

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING  
SCHEDULED TO CONVENE AT **7:00 P.M. MONDAY, MARCH 16, 2020** IN THE E.L. PURYEAR  
BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736

MAYOR	EVELYN WILSON	<a href="mailto:evelyn.wilson@groveland-fl.gov">evelyn.wilson@groveland-fl.gov</a>
VICE MAYOR	MIKE RADZIK	<a href="mailto:mike.radzik@groveland-fl.gov">mike.radzik@groveland-fl.gov</a>
COUNCIL MEMBER	MIKE SMITH	<a href="mailto:mike.smith@groveland-fl.gov">mike.smith@groveland-fl.gov</a>
COUNCIL MEMBER	DINA SWEATT	<a href="mailto:dina.sweatt@groveland-fl.gov">dina.sweatt@groveland-fl.gov</a>
COUNCIL MEMBER	RANDOLPH WAITE	<a href="mailto:randolph.waite@groveland-fl.gov">randolph.waite@groveland-fl.gov</a>
CITY MANAGER	MICHAEL HEIN	<a href="mailto:michael.hein@groveland-fl.gov">michael.hein@groveland-fl.gov</a>
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	<a href="mailto:shawn.ramsey@groveland-fl.gov">shawn.ramsey@groveland-fl.gov</a>
CITY CLERK	VIRGINIA WRIGHT	<a href="mailto:virginia.wright@groveland-fl.gov">virginia.wright@groveland-fl.gov</a>
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 – Pastor Donald Spivey of First Baptist Church

### ROLL CALL

### AGENDA

### GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

None.

### CONSENT AGENDA

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

## Consideration of Approval:

**A. March 2, 2020 City Council Workshop Recreation Advisory Committee Discussion Minutes**

**B. March 2, 2020 City Council Meeting Minutes**

**C. Resolution 2020-12 Cypress Oaks Phase III Final Plat**

A resolution of the City Council of the City of Groveland, Florida, granting final plat approval of Cypress Oaks Phase 3, generally located north of CR 565A and east of Marina Del Ray Subdivision, Groveland, Florida; and providing for an effective date.

**D. Resolution 2020-13 First Amendment to the Agreement of Purchase and Sale between City of Groveland and Palisades Homeowner's Association, Inc.**

A resolution of the City Council of the City of Groveland, Florida, approving the first amendment to agreement of purchase and sale between City of Groveland and Palisades Homeowner's Association, Inc.; providing for an effective date.

**E. Resolution 2020-14 Approving Agreement of Purchase and Sale between City of Groveland and Canam Palisades, LTD**

A Resolution of the City Council of the City of Groveland, Florida, approving the agreement of purchase and sale between City of Groveland and Canam Palisades, LTD.; authorizing the Mayor to execute the agreement and closing documents; providing for an effective date.

**F. Resolution 2020-15 Use Agreement between the City of Groveland and Denise Thomas doing business as Vocational Learning Center**

A resolution of the City Council of the City of Groveland, Florida, approving the use agreement between Denise Thomas doing business as Vocational Learning Center and the City of Groveland relating to use of the James L. Wyche Senior Center; authorizing the Mayor to execute the agreement; providing for an effective date.

**G. Resolution 2020-17 City of Groveland Business Expense Travel Policy**

A resolution of the City of Groveland, County of Lake, State of Florida; adopting a business expense travel policy; providing for conflicts, codification and severability; providing for an effective date.

**H. Resolution 2020-18 State Revolving Loan Program Application for planning funds for Capital Improvements to the City's Drinking Water System**

A resolution of the City Council of the of Groveland, Lake County, Florida, authorizing the City Manager to submit a loan application pursuant to the State revolving fund loan program; applying for a loan in the amount of \$500,000 payable over a 10 year period for planning funds for Drinking Water Capital Projects (designated as project dw-35062); designating authorized representatives; providing for conflicts, severability, and effective date.

*A resolution authorizing the filing of the loan application for planning efforts toward capital improvements to the City's drinking water system. The low-interest loan amount is \$500,000 for a period of 10 years.*

**I. Resolution 2020-19 State Revolving Loan Program Application for planning funds towards Capital Improvements to the City's Clean Water System**

A resolution of City Council of the of Groveland, Lake County, Florida, authorizing the City Manager to submit a loan application pursuant to the state revolving fund loan program; applying for a loan in the amount of \$260,000 payable over a 20 year period for planning funds for Clean Water Capital Projects (designated as project cw-35061); designating authorized representatives; providing for conflicts, severability, and effective date.

*A resolution authorizing the filing of the loan application for planning efforts toward capital improvements to the City's clean water system (wastewater). The low-interest loan amount is \$260,000 for a period of 20 years.*

**J. Ordinance 2020-03 Trailer Hub LLC Annexation - First 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 0.51 +/- 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.

**K. Ordinance 2020-04 Trailer Hub LLC Comprehensive Plan Amendment - First 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 0.51 +/- 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.

**L. Ordinance 2020-05 Trailer Hub LLC Rezoning - First 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-1 Industrial District for the herein described properties within the City of Groveland, Florida, owned by Trailer Hub LLC, and located on the east side of Sampey Road; 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 scriveners errors and providing for an effective date.

**M. Ordinance 2020-06 V.J. Oleno Comprehensive Plan Amendment - First 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 2.49 +/- 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.

**N. Ordinance 2020-07 V.J. Oleno Rezoning- First 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 District for the herein described properties within the City of Groveland, Florida, owned by JCJ Family Partnership LTD and located on the west side of Independence Boulevard in the Christopher C. Ford Commerce Park; 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 errors and providing for an effective date.

**OLD 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.

**NEW BUSINESS**

None.

**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 Workshop – RAC Duties & Responsibilities  
Monday, March 02, 2020**

The Groveland City Council held a regularly scheduled meeting on Monday, March 02, 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 6:20 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, and City Attorney Anita Geraci-Carver.

**Discussion: Recreation Advisory Committee (RAC) Duties and Responsibilities**

City Manager Hein referenced *Resolution 2004-05-13-A, Section 7 Continuance of Committee*. He noted that every three (3) years the City Council shall discuss whether or not the Committee should continue in existence, whether or not its functions and duties are appropriate because of change in circumstances and other matters relevant to continuing the existence of the Committee.

City Manager Hein stated some changes may have occurred as staff has been looking over codification, but it is always good to review. He reported during his initial observations the Committee operated in a suboptimal environment, in that staff was not supported in a way to allow for meaningful contributions. City Manager Hein was the RAC liaison during his first year of employment. Thereafter, Council Member Smith became the RAC liaison.

City Manager Hein stated Mike Walker, Director of Parks, Facilities and Community Services Director was available to answer any questions Council may have.

Vice Mayor Radzik inquired as to the current status of terms of RAC members. Mr. Walker informed Council there was a lapse in terms; three (3) current members' terms expired. The Clerk's Office has reached out to those members to see if they are interested in being reappointed. Once confirmed, the members, along with two (2) currently vacant positions will be presented at the next RAC meeting for a recommendation to Council.

Council Member Smith inquired if there were seven (7) current active members; Mr. Walker reported there are four (4) current members due to having two (2) vacant and three (3) lapsed at this time.

Vice Mayor Radzik suggested including a representative on the RAC to speak on behalf of persons with disabilities. He felt this type of representative could give much needed input on making parks accessible to everyone. City Manager Hein stated it is certainly within the resolution and policy for Council to decide to provide as much inclusion and transparency as possible. Vice Mayor Radzik stated the need should be advertised and promoted.

## MARCH 2, 2020 CITY COUNCIL WORKSHOP RAC DUTIES & RESPONSIBILITIES MINUTES

Council Member Smith agreed with Vice Mayor Radzik. He also suggested one of the seats on the RAC be reserved for a youth representative. Council Member Smith felt staff should be more prescriptive when selecting members; more inclusive and diverse. Vice Mayor Radzik asked how to move forward. Council Member Smith stated the Council could revise the membership via resolution. He noted the Council could take the opportunity to consider other things they feel important.

City Attorney Geraci-Carver stated an ordinance was adopted and can be revised to change the criteria. Staff would need direction on the specific changes. City Manager Hein advised it would be a code revision either by ordinance or resolution.

Vice Mayor Radzik stated when the RAC liaison was established, no expectations were memorialized or codified. He reported that after he had spoken with City Manager Hein, it is understood that Mr. Walker is providing reports of each meeting. Vice Mayor Radzik stated he would like for Council Member Smith as the RAC liaison, to provide any details not relayed in the reports.

Council Member Smith stated he was not sure of why codification as a liaison on RAC would be necessary, as the function is to listen and not to direct.

Council Member Smith stated he would like the RAC to be more strategic in their focus. For example, to review/research activities, programs, and events that could potentially become staples within the community.

Mayor Wilson stated the RAC has been involved in events for the last for 3-4 years. She reported that previously the RAC did not handle the City events, rather they visited the City's parks and brought issues to Council. Approximately four (4) years ago RAC became more involved and Council allowed more input. Mayor Wilson felt it important that Council provide feedback to the RAC through the liaison.

Vice Mayor Radzik stated the City Charter, Division 2-95 and 2-96 is clearly defined on RAC duties. He expressed the importance of the Master Plan, the Trails & Parks Plan, and design/development for summer programs. Vice Mayor Radzik felt the current resolution was a good document with the exception of revising the member appointments portion.

Council Member Smith did not feel the RAC's position was to establish rules and regulations. It is the Committee's responsibility to advise Council of what they perceive to be rules and regulations the City should adopt. Council Member Smith inquired if Council was going to task the RAC with a specific function to complete or have them serve as an advisory body for the Council to assist in addressing issues. Council Member Smith noted RAC is a support function to the Parks & Recreation Department.

Vice Mayor Radzik stated in the past there has not been effective leaders such as there is now with City Manager Hein and Mr. Walker. Vice Mayor Radzik noted verbiage may need to be changed and updated, but the document would be beneficial for the RAC and Mr. Walker in regards to the Master Plan and Trail Plan.

Vice Mayor Radzik felt RAC items should always be brought back to City Council for approval.

Council Member Smith Council agreed with Vice Mayor Radzik. He stated the Council has a duty to look at the broader requirements across the City. Council Member Smith reported there is now staff in place that can properly delegate and execute tasks. As the liaison, he expressed concern with trying to direct the RAC versus allowing them to be an advisory body.

