Coverage: 60% max.
- Size: 1-10 Acres
- Street Frontage: N/A
- Open Water: 30% max.
- Fixtures:
 - Canopy Trees
 - Benches
 - Decorative Lighting
 - Walking Paths



The "GREENWAY TRAIL" is a linear open space that often follows a natural feature, such as a river, stream, or ravine, and connects to other open space types.

SQUARE

- Width: 80' min.
- Coverage: 50% max.
- Size: .25-3 Acres
- Street Frontage: 100% min.
- Open Water: 30% max.
- Fixtures:
 - Canopy Trees
 - Benches
 - Decorative Lighting
 - Walking Paths



The "SQUARE" is spatially defined by building frontages and consists of walking paths, lawns, and trees for civic, social, and commercial purposes.

POCKET PARK

- Width: 40' min.
- Coverage: 90% max.
- Size: .1 Acres
- Street Frontage: 25% min.
- Open Water: 30% max.
- Fixtures:
 - Canopy Trees
 - Benches
 - Decorative Lighting



The "POCKET PARK" provides small scale open space for recreation and gathering for neighborhood residents within walking distance.

PLAZA

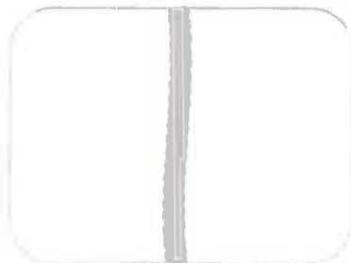
- Width: 80' min.
- Coverage: 90% max.
- Size: .25-1 Acres
- Street Frontage: 30% min.
- Open Water: 50% max.
- Fixtures:
 - 1 canopy tree per 500 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting



The "PLAZA" is spatially defined by building frontages and consists of mostly paved surfaces and trees for civic, social, and commercial purposes.

MID-BLOCK PASSAGE

- Width: 1' min.
- Coverage: 90% max.
- Size: N/A
- Street Frontage: 30% min.
- Open Water: 0% max.
- Fixtures:
 - Decorative Lighting
 - Walking Paths



The "MID-BLOCK PASSAGE" provides mid-block pedestrian access and activates courtyards, cafes and seating areas not fronting a street type.

Indigo Lakes Village PUD: Block Configuration

The following standards apply to ensure proper structure and layout of blocks.

a. Interconnected Street Pattern.

The network of streets within the community shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for each Community Type.

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Cul-de-sac and dead end streets are prohibited.
3. Streets shall follow natural features rather than interrupting or dead-ending at the feature.
4. Streets shall terminate at either an open space or a building facade.
5. Streets shall be designed as described in the Street Types section.

b. Block Configuration.

Refer to Figure (B1) for an illustration of Typical Block Elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
3. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
4. For increased energy efficiency, block orientation shall be along an east-west longitudinal axis to the maximum extent feasible. For long, central corridor buildings, this block orientation will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, resulting in taking advantage of passive solar design.

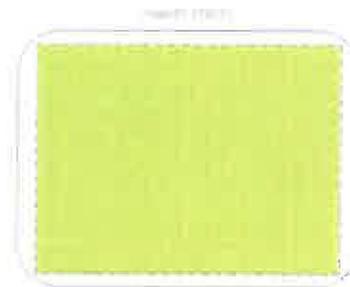
c. Maximum Block Size.

Block sizes shall meet the requirements for each Community Type. A network of streets as described in the, Street Types section, are required to meet the maximum block size requirements. Deviations may be permitted where connections cannot be made because of physical obstacles, such as wetlands and water bodies, railroad and existing highway rights of-way.

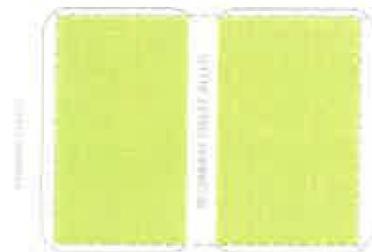
Figure B1

BLOCK PERIMETER (MAX. 1,800 LF)

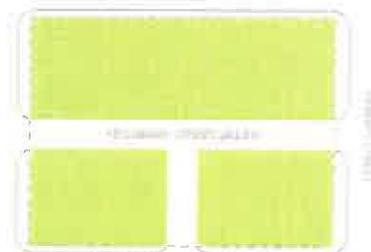
STANDARD BLOCK



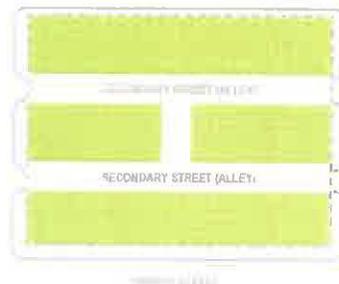
ALLEY BLOCK



"H" ALLEY BLOCK



"H" ALLEY BLOCK



Indigo Lakes Village PUD: General Standards

The following text, tables, and graphics outline general standards within the Indigo Lakes PUD.

Section 4: Consistent with Comprehensive Plan.

That the herein described PUD is consistent with the Comprehensive Plan of the City of Groveland, Florida.

Section 5: Official Zoning Map.

That the City Manager, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation.

Section 6: Severability.

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

Section 7: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council.

PARCEL 1:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTHEASTERLY OF C.R. 565, IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

ALSO

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

TRACTS 53 AND 54, GROVELAND FARMS, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

TRACTS 59 AND 60, IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, IN GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

PARCEL A: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL B: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

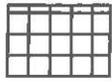
PARCEL C: THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL D: THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4, EAST OF ROAD, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

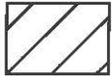
PARCEL E: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF ROAD, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL F: ALL OF TRACTS 35, 45 AND 46, LYING EAST OF C.R. ROAD 565, AND THAT PART OF THE EAST 297 FEET OF TRACT 36, LYING EAST OF C.R. ROAD 56,5 ALL LYING AND BEING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

- **THE ABOVE DESCRIBED PARCELS CONTAIN 162.756 ACRES MORE OR LESS. OF THAT 116.947 ACRES UPLAND AND 45.809 ACRES WETLAND.**



CORE



CENTER



EDGE