Vice Mayor Radzik suggested a decision making re-write that would require approval of City Council on all items. In terms of duties, he felt Mr. Walker understands the City needs a comprehensive parks program and a summer recreation program, that it needs to go through the RAC and then to Council for final approval.

Council Smith stated through the RAC, Council should be identifying the elements that would help build a summer program and year-round programs. In addition to requiring final Council approval, there is a need to identify membership standards to be more inclusive and diverse.

Vice Mayor Radzik stated he would like the membership standards to be incorporated via City Attorney Geraci-Carver, City Manager Hein and Mr. Walker. He felt it important to include a Youth representative on the RAC.

Council Member Smith recalled a conversation with a youth community member regarding the City's skateboard park and possible changes. Council Member Smith felt youth may be underestimated and what they can bring to the table.

Vice Mayor Radzik stated the skateboard park is under-utilized and he would like to see more use once the Lake David renovations are completed, such as with a skateboard competition, etc.

Council Member Smith felt RAC could accomplish great things for the City. He pointed out the RAC is to be the body that advises Council, and they should not feel apprehensive bringing ideas to Council.

Vice Mayor Radzik stated the RAC should not be concerned about the budget, and should advise Council without regard to the budget. Council Member Smith agreed stating it is the Council's responsibility to figure out how to fund items.

Councilwoman Sweatt agreed that in the future there should be younger people serving on the RAC. She indicated she is fine with current RAC members who are serving.

Councilwoman Sweatt felt RAC should be given more responsibility and to bring back items to the City Council for consideration.

Council Member Waite agreed with fellow Council Members and believes the City would benefit from partnerships with the private sector.

Councilwoman Sweatt stated she recently attended the Women's Summit in which she met two (2) YMCA representatives. The representatives discussed possibly stationing a YMCA in Groveland in the summer.

Council Member Smith noted the City partnered with YMCA in last year's summer programming.

Councilwoman Sweatt reported YMCA would like to put a building in Groveland so parents could be involved as well.

Mayor Wilson stated the Council has looked at a number of community organizations over the years. She reported she was on the YMCA Board and was in discussions regarding a building. However, this was during a negative time in Groveland. Mayor Wilson stated now is the time to reach out to organizations. She reported she is still in contact with the YMCA and very much involved with the Boys and Girls Club. The Boys and Girls Club has a lot of corporate sponsors; more than the YMCA. Mayor Wilson mentioned she has been trying to get a community center in Groveland for nine (9) years. Council Member Smith agreed that now is the time to act, as the City is continuously growing and has changed a lot for the better.

Vice Mayor Radzik recognized the dedication of the RAC, stating they have done a great job. He thanked the RAC for their volunteerism and commitment.

**ADJOURNMENT**

Mayor Wilson adjourned the meeting at 6:56 p.m.



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Evelyn Wilson, Mayor

Attest:

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Virginia Wright, City Clerk

**City of Groveland  
Minutes  
City Council Meeting  
Monday, March 02, 2020**

The Groveland City Council held a regularly scheduled meeting on Monday, March 02, 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 7:10 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 Mayor Wilson.

Invocation – Pastor Jeff Taylor, Edge Memorial United Methodist Church

Mayor Wilson presented Councilwoman Sweatt with a certificate of completion of the Florida League of Cities Institute for Elected Municipal Officials (IEMO) IV Municipal Leadership program. The program focuses on municipal problem solving strategies, while providing both a deeper dive into each attendee's personal leadership style and preferences as well as a rich environment for sharing experiences and envisioning the future of Florida's municipalities. Mayor Wilson and Council congratulated Councilwoman Sweatt her accomplishment.

Vice Mayor Radzik reported he had not yet taken the training and inquired what the IEMO IV training was about. Councilwoman Sweatt stated the training covered how you need to recognize what you have inside yourself; what you can bring to the table during council meetings; how to address citizens properly; and how to speak respectfully to present your thoughts. Councilwoman Sweatt reported the training was excellent.

**GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS**

**Thrive Clermont 2020 Summer Pop-up**

Alisha Kissee, program administrator and Sheri Lewin the founder and president of Thrive Clermont provided information about the program. Thrive Clermont is a 501 (c)(3) nonprofit organization formed in 2015 to provide enrichment programming for any teens ages 13-17 in the greater south lake region. The organization is based in Clermont and organized programs provide skill-building, socialization, and mentoring opportunities for healthy youth development.

An overview presentation of the program was provided. Some of the teens who participate in the Thrive program were present. Each of them provided a small segment of information.

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The TAC – Teen Advisory Council: the TAC advises and assists in critical planning and implementation elements of Thrive Clermont's Programs and Events for Teens. Additional topics were Leap into College and the 2020 Summer PopUps.

Ms. Lewin reported Summer PopUps will be held at the Groveland Puryear Building and surrounding venues beginning June 2, 2020.

Ms. Kisse reported sponsorships are available. Thrive Clermont appreciates any donations/sponsorships.

### **CONSENT AGENDA**

#### **Consideration of Approval:**

A. **February 18, 2020 City Council Meeting Minutes**

B. **FY 2021 Adoption of Budget Calendar**

C. **Resolution 2020-09 Engineering Services Agreement between City of Groveland and Woodard & Curran, Inc. for RFP 2020-01 Utilities Master Plan**

A resolution of the City Council of the City of Groveland, Florida, approving the engineering services agreement between the City of Groveland and Woodard & Curran, Inc. issued pursuant to RFP 20-001 Utilities Master Plan; authorizing the Mayor to execute the agreement; providing for an effective date.

D. **Resolution 2020-11 Piggyback/Cooperative Participation Agreement for the purchase of a Sutphen Extreme Duty Custom Pumper Demo Unit 449 Fire Truck**

A resolution of the City Council of the City of Groveland, Florida, approving the contract for the purchase of a Sutphen Extreme Duty Custom Pumper Fire Truck for the City of Groveland, Florida; providing for an effective date.

**Motion:** Councilwoman Sweatt moved to approve the Consent Agenda; seconded by Council Member Smith.

**Public Comment:**

None.

Motion passed with all Council Members present voting aye.

**OLD BUSINESS**

**1. Consideration of Approval: Resolution 2020-13 First Amendment to the Agreement of Purchase and Sale between City of Groveland and Palisades Homeowner's Association, Inc.**

A resolution of the City Council of the City of Groveland, Florida, approving the first amendment to agreement of purchase and sale between City of Groveland and Palisades Homeowner's Association, Inc.; providing for an effective date.

**2. Consideration of Approval: Resolution 2020-14 Approving Agreement of Purchase and Sale between City of Groveland and Canam Palisades, LTD**

A Resolution of the City Council of the City of Groveland, Florida, approving the agreement of purchase and sale between City of Groveland and Canam Palisades, LTD.; authorizing the Mayor to execute the agreement and closing documents; providing for an effective date.

City Manager Hein stated he reached out to Council prior to this meeting to inform them materials for both agenda items one (1) and two (2), under Old Business, Resolution 2020-13 and 2020-14 were not available as anticipated; however staff available to discuss if Council so desires.

City Manager Hein explained both items are a result of the City finding ways to mitigate what was required under the consumptive use permit (CUP). It required the City to invest \$4.3 million in the CIP to offset the negative withdraw on the Apshawa Lake by constructing a pipeline and pumping from one lake to another. This was required to be done by January 2020. Alternatives were discussed with Saint Johns River Water Management District (SJRWMD). The City was able to satisfy that requirement by acquiring and shutting down wells at the Palisades Golf Course. In conversations with Palisades' residents, it was known the residents wanted to control the asset but had difficulty with the previous owner.

City Manager Hein noted City Attorney Geraci-Carver, Transportation & Streets Director T.J. Fish and Finance Director John Ter Louw all had worked on this project in the past year. City Manager Hein stated he hopes to have agenda items Resolution 2020-13 and 2020-14 on the March 16, 2020 City Council consent agenda.

City Manager Hein reported the Palisades Home Owner's Association (HOA) would be responsible for the maintenance of grass; the agreement with Canam Palisades, LTD would convey the property to the developer.

Mr. Fish reported he had sent an email to City Council regarding the CUP received from SJRWMD. The CUP letter modification adjusted some of the terms including the removal of the Waterside Stormwater Diversion Project.

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Mr. Fish stated having this resolved for such a lower price was a huge relief. For the next five (5) years, the City has the allocations needed to sustain responsible growth.

Mr. Fish advised Council the City has four (4) years to choose a site and design plans for a well project that would allow the City to pump up to 1.6 million gallons per day from the Floridian aquifer. He stated the Villa City Developers could possibly play a part in the project; if not, the City would do it on its own.

Mr. Fish offered to answer any questions Council may have.

City Manager Hein stated through the City's partnership with Woodard & Curran a different perspective was achieved. With better data, the City was able to make better decisions. It was discovered the city was coming close to over-pumping beyond the paper limit. There is now have a five-year reprieve, in which the city is able to pump approximately 800,000 more gallons per day. This provided room for the City to grow while avoiding any regulatory punitive actions for pumping over the limit. City Manager Hein expressed his appreciation with both internal and external teams, as well as the Palisades partnership.

City Manager Hein reported City Attorney Geraci-Carver is working with Canam on the final details of the sale. The City intends to annex property it has paid for and has agreed to allow it to be platted through the Lake County process. City Manager Hein stated the City would not aggressively annex Palisades residents.

Mayor Wilson stated she appreciated City Manager Hein's innovativeness and the ability to move things forward. She also thanked Mr. Fish for his resourcefulness.

### **PUBLIC COMMENT**

Bret Jones attorney for Palisades HOA felt that the City Manager and supporting staff are doing a good job> He felt the partnership is a win-win.

Fred Costello stated he is a 16-year resident of Palisades community.

Mr. Costello thanked City Manager Hein for all of his efforts moving forward with the sale and purchase. He reported upon closing of the sale, the HOA would immediately begin to restore the building and grounds. Mr. Costello also noted timing is critically important as the clubhouse needs a new roof and 80 dead trees need to be removed.

Vice Mayor Radzik thanked City Manager Hein for his out-of-the-box thinking. He stated being able to take the \$4.3 million requirement and get it down to a more manageable price tag is a testament to City Manager Hein's abilities. Vice Mayor Radzik noted he was a little disappointed about the additional requirements for

## MARCH 2, 2020 CITY COUNCIL MEETING MINUTES

more withdrawals, but is happy they would come from the upper aquifer. Vice Mayor Radzik also thanked Woodard & Curran and all involved for their efforts.

Council Member Smith stated it is important to remember water is a scarce resource. He felt the reprieve is good, but staying focused on what is still needed is important. Council Member Smith noted it has been a pleasure to work with the Palisades HOA.

### **NEW BUSINESS**

#### **1. Naming of City Assets – Naming of the Park at Wilson Lake Parkway**

Pursuant to Resolution 2019-52 Policy for Naming City Assets or Placement of Commemorative Works that was adopted on August 19, 2019, the City of Groveland received 21 petitions to name the park, located at 131 Wilson Lake Parkway, Groveland, FL 34736 to “Cherry Lake Park.” Public notice was posted and advertised in the Daily Commercial. Any comments from the public regarding the proposed naming of the park were required to submit those comments in writing to the City Manager’s Office or via email, no later than Monday, February 24, 2020 at 5:00 p.m., two comments were received for consideration within the time period of public notice.

City Manager Hein reported the City received interest from individuals within the community in naming the City’s new park that is located on Wilson Lake Parkway. In August 2019 the Council adopted a policy via Resolution 2019-52 for naming of City assets.

The City received twenty-one (21) City Asset Naming Policy applications. Twenty (20) of the applications recommended the park name to be *Cherry Lake Park*; one (1) recommendation of *Park on Wilson Lake Park*.

At the December 10, 2019 Recreation Advisory Committee (RAC) Meeting reviewed all twenty-one (21) applications received and recommended the name of *Cherry Lake Park* for Council consideration.

Following the RAC recommendation, a 30-day public notice period was established by staff. Per the policy a public notice with the recommended park name was placed in a local newspaper, once during the 30-day period, along with posting notice at the site of the subject park and other recreational/city facilities. Notice was also posted in the display board at City Hall. In addition, staff utilized City social media to inform citizens that the City would be considering the naming of the park at Wilson Lake Parkway at the March 2, 2020 City Council Meeting.

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Two (2) citizen comments/recommendations were received via email during the 30-day public notice period, which ended on February 24, 2020 at 5:00 p.m. as advertised. One of the recommendations was to name the park *Wilson Lake Park*; the other recommendation was *Libby Park*.

Council Member Smith noted three (3) different names were received. He thanked the RAC for all of their efforts. Council Member Smith stated the formal policy was followed and the public provided names and utilized rationales, Facebook, the city's website, etc.

Councilwoman Sweatt stated twenty-one (21) people submitted the same name for the park. Therefore she felt the suggested name *Cherry Lake Park* should be approved.

Vice Mayor Radzik stated he definitely respects the citizen's involvement. He noted the majority of applications were from the north end of the City. He expressed his disappointment that there wasn't better representation of the City as a whole. Vice Mayor Radzik asked Council if they knew what *Libby* meant to the City of Groveland. He reported Mr. *Libby* had owned over 3,000 acres of orange grove up until 1987. He mentioned *Wilson Lake Parkway* is closer than *Cherry Lake* to the park. Vice Mayor Radzik stated his concern is that the City needs to keep the history of Groveland alive. He does not want to see the history go to the way-side. He felt *Libby Park* was a better suited name.

Mayor Wilson agreed with Vice Mayor Radzik on keeping the past of Groveland alive. She noted Mr. *Pike* had done a lot for the City and met the criteria for having a City Asset named after him posthumously. Mayor Wilson reported Mr. *Pike* had served on City Council and was Vice Mayor. He also served on the MPO, Pedestrian Citizen Group, and supported the veterans for July 4<sup>th</sup> and Memorial Day events. Mayor Wilson stated you cannot get to the park without going on *Wilson Lake Parkway*; *Wilson Lake* is closer than *Cherry Lake*.

**Motion:** Council Member Smith moved to approve; naming of the park at *Wilson Lake Parkway* to *Cherry Lake Park*; seconded by Councilwoman Sweatt.

**Public Comment:**

Amanda Traywick felt there was a very poor turn-out of applications. She stated at this point she was not concerned with the name of the park; she just wanted to move forward.

Vice Mayor Radzik inquired if Council would like to consider naming the park *Libby Park*.

Council Member Smith stated the City had engaged citizens to participate in the naming of the park and those interested responded.

## MARCH 2, 2020 CITY COUNCIL MEETING MINUTES

Council Member Smith noted the policy was adopted and in place, in which the City did all that they could and what was required to receive input.

Council Member Waite stated in the future, things could possibly be approached differently to get the community more involved. He noted taking advantage of when the community is gathered at events such as the parade or placing a suggestion box in multiple locations.

Motion passed with all Council Members present voting aye.

### **PUBLIC COMMENT**

Amanda Traywick reported there were people who attended the Council meetings, however, did not submit a name for the park.

Ms. Traywick stated the RAC had a lot of frustrations in the past. However, the RAC has learned to move forward as a group. Ms. Traywick asked for clear communication from Council moving forward.

Paula Hall thanked City Manager Hein and Mr. Walker for all of their efforts. She stated she was proud of each Council Member.

### **REPORTS**

#### **Council Member Waite**

Council Member Waite reported the following:

- February 19<sup>th</sup> attended the Orlando Men Violence Prevention (MVP) Breakfast. There were 100 invitees. The purpose of the event was to bring awareness within the community. Network with health professionals, educational development. Council Member Waite felt it was a very good meeting.
- February 19<sup>th</sup> attending community outreach meeting regarding the City's Future Land Use that was held at the Trilogy sub-division. Council Member Waite thanked Council Member Smith and Community Development Director Tim Maslow for putting the meeting together.
- February 27<sup>th</sup> toured the workforce housing at Cherry Lake Tree Farm.
- March 2<sup>nd</sup> bi-weekly meeting with City Manager Hein.

#### **Council Member Smith**

Council Member Smith reported the following:

- February 19<sup>th</sup> attended community outreach meeting regarding the City's Future Land use that was held at the Trilogy sub-division.
- February 21<sup>st</sup> attended the unveiling of the monument in Tavares, in remembrance of The Groveland Four.

## MARCH 2, 2020 CITY COUNCIL MEETING MINUTES

- February 21<sup>st</sup> attended the Change of Command ceremonies that was held at Fire Station 94.
- February 26<sup>th</sup> met with Tim Maslow regarding the Indigo Lakes Project.
- February 27<sup>th</sup> toured the workforce housing at Cherry Lake Tree Farm.
- Council Member Smith thanked Woodard & Curran and Transportation & Streets Director T.J. Fish for moving the City forward with the water/reclaimed water.

### **Councilwoman Sweatt**

Councilwoman Sweatt reported the following:

- February 18<sup>th</sup> attended the Women's Leadership Summit that was held in Orlando. The summit touched on how to get results and to ask questions; how to be assertive and forthcoming when speaking.
- February 20<sup>th</sup> attended the Business of the Month/ Publix.
- February 21<sup>th</sup> attended the unveiling of the monument in Tavares, in remembrance of The Groveland Four.
- February 21<sup>st</sup> attended the Change of Command ceremonies that was held at Fire Station 94.
- February 27<sup>th</sup> bi-weekly meeting with City Manager Hein.
- February 27<sup>th</sup> toured the workforce housing at Cherry Lake Tree Farm.
- February 21<sup>st</sup> attended reception at Lake Catherine Blueberry Farm for County Commission race District 5. Mr. Luce is running for this seat.
- February 21<sup>st</sup> attended the Change of Command ceremonies that was held at Fire Station 94.

### **Vice Mayor Radzik**

Vice Mayor Radzik reported the following:

- February 20<sup>th</sup> attended the Business of the Month/Publix.
- February 21<sup>th</sup> attended the unveiling of the monument in Tavares, in remembrance of The Groveland Four.
- February 21<sup>st</sup> attended the Change of Command ceremonies that was held at Fire Station 94.
- February 28<sup>th</sup> bi-weekly meeting with City Manager Hein.
- March 7, 2020 attending the South Lake Youth Basketball League Opening.

Vice Mayor Radzik inquired if there could be a moratorium on the existing PUDs for single family homes until things are reviewed and tightened up.

Vice Mayor Radzik thanked City Attorney Geraci-Carver for her efforts on the Indigo Lake project. He inquired what the effects on education and schools would be with the new developments. City Attorney Geraci-Carver explained the school concurrency. Vice Mayor Radzik stated he would like to work towards being better partners with the Lake County School Board. City Manager Hein stated he would be meeting with the superintendent of schools to further discuss.

**Mayor Wilson**

Mayor Wilson reported the following:

- February 19<sup>th</sup> attended community outreach meeting regarding the City's Future Land Use that was held at the Trilogy sub-division.
- February 19<sup>th</sup> attended Elevate Lake meeting.
- February 20<sup>th</sup> attended Housing for All meeting in Clermont. Mayor Wilson stated if anyone desired to attend the next Housing for All Meeting to reach out to her and she would reach out to Steve Smith who would provide and invitation.
- February 20<sup>th</sup> attended the Business of the Month/Publix.
- February 21<sup>th</sup> attended the unveiling of the monument in Tavares, in remembrance of The Groveland Four.
- February 21<sup>st</sup> attended the Change of Command ceremonies that was held at Fire Station 94.
- February 23<sup>rd</sup> Mayor Wilson was invited to speak at Zion Lutheran Church. The event topic was "Celebrating Bold Women." The event was well attended.
- February 26<sup>th</sup> attended the Lake-Sumter MPO meeting. Highway 27 and the turnpike were discussed regarding expanding to eight (8) lanes.
- Garden meeting with Theresa Watkins FSU professor Florida friendly plants.
- February 27<sup>th</sup> toured the workforce housing at Cherry Lake Tree Farm. Mayor Wilson discussed with the president of the tree farm, Tim Sallin a possible partnering for an Arbor Day and Earth Day event.

**City Manager Hein**

Nothing to report at this time.

**Anita Geraci-Carver**

Nothing to report at this time.

**ADJOURNMENT**

Mayor Wilson adjourned the meeting at 8:37 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: DEWAYNE JONES, PLANNER I  
SUBJECT: CONSIDERATION OF APPROVAL: RESOLUTION 2020-12  
CYPRESS OAKS PHASE III FINAL PLAT  
DATE: MARCH 16, 2020

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**GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from property owners, Hanover Cypress Oaks LLC, requesting approval of a Final Plat for Cypress Oaks Phase III (3). The site is located on the north side of C.R. 565A and east of South Lake High School. The project consists of 129 single family residential lots on 31.78 +/- acres. The subject property has a Future Land Use designation of Single Family Medium Density and a Zoning designation of PUD. The final plat meets the requirements per Sec. 145-48 of the City's Land Development Regulations. On February 19, the Development Review Staff (DRM) voted unanimously to recommend the final plat resolution to the City Council. Staff recommends approval of Cypress Oaks Phase III (3) Final Plat Resolution 2020-12.

**BUDGET IMPACT:**

There are no budgetary impacts.

**LEGAL NOTICE:**

No legal notice is required.

**STAFF RECOMMENDATION:**

Community Development Staff- Approval of Resolution 2020-12.  
Development Review Staff (DRM) - Approval of Resolution 2020-12.

**ATTACHMENTS:**

Attachment 1 Resolution 2020-12 with plat & legal description  
Attachment 2 Support Documentation

# ATTACHMENT 1

**RESOLUTION 2020-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING FINAL PLAT APPROVAL OF CYPRESS OAKS PHASE 3 GENERALLY LOCATED NORTH OF CR 565A; EAST OF MARINA DEL REY SUBDIVISION AND WEST OF MARSH HAMMOCK WAY, GROVELAND, FLORIDA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant has petitioned for final plat approval of Phase 3 of Cypress Oaks, a residential subdivision; and

**WHEREAS**, the subject property consisting of 39 +/- acres has a future land use designation of Single Family Medium Density Residential and Conservation and is zoned PUD;

**WHEREAS**, the City Council of the City of Groveland has considered the application in accordance with the procedures for granting Final Plat Approval set forth in Section 145-48 of the City of Groveland Land Development Code;

**WHEREAS**, the City Council finds that the Final Plat of Cypress Oaks Phase 3 is in compliance with the City's land development regulations.

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

**Section 1. Granting of Final Plat Approval.**

Approval of the Final Plat of Cypress Oaks Phase 3 consisting of 129 single-family lots, **a copy of which is attached hereto**, is GRANTED.

**Section 2. Conditions.**

1. Comply with all outstanding staff comments.

**Section 3. Effective Date.**

This resolution shall become effective immediately upon its passage.

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

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Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



CONSENT AGENDA  
MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
VIA: MIKE HEIN, CITY MANAGER  
FROM: ANITA GERACI-CARVER, CITY ATTORNEY  
SUBJECT: CONSIDERATION APPROVAL: RESOLUTION 2020-13 APPROVE FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE BETWEEN THE CITY OF GROVELAND AND PALISADES HOMEOWNER'S ASSOCIATION, INC.  
DATE: March 9, 2020

---

**GENERAL SUMMARY/BACKGROUND:** The City and Palisades HOA, Inc. are parties to an Agreement of Purchase and Sale having an effective date of November 18, 2019. CANAM PALISADES, LTD. is the developer of the property within Palisades that is ongoing. CANAM PALISADES, LTD. needs to acquire portion of the property, approximately 1 acre, the City is conveying to the HOA and approached the HOA. The HOA requested the City convey that portion of the property directly to CANAM. Since the Agreement was first entered the City staff determined it to be in the City's best interest to retain a portion of the real property adjacent to the Seller's well site (Alt. Key 3329686) for wellfield protection. A sketch and legal description has been prepared depicting and describing the property the City will retain. A separate agreement is being proposed between the City and CANAM PALISADES LTD.

In summary the First Amendment includes the following changes:

1. The City will retain a portion of Alt. Key 3329686. The purchase price is not affected.
2. The HOA is not released from liability should CANAM PALISADES fail to purchase the property.
3. The HOA will pay the City \$370,000 net, and CANAM PALISADES will pay the City \$130,000 net.
4. Conditions to close on the Property include: (a) the City has received written notice from St Johns River Water Management District ("SJRWMD") that the City's request for transfer and retirement of the consumptive use permit(s) associated with the Property has been granted, (b) the City's CUP mitigation requirements

satisfied,(c) the City's CUP has been amended, and (d) the property has been annexed into the City of Groveland municipal boundaries.

5. It allows for two closing dates. In the event all conditions except notice from SJRWMD have been met, then the City could convey the improved portion of the property housing the clubhouse and utility barn to the HOA followed by a second closing of the golf course property once SJRWMD has issued its approval. SJRWMD agreed this is allowed.
6. Provides for the HOA to lease the property for \$1.00 and for the HOA to maintain the property from the effective date of the First Amendment until closing.
7. Requires the HOA to escrow \$130,000 with my office pending CANAM PALISADES closing on the property. Should CANAM PALISADES fail to close then the HOA will receive title to the remaining property in exchange for the \$130,000 plus closing costs.
8. The City will process annexation of the property pursuant to the attached schedule.

**BUDGET IMPACT:**

Saves the City maintenance costs. Amount is unknown.

**LEGAL NOTE:** Council approval is required in order to amend the Agreement dated November 18, 2019.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 2020-13 approving the First Amendment to Agreement of Purchase and Sale between the City of Groveland and Palisades Homeowners Association, Inc.

**ATTACHMENTS:**

1. Resolution 2020-13
2. First Amendment to Agreement
3. Agreement of Purchase and Sale Between the City of Groveland and Palisades HOA, Inc. dated November 18, 2019
4. Sketch and Legal Description
5. Draft annexation timeline

# ATTACHMENT 1

**RESOLUTION 2020-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE BETWEEN CITY OF GROVELAND AND PALISADES HOMEOWNER'S ASSOCIATION, INC.; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Groveland and Palisades Homeowner's Association, Inc. entered into an Agreement of Purchase and Sale dated November 18, 2019; and

**WHEREAS**, the parties desire to amend the Agreement; and

**WHEREAS**, the City Council finds it beneficial to the City of Groveland to amend the Agreement;

**WHEREAS**, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

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

Section 1. The First Amendment to Agreement of Purchase and Sale between the City of Groveland and Palisades Homeowner's Association, Inc., a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the First Amendment to Agreement of Purchase and Sale between the City of Groveland and Palisades Homeowner's Association, Inc.

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

PASSED AND RESOLVED this \_\_\_\_\_ day of March 2020 by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
VIA: MIKE HEIN, CITY MANAGER  
FROM: ANITA GERACI-CARVER, CITY ATTORNEY  
SUBJECT: CONSIDERATION APPROVAL: RESOLUTION 2020-14 APPROVE AGREEMENT OF PURCHASE AND SALE BETWEEN THE CITY OF GROVELAND AND CANAM PALISADES LTD.  
DATE: March 9, 2020

---

**GENERAL SUMMARY/BACKGROUND:** The City and Palisades HOA, Inc. are parties to an Agreement of Purchase and Sale having an effective date of November 18, 2019. CANAM PALISADES, LTD. is the developer of the property within Palisades that is ongoing. CANAM PALISADES, LTD. needs to acquire portion of the property, approximately 1 acre, the City is conveying to the HOA and approached the HOA. The HOA requested the City convey that portion of the property directly to CANAM. A separate agreement with CANAM PALISADES LTD. is proposed.

In summary the Agreement provides for the following:

1. CANAM PALISADES will pay the City \$130,000 net for the property it is acquiring.
2. \$5000 deposit due within 5 days of the Effective Date of the Agreement.
3. The HOA is not released from liability should CANAM PALISADES fail to purchase the property.
4. 7 days for City to provide CANAM with title commitment of the property
5. 30-day inspection period by CANAM during which time they can review the title and obtain a survey; however, City is not obligated to correct or cure any raised defects.
6. Conditions to close on the Property include: (a) the City has received written notice from St Johns River Water Management District ("SJRWMD") that the City's request for transfer and retirement of the consumptive use permit(s) associated with the Property has been granted, (b) the City's CUP mitigation requirements satisfied, and (c) the City's CUP has been amended.
7. CANAM has 180 days from the Effective Date to obtain final plat approval to include the property within a plat pending before Lake County.

8. CANAM has 190 days from the Effective Date to close on the property.

If CANAM fails to close then the Palisades HOA will receive title to the property in exchange for the \$130,000 the HOA will be placing in escrow, plus closing costs.

**BUDGET IMPACT:**

None.

**LEGAL NOTE:** Council approval is required in order to convey the property to CANAM PALISADES.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 2020-14 approving the Agreement of Purchase and Sale between the City of Groveland and CANAM PALISADES, LTD.

**ATTACHMENTS:**

1. Resolution 2020-14
2. Agreement of Purchase and Sale between the City of Groveland and CANAM PALISADES, LTD.
3. Closure Report

# ATTACHMENT 1

**RESOLUTION 2020-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE AGREEMENT OF PURCHASE AND SALE BETWEEN CITY OF GROVELAND AND CANAM PALISADES, LTD.; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND CLOSING DOCUMENTS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Groveland and Palisades Homeowner's Association, Inc. entered into an Agreement of Purchase and Sale dated November 18, 2019; and

**WHEREAS**, CANAM Palisades, LTD. desires to purchase a small portion of the property which the subject of the Agreement of Purchase and Sale dated November 18, 2019; and

**WHEREAS**, Palisades Homeowner's Association, Inc. and CANAM Palisades, LTD. reached a verbal arrangement; however, they prefer CANAM Palisades, LLC contract directly with the City; and

**WHEREAS**, the City Council finds it beneficial to the City of Groveland to enter into the Agreement;

**WHEREAS**, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

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

Section 1. The Agreement of Purchase and Sale between the City of Groveland and CANAM Palisades, LTD., a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the Agreement of Purchase and Sale between the City of Groveland and CANAM Palisades, LTD. as well as any and all closing documents necessary to effectuate the sale.

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

PASSED AND RESOLVED this \_\_\_\_ day of March 2020 by the City Council of the City of Groveland, Florida.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



## CONSENT AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: MIKE WALKER, PARKS, FACILITIES AND COMMUNITY SERVICES DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL RESOLUTION 2020-15:  
AGREEMENT BETWEEN CITY OF GROVELAND AND DENISE THOMAS – VOCATIONAL LEARNING CENTER

DATE: MARCH 16, 2019

---

**GENERAL SUMMARY/BACKGROUND:** The City has been approached with offering Nursing Prep classes at the James L. Wyche Senior Center Monday through Friday, and some Saturday's (Testing Days). These classes would follow and not interfere with the Mid Florida Services Inc. senior programming that takes place at the location on Monday through Friday, between 9 AM and 1 PM. A monthly fee of \$450.00 will be paid to the city for the use of the facility.

Mrs. Thomas through her Vocational Learning Center wishes to partner with the city by providing Nursing Prep classes to the City of Groveland residents and others in the surrounding area. The classes that will be provided are for Certified Nurse Assistant (CAN), Home Health Aide (HHA) and phlebotomy. A Release Agreement will need to be signed by each participant in the class, and provided to the city on a weekly basis. The Release Agreement is provided to you as Exhibit "A".

The Recreation Advisory Committee (RAC) had at their February 11, 202 meeting an agenda item to have a Presentation by Denise Thomas, explaining the classes that she would like to offer at the Senior Center, and after discussion, the RAC voted to approve, a recommendation to City Council to move forward with a partnership agreement with Denise Thomas and the Vocational Learning Center at the Senior Center, to provide the classes, previously mentioned.

Resolution 2020-15 is provided as Attachment 1. The agreement has been provided for your review as Attachment 2.

If approved, the agreement will become effective April 1, 2020 and will be valid until September 30, 2020.

**BUDGET IMPACT:**

An increase in General Fund-Park Revenue from the monthly agreement fee

**LEGAL NOTE:**

No Legal note

**STAFF RECOMMENDATION:** Staff recommends approval of Resolution 2020-15, and authorize the Mayor to sign the agreement.

**ATTACHMENTS:**

1. Resolution 2020-15
2. MOU Agreement for Nursing Prep Classes
3. Exhibit A – Release Agreement

# Attachment 1

**RESOLUTION 2020-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE USE AGREEMENT BETWEEN DENISE THOMAS DOING BUSINESS AS VOCATIONAL LEARNING CENTER AND THE CITY OF GROVELAND RELATING TO USE OF THE JAMES L. WYCHE SENIOR CENTER; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Groveland owns the James L. Wyche Senior Center; and

**WHEREAS**, Denise Thomas d/b/a Vocational Learning Center desires to use the James L. Wyche Senior Center to offer classes; and

**WHEREAS**, the parties desire to enter into a Use Agreement for the purpose of setting forth the terms and conditions under which Denise Thomas may use the James L. Wyche Senior Center; and

**WHEREAS**, the City Council finds it beneficial to set forth the use terms and conditions in a written agreement.

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

Section 1. The Use Agreement between Denise Thomas doing business as Vocational Learning Center and the City of Groveland, copy of which is attached hereto, is approved.

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

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

PASSED AND RESOLVED this \_\_\_\_ day of March 2020, by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

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Virginia Wright, City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



## CONSENT AGENDA

### MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: JOHN TER LOUW, FINANCE DIRECTOR

SUBJECT: RESOLUTION 2020-17 CITY OF GROVELAND BUSINESS TRAVEL EXPENSE POLICY

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

The City's current Business Travel Expense Policy is currently based on the Florida Statute set rates for the State of Florida. The proposed policy will utilize the federal IRS/GSA rates for per diem and mileage reimbursements, as well as, simplify the overall process in both requesting for business travel expenses and payment of expenses. Employees are expected and encouraged to utilize efficient means of travel for all business trips and be issued per diem related to meal costs and any incidental expenses.

#### **BUDGET IMPACT:**

There are small budget impacts in the current fiscal year, but is dependent on travel days. Departments will be informed of the updated travel rates and adjust accordingly.

#### **LEGAL NOTICE:**

None.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the Business Travel Expense Policy

#### **ATTACHMENTS:**

Attachment 1 – Resolution 2020-17

Attachment 2 – City of Groveland Business Travel Expense Policy

# ATTACHMENT 1

**RESOLUTION 2020-17**

**AN RESOLUTION OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA; ADOPTING A BUSINESS EXPENSE TRAVEL 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 business expenses related to travel 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 Business Expense Travel 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 16<sup>th</sup> day of March, 2020, by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

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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: T.J. FISH, DIRECTOR OF TRANSPORTATION & PUBLIC WORKS

SUBJECT: CONSIDERATION OF APPROVAL OF RESOLUTION 2020-18:  
STATE REVOLVING LOAN PROGRAM APPLICATION FOR  
PLANNING FUNDS FOR CAPITAL IMPROVEMENTS TO CITY'S  
DRINKING WATER SYSTEM

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

Resolution 2020-18 authorizes the execution and the filing of a loan application for planning efforts towards capital improvements to the City's drinking water system. The application for the low-interest loan is for \$500,000 in planning funds to be repaid during a 10-year period. The funds will be utilized for the drinking water components of the recently commenced Utility Master Plan.

#### **BUDGET IMPACT:**

State Revolving Loan would provide \$500,000 in low-interest funds to be repaid through the next 10 years.

#### **LEGAL NOTE:**

None.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 2020-18 authorizing the filing of the application to the State Revolving Loan Program for drinking water projects.

#### **ATTACHMENTS**

1. Resolution 2020-18
2. State Revolving Loan Program Application for Drinking Water

# Attachment 1

## **RESOLUTION 2020-18**

**A RESOLUTION OF CITY COUNCIL OF THE OF GROVELAND, LAKE COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT A LOAN APPLICATION PURSUANT TO THE STATE REVOLVING FUND LOAN PROGRAM; APPLYING FOR A LOAN IN THE AMOUNT OF \$500,000 PAYABLE OVER A 10 YEAR PERIOD FOR PLANNING FUNDS FOR DRINKING WATER CAPITAL PROJECTS (DESIGNATED AS PROJECT DW-35062); DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

WHEREAS, Sec. 166.111, Florida Statutes authorizes local government agencies to finance the planning and construction of water treatment facilities and the undertaking of any capital or other project for the purposes permitted by the State Constitution; and

WHEREAS, Sec. 180.07, Florida Statutes, provides in part that “the revenues of all or any part of any existing plants or systems or any plants or systems constructed hereunder may be pledged to secure moneys advanced for the construction or improvement of any utility plant or system or any part thereof or any combination thereof.”

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. DW-35062 as eligible for available funding; and

WHEREAS; the City of Groveland, Florida, intends to enter into a loan agreement with the Department of Environmental Protection under the State Revolving Fund for project financing.

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

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The City Manager on behalf of the Groveland, Florida, is authorized to apply for and submit a loan application for planning funds pursuant to the State Revolving Loan Program to finance Project – DW-35062 – Drinking Water Capital Projects.

SECTION III. The City Manager is hereby designated as the authorized representative to provide the assurances and commitments required by the loan application seeking \$500,000.00 in planning funds over a term of 10 years.

SECTION IV. The Mayor is hereby designated as the authorized representative to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties. The City Manager is authorized to represent the City in carrying out the City’s responsibilities under the loan agreement. The City Manager is authorized to delegate

responsibility to appropriate City staff to carry out technical, financial, and administrative activities associated with the loan agreement.

SECTION V. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION VI. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION VII. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND RESOLVED this \_\_\_\_\_ day of March 2020, by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

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Virginia Wright, City Clerk



Approved as to Form:

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Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



## CONSENT AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: T.J. FISH, DIRECTOR OF TRANSPORTATION & PUBLIC WORKS

SUBJECT: CONSIDERATION OF APPROVAL OF RESOLUTION 2020-19:  
STATE REVOLVING LOAN PROGRAM APPLICATION FOR  
PLANNING FUNDS FOR CAPITAL IMPROVEMENTS TO CITY'S  
CLEAN WATER SYSTEM

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

Resolution 2020-19 authorizes the execution and the filing of a loan application for planning efforts towards capital improvements to the City's clean water system, which includes wastewater and reclaimed water. The application for the low-interest loan is for \$260,000 in planning funds to be repaid during a 20-year period. The funds will be utilized for the clean water components of the recently commenced Utility Master Plan.

#### **BUDGET IMPACT:**

State Revolving Loan would provide \$260,000 in low-interest funds to be repaid through the next 20 years.

#### **LEGAL NOTE:**

None.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 2020-19 authorizing the filing of the application to the State Revolving Loan Program for clean water projects.

#### **ATTACHMENTS**

1. Resolution 2020-19
2. State Revolving Loan Program Application for Clean Water

# Attachment 1

## RESOLUTION 2020-19

**A RESOLUTION OF CITY COUNCIL OF THE OF GROVELAND, LAKE COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO SUBMIT A LOAN APPLICATION PURSUANT TO THE STATE REVOLVING FUND LOAN PROGRAM; APPLYING FOR A LOAN IN THE AMOUNT OF \$260,000 PAYABLE OVER A 20 YEAR PERIOD FOR PLANNING FUNDS FOR CLEAN WATER CAPITAL PROJECTS (DESIGNATED AS PROJECT CW-35061); DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

WHEREAS, Sec. 166.111, Florida Statutes authorizes local government agencies to finance the planning and construction of any capital or other project for the purposes permitted by the State Constitution; and

WHEREAS, Sec. 180.07, Florida Statutes, provides in part that “the revenues of all or any part of any existing plants or systems or any plants or systems constructed hereunder may be pledged to secure moneys advanced for the construction or improvement of any utility plant or system or any part thereof or any combination thereof.”

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. CW-35061 as eligible for available funding; and

WHEREAS; the City of Groveland, Florida, intends to enter into a loan agreement with the Department of Environmental Protection under the State Revolving Fund for project financing.

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

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The City Manager on behalf of the Groveland, Florida, is authorized to apply for and submit a loan application for planning funds pursuant to the State Revolving Loan Program to finance Project – CW35061 – Clean Water Capital Projects.

SECTION III. The City Manager is hereby designated as the authorized representative to provide the assurances and commitments required by the loan application seeking \$260,000.00 in planning funds over a term of 20 years.

SECTION IV. The Mayor is hereby designated as the authorized representative to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties. The City Manager is authorized to represent the City in carrying out the City’s responsibilities under the loan agreement. The City Manager is authorized to delegate

responsibility to appropriate City staff to carry out technical, financial, and administrative activities associated with the loan agreement.

SECTION V. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION VI. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION VII. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND RESOLVED this \_\_\_\_\_ day of March 2020, by the City Council of the City of Groveland, Florida.

---

Evelyn Wilson, Mayor  
City of Groveland, Florida

ATTEST:

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Virginia Wright, City Clerk



Approved as to Form:

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Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

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

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



## CONSENT AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-03 – TRAILER HUB LLC ANNEXATION (FIRST READING)

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from property owner Trailer Hub LLC, requesting voluntary annexation into the City of Groveland, pursuant to Chapter 171, Florida Statutes. The parcel consists of 0.51 +/- acres, generally located on the northeast side of Sampey Road. The applicant is concurrently requesting a small scale comprehensive plan amendment and rezoning. Subsequent Ordinance 2020-05 will change the zoning from Lake County Industrial to City of Groveland M-1 Industrial and Ordinance 2020-04 will change the future land use designation from Lake County Industrial to City of Groveland Industrial.

On March 5<sup>th</sup>, The Planning and Zoning Board voted 6-0 to approve Ordinance 2020-03, Trailer Hub LLC Annexation.

Staff recommends approval of Ordinance 2020-03.

#### **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:**

Community Development Staff- Approval of Ordinance 2020-03.  
P&Z Board Recommendation- 6-0 vote to Approval of Ordinance 2020-03. P&Z Board Member Martin Taxon was not present.

**ATTACHMENTS:**

Attachment 1 Ordinance 2020-03 with Legal Description and Aerial Map

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation



*"City with Natural Charm"*

# ATTACHMENT 1

**ORDINANCE 2020-03**

**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 0.51 +/- 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**, Trailer Hub, 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 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: See attached.**

Parcel Id No.: 17-22-25-0003-000-00700; Alt. Key 1303575

(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:

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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: TIM MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

FROM: MIKE HEIN, CITY MANAGER

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-04 –  
TRAILER HUB LLC SMALL SCALE COMPREHENSIVE PLAN  
AMENDMENT (FIRST READING)

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from property owner Trailer Hub LLC, requesting a Small Scale Comprehensive Plan Amendment from Lake County Industrial to City of Groveland Industrial for a 0.51 +/- acre parcel, generally located on the northeast side of Sampey Road. The applicant is concurrently requesting a rezoning from Lake County Industrial to City of Groveland M-1 Industrial District. The subject property is currently vacant.

On March 5<sup>th</sup>, The Planning and Zoning Board voted 6-0 to approve Ordinance 2020-04, Trailer Hub LLC Small Scale Comprehensive Plan Amendment.

Staff recommends approval of Ordinance 2020-04.

#### **ECONOMIC REVENUE IMPACT:**

The site will be developed for job creation

#### **LEGAL NOTE:**

None.

#### **STAFF RECOMMENDATION:**

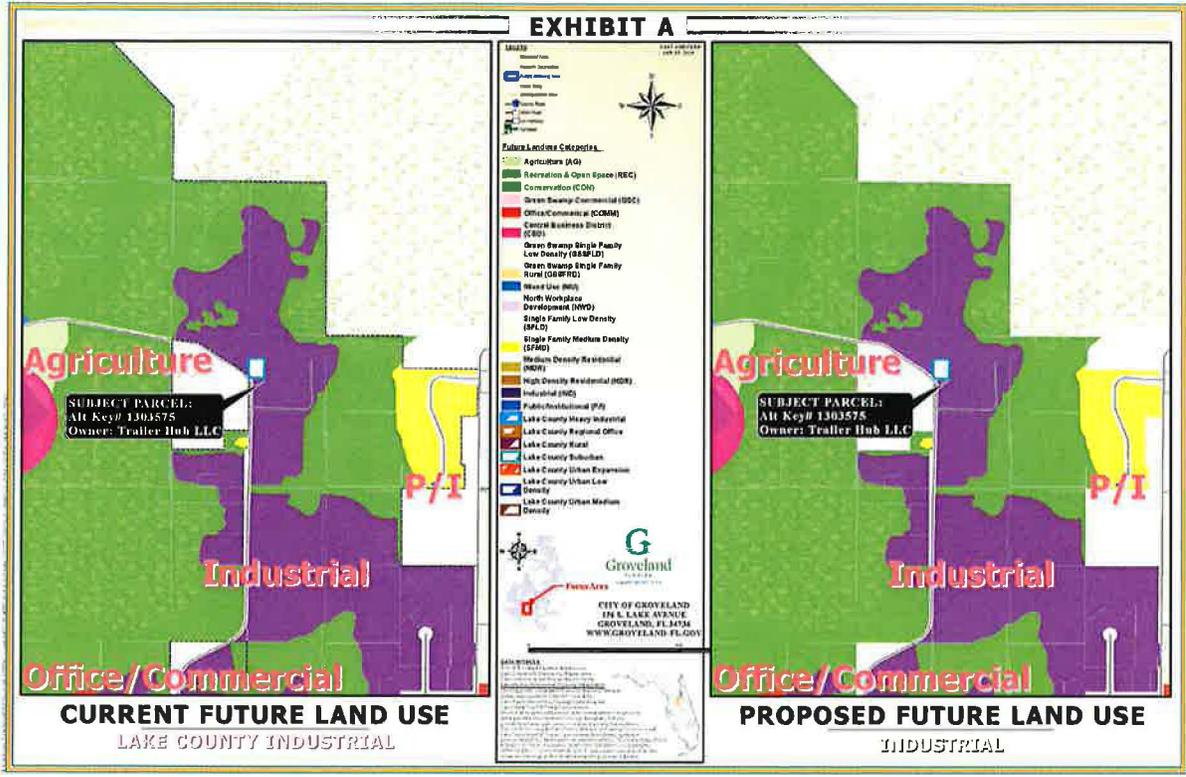
Community Development Staff- Approval of Ordinance 2020-04.  
P&Z Board Recommendation- 6-0 vote to Approval of Ordinance 2020-04. P&Z Board Member Martin Taxon was not present.

#### **ATTACHMENTS:**

Attachment 1 Ordinance 2020-04 with legal description and Future Land Use Map  
Attachment 2 Application Submittal & Support Documents  
Attachment 3 Notice Support Documentation

*"City with Natural Charm"*

**EXHIBIT A**



*"City with Natural Charm"*

# ATTACHMENT 1

**ORDINANCE 2020-04**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3187(1), FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 0.51 +/- 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**

**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 small-scale plan amendment is initiated on behalf of the owner, Trailer Hub LLC; 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 prior to the meeting, and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for one public hearing with the public hearing occurring at least 5 days after the advertisement was published; 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 in **Exhibit A** attached hereto and incorporated herein, consisting of 0.51 +/- acres, more or less, (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**

**Exhibit B (attached hereto and incorporated herein) – Future Land Use Map amendment**

**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. 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. 163.3187 and F.S. 163.3184(11).

**Section 5. 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 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 31<sup>st</sup> 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 163.3187, 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		



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-05 – TRAILER HUB LLC REZONING (FIRST READING)

DATE: MARCH 16, 2020

**GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from property owner Trailer Hub LLC, requesting a rezoning of a 0.51 +/- acre parcel, generally located on the northeast side of Sampey Road. The applicant is requesting a rezoning from Lake County Industrial to City of Groveland M-1 Industrial District. The subject property is currently vacant.

The tables below summarizes the proposed development standards for the M-1-Industrial project.

Development Program	
Land Use	
Industrial	

M-1 Industrial Development Standards	
Standard	Total
Min. Lot Size	10,000 sq. ft.
Max. Impervious Coverage	70%
Max. Height	50 ft.
Max. F.A.R.	0.70
Setbacks	
Front	35 ft.
Side	10 ft.
Rear	25 ft.

On March 5<sup>th</sup>, The Planning and Zoning Board voted 6-0 to approve Ordinance 2020-05, Trailer Hub LLC Rezoning.

Staff recommends approval of Ordinance 2020-05.

**ECONOMIC REVENUE IMPACT:**

The site will be developed for job creation.

**LEGAL NOTE:**

None.

**STAFF RECOMMENDATION:**

Community Development Staff- Approval of Ordinance 2020-05.

P&Z Board Recommendation- 6-0 vote to Approval of Ordinance 2020-05. P&Z Board Member Martin Taxon was not present.

**ATTACHMENTS:**

**1. Attachment 1**

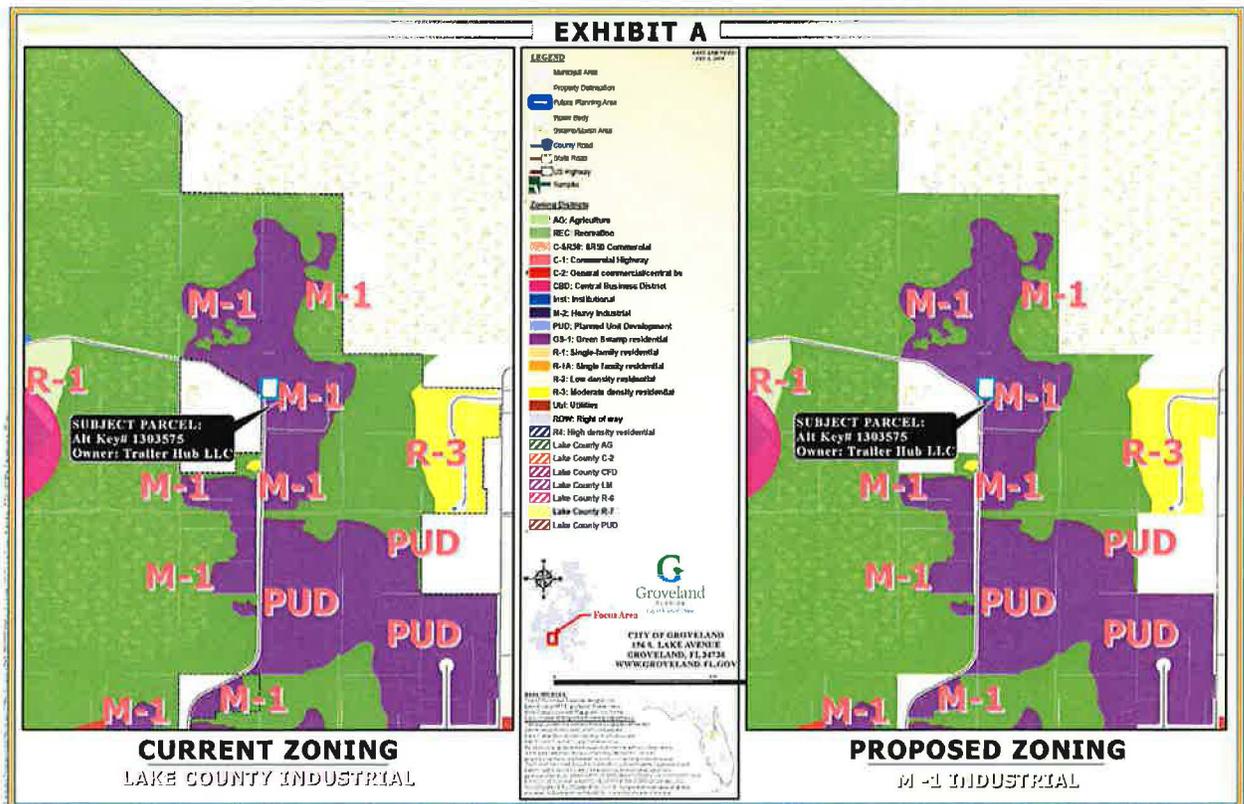
- Ordinance 2020-05 with legal description and Rezoning Map

**2. Attachment 2**

- Application Submittal & Support Documents

**3. Attachment 3**

- Notice Support Documentation



# ATTACHMENT 1

**ORDINANCE 2020-05**

**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-1 INDUSTRIAL DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY TRAILER HUB LLC AND LOCATED EAST OF SAMPEY ROAD; 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**, Trailer Hub, LLC, the owner requested a rezoning from Lake County Industrial to City of Groveland M-1 Industrial District; and

**WHEREAS**, the subject properties consist of 0.51 +/- acres located east of Sampey Road, 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 M-1 Industrial**

See attached legal description attached hereto as **Exhibit A**.

Parcel Id No.: 17-22-25-0003-000-00700; Alt. Key 1303575 (the "Property").

The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

**Section 2: Zoning Classification.**

That the Property shall be designated as Groveland M-1 Industrial District 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		

**EXHIBIT A**  
**Legal Description of the Property**

**Legal Description:**

From the Northwest corner of the NE 1/4 of the SW 1/4 of the SW 1/4, run South 0°01'18" East along the West line of the NE 1/4 of the SW 1/4 of the SW 1/4 210.83 feet to the Point of Beginning; thence North 89°39'06" East 135.22 feet; thence South 0°01'18" East 165.85 feet; thence South 89°39'06" West 135.22 feet to the West line of said NE 1/4 of the SW 1/4 of the SW 1/4; thence North 00°01'18" West, along said West line 165.85 feet to the Point of Beginning, lying and being in Section 17, Township 22 South, Range 25 East, Lake County, Florida.

Parcel Id No.: 17-22-25-0003-000-00700; Alt. Key 1303575 (the "Property").



## CONSENT AGENDA ITEM

### MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-06 –  
V.J. OLENO SMALL SCALE COMPREHENSIVE PLAN  
AMENDMENT (FIRST READING)

DATE: MARCH 16, 2020

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#### **GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from applicant Knight Engineering Services Inc., representing property owner JCJ Family Partnership Ltd., requesting a Small Scale Comprehensive Plan Amendment from Lake County Industrial to City of Groveland Industrial for a 2.49 +/- acre parcel, generally located on the west side of Independence Boulevard in the Christopher C. Ford Commerce Park. The applicant is concurrently requesting a rezoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial. The subject property is currently vacant.

On March 5<sup>th</sup>, The Planning and Zoning Board voted 6-0 to approve Ordinance 2020-06, V.J. Oleno Small Scale Comprehensive Plan Amendment.

Staff recommends approval of Ordinance 2020-06.

#### **ECONOMIC REVENUE IMPACT:**

The site will be developed for job creation.

#### **LEGAL NOTE:**

None.

#### **STAFF RECOMMENDATION:**

Community Development Staff- Approval of Ordinance 2020-06.

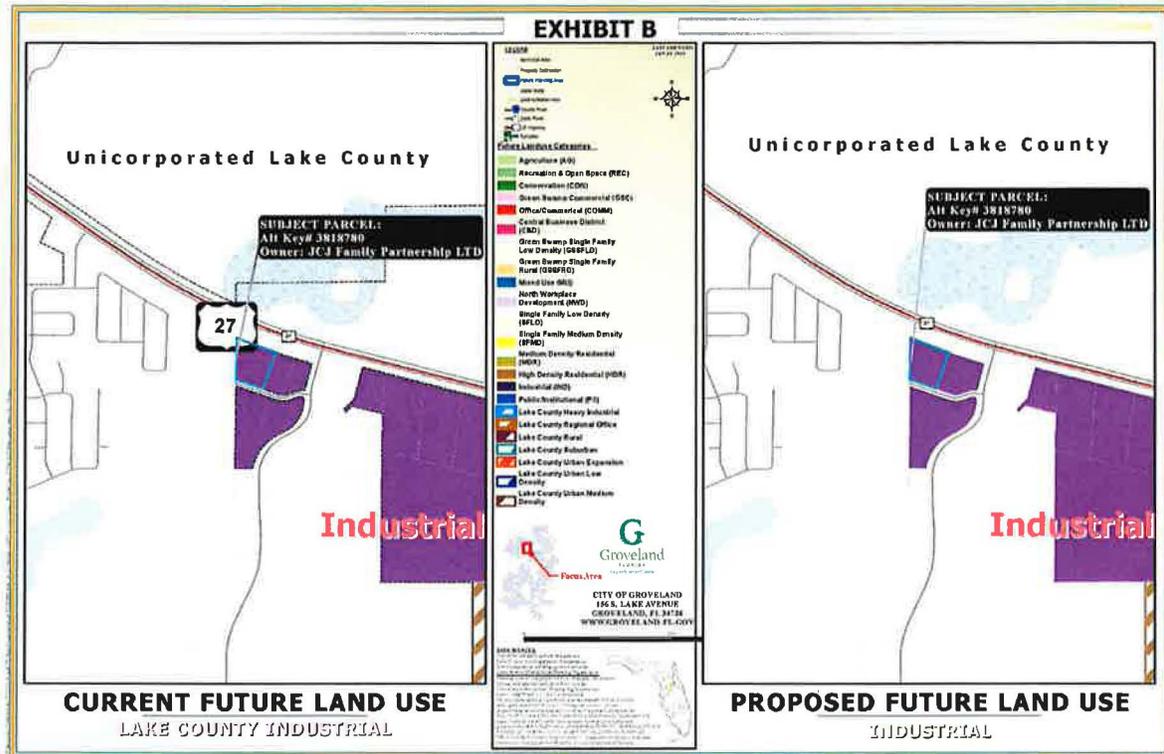
P&Z Board Recommendation- 6-0 vote to Approval of Ordinance 2020-06. P&Z Board Member Martin Taxon was not present.

**ATTACHMENTS:**

Attachment 1 Ordinance 2020-06 with legal description and Future Land Use Map

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation



*"City with Natural Charm"*

# ATTACHMENT 1

**ORDINANCE 2020-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3187(1), FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 2.49 +/- 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**

**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 small-scale plan amendment is initiated by Thomas Knight, Knight's Engineering Services, Inc. on behalf of the owner, JCJ Family Partnership Ltd.; 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 prior to the meeting, and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for one public hearing with the public hearing occurring at least 5 days after the advertisement was published; 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 in **Exhibit A** attached hereto and incorporated herein, consisting of 2.49 +/- acres, more or less, (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**

**Exhibit B (attached hereto and incorporated herein) – Future Land Use Map amendment**

**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. 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. 163.3187 and F.S. 163.3184(11).

**Section 5. 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 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 31<sup>st</sup> 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 163.3187, 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		



CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-07 – V.J. OLENO REZONING (FIRST READING)

DATE: MARCH 16, 2020

**GENERAL SUMMARY/BACKGROUND:**

City Community Development Staff received an application from applicant Knight Engineering Services Inc., representing property owner JCJ Family Partnership LTD, requesting a rezoning of a 2.49 +/- acre parcel, generally located on the west side of Independence Boulevard, in the Christopher C. Ford Commerce Park. The applicant is requesting a rezoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial. The subject property is currently vacant.

The tables below summarizes the proposed development standards for the M-2-Heavy Industrial project.

<b>Development Program</b>
<b>Land Use</b>
<b>Industrial</b>

<b>M-2 Heavy Industrial Development Standards</b>	
<b>Standard</b>	<b>Total</b>
Min. Lot Size	12,500 sq. ft.
Max. Impervious Coverage	70%
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.

On March 5<sup>th</sup>, The Planning and Zoning Board voted 6-0 to approve Ordinance 2020-07, V.J. Oleno Rezoning.

Staff recommends approval of Ordinance 2020-07.

**ECONOMIC REVENUE IMPACT:**

The site will be developed for job creation.

**LEGAL NOTE:**

None.

**STAFF RECOMMENDATION:**

Community Development Staff- Approval of Ordinance 2020-07.

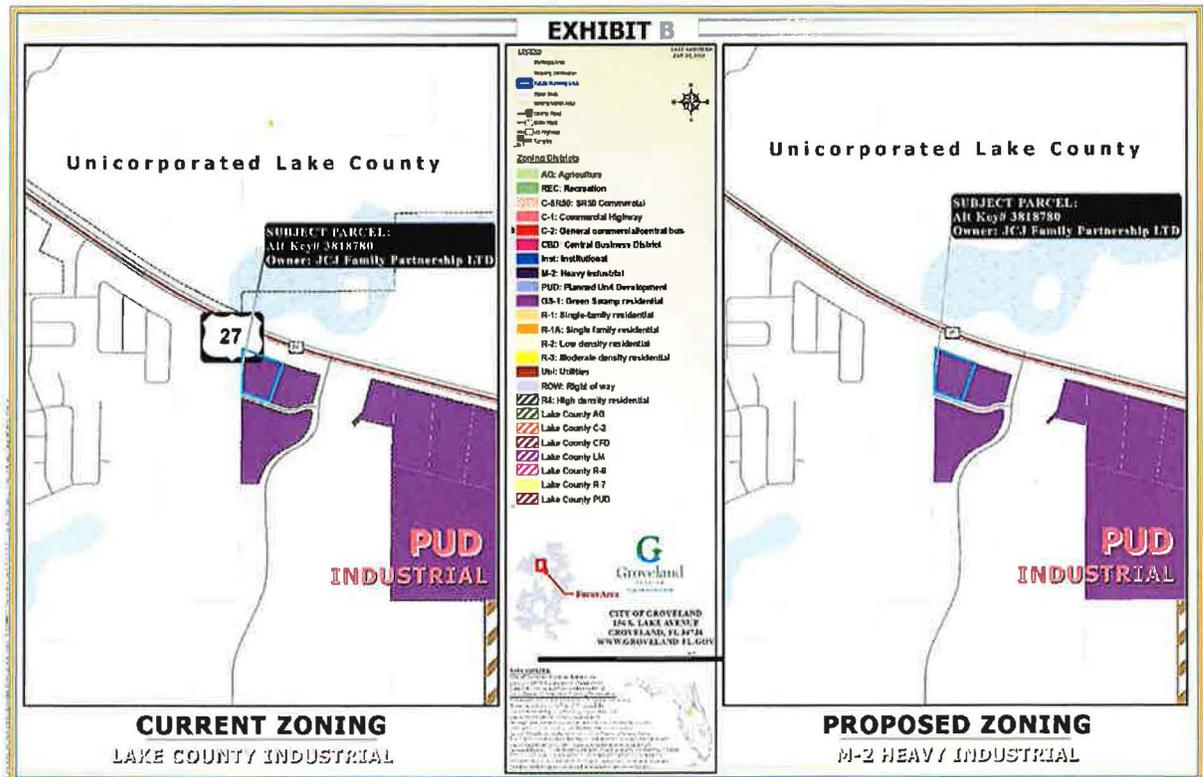
P&Z Board Recommendation- 6-0 vote to Approval of Ordinance 2020-07. P&Z Board Member Martin Taxon was not present.

**ATTACHMENTS:**

Attachment 1 Ordinance 2020-07 with legal description and Rezoning Map

Attachment 2 Application Submittal & Support Documents

Attachment 3 Notice Support Documentation



*"City with Natural Charm"*

# ATTACHMENT 1

**ORDINANCE 2020-07**

**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 DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY JCJ FAMILY PARTNERSHIP LTD AND LOCATED ON THE WEST SIDE OF INDEPENDENCE BOULEVARD IN THE CHRISTOPHER C. FORD COMMERCE PARK; 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**, Thomas Knight, Knight Engineering Services, Inc. on behalf of the owner JCJ Family Partnership, Ltd requested a rezoning from Lake County Industrial to City of Groveland M-2 Heavy Industrial District; and

**WHEREAS**, the subject properties consist of 2.49 +/- acres located on the west side of Independence Boulevard in the Christopher C. Ford Commerce Park, 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 M-2 Heavy Industrial**

See attached legal description attached hereto as **Exhibit A**.

Parcel Id No.: 20-21-25-1303-000-00200; Alt. Key 3818780 (the "Property").

The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

**Section 2: Zoning Classification.**

That the Property shall be designated as Groveland M-2 Heavy Industrial District 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		

## EXHIBIT A

### Legal Description:

Lot 2 of Christopher C. Ford Commerce Park Replat #1, according to the replat thereof as recorded in Plat Book 49, Page 85, Public Records of Lake County, Florida

# OLD BUSINESS



## AGENDA ITEM

### MEMORANDUM

TO: HOMORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: TIMOTHY MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

FROM: ANDREW LANDIS, SENIOR PLANNER

SUBJECT: CONSIDERATION OF APPROVAL: ORDINANCE 2019-55 – INDIGO LAKES PUD AMENDMENT (FIRST READING)

DATE: MARCH 16, 2020

---

#### **GENERAL SUMMARY/BACKGROUND:**

City Community Development staff received an application from Jimmy Crawford, representing property owner Indigo Land Groveland 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.

#### **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:**

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

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

The City Council voted 4-1 at their February 18, 2020 meeting to send the item back to the Planning & Zoning Board for additional review. The applicant has proposed several changes to the plan in response to Council and Planning Board Member comments and recommendations.

The most significant recent changes include:

- The applicant is offering to donate +/- 4.3 hilltop acres to the City for a public park located at the old mansion site
- The applicant would retain the +/- six (6) acres on the northern edge of the property previously offered to the City for parkland for ten (10) development lots
- The City would give the applicant +/- two (2) acres of City-owned land located at the southwest corner of the project for an additional thirteen (13) development lots
- The applicant has extended the commercial core to the municipal park to allow for additional mixed use development
- The applicant proposes attached single family units fronting the municipal park, with rear loaded garages accessed by alleys
- The applicant has relocated the community pool and tot lot to a more central location in the residential-only portion of the neighborhood

On March 5, 2020, the Planning & Zoning Board voted 5-2 to approve Ordinance 2019-55 amending the Indigo Lakes PUD.

The approval includes two conditions:

1. Construction Plans, including road and road right-of-way, park design, and open space areas must be reviewed and approved by the Planning & Zoning Board prior to issuance of a site development permit.
2. The architecture of each new building and home type, including elevations, must be reviewed and approved by the Planning & Zoning Board prior to building permit approval. Buildings which have already received P&Z's approval do not require additional reviews.

Planning & Zoning Board Members discussed the improvements to the plan and thanked the applicants for their efforts to address concerns raised by Council Members, P & Z Board Members, and Staff.

Outstanding issues of concern that were discussed included:

- A desire for larger lots (60', 70', 80')
- All 40 foot lots should have alleys or enhanced parking
- 40 foot lots should be located internal to the community and not at the edges

- Front loaded garages that dominate the facades of homes

Community Development Staff recommends approval of Ordinance 2019-55 with the following conditions:

1. Construction Plans, including road and road right-of-way, park design, and open space areas must be reviewed and approved by the Planning & Zoning Board prior to issuance of a site development permit.
2. The architecture of each new building and home type, including elevations, must be reviewed and approved by the Planning & Zoning Board prior to building permit approval. Buildings which have already received P&Z's approval do not require additional reviews.

**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



# 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
<b>RESIDENTIAL &amp; HOSPITALITY</b>			
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
<b>CIVIC</b>			
Assembly			P
Hospital & Clinic			P
Library/Museum/Post Office			P
Law Enforcement & Fire			P
School			P
<b>RETAIL &amp; SERVICE</b>			
Neighborhood Retail			P
General Retail			
Craftsman Retail			
Neighborhood Service			P
General Service			
<b>OFFICE</b>			
Office			P
Home Occupation			P
<b>AMUSEMENT</b>			
Recreation Indoor			P
Recreation Outdoor			
<b>INDUSTRIAL</b>			
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 452 single family detached residential units.
- e. **Village Core Mixed Use.** An area of 2.97 +/- 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	65.85 +/-
Village Core Mixed Use	2.97 +/-
Upland/Usable Open Space	26.46 +/-
Wetland/Lake Open Space	16.27 +/-
Total Open Space <sup>1</sup>	42.73 +/-
Amenities /Public Facilities	4.76 +/-
Road Right-of-Way	22.14 +/-

<sup>1</sup>Land 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				<p><sup>1</sup>The building façade shall extend along the front yard line a minimum of the designated percentage of the lot width.</p> <p><sup>2</sup>HVAC and other mechanical and structural components shall not encroach the side setbacks. <sup>3</sup>Side setbacks along corner lots shall be a minimum of 10' for Edge and Center. <sup>4</sup>Detached homes shall have a minimum 5' side setback and 10' for lots wider than 60'. <sup>5</sup>Max. Building width for Center and Core is 100'. <sup>6</sup>Max. Lot Coverage for lots wider than 60' is 60%.</p>
PORCH & BALCONY				<p><sup>1</sup>The front porch or balcony shall meet the designated minimum depth and width. <sup>2</sup>Porches and balconies shall not be screened or enclosed for non-residential uses. <sup>3</sup>Arcades, colonnades, and awnings may serve as porches for the Core and Center zones. <sup>4</sup>Primary entrances shall face the primary street.</p>
OUTBUILDINGS				<p><sup>1</sup>Outbuildings shall not exceed 22' height. <sup>2</sup>Outbuildings shall use similar materials and architectural details to the principal building.</p>
PARKING				<p><sup>1</sup>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. <sup>2</sup>A garage is considered an outbuilding and shall follow the specifications for outbuildings.</p>
HEIGHT				<p><sup>1</sup>Buildings or other structures shall not exceed the maximum height depicted in the graphic. <sup>2</sup>Towers or chimneys with less than a 200 SF footprint may exceed the building height by 10'.</p>
MAX NET DENSITY	8 du/acre	12 du/acre	24 du/acre	

The "EDGE" zone is suitable for larger homes on larger lots with private yards, garages, and guest units. Lake adjacent lots have a minimum 80' lot width.

The "CENTER" zone features a mix of detached and attached 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 residential or office above.



## 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 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): 10 feet

**Front Loaded Garage:** 25 feet

**Rear:** 20 feet for principal residential structure and 5 feet for garages, 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:** Detached unit: 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.

Attached unit: 0 feet between units, 10 feet between buildings

**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 3,600 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 20-85 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.

**I. 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.

**City Park/Surplus City Parcel A** 4.3± acre tract, in the location shown on the Concept Plan, shall be contributed to the City, at no cost to City, for use as a municipal park. The developer of the Property shall have the right, but not the obligation, to construct park improvements according to plans ("Park Improvement Plans") that are reviewed and approved by City staff. If the developer opts to construct park improvements, the park shall be conveyed to the City within thirty (30) days of completion of construction. The park shall be conveyed to the City within thirty (30) days of approval of Park Improvement Plans if the City or a third party is constructing the park. If Developer opts to construct park improvements, it shall be entitled to Parks and Recreation Impact Fee Credits in an amount equal to the cost of design and construction of park improvements, including, without limitation, costs to design and build retaining walls related to City-required tree save areas or grading restrictions within the park.

A City-owned 2.01± acre tract (Lake County Parcel 12-22-24-0021-00A-00000) in the southwest corner of the Property (the "Triangle Parcel"), shall be conveyed by City to the developer, at no cost to the developer, for use as a drainage retention area that will handle stormwater from, among other areas, the City Park. This conveyance shall occur upon Developer's request, but not sooner than thirty (30) days after approval of construction plans that include the Triangle Parcel.

The City shall maintain naming rights to the municipal hilltop park.



## 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. **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 Community Development Director. 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)(l). 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. or at municipal hilltop park site 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

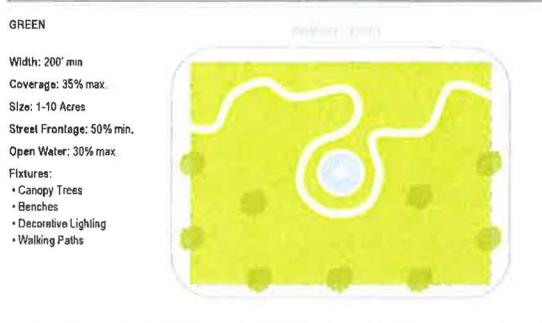
	Village
<b>Size (acres)</b>	80 - 192
<b>Pedestrian Shed</b>	¼ Mile
<b>Minimum Open Space</b>	20%
<b>Maximum Impervious Surface Area</b>	50%
<b>Transportation Adjacency</b>	Adjacent to 1 Arterial
<b>Minimum Connectivity</b>	1 External Connection Every ¼ Mile of Perimeter
<b>Maximum Block Perimeter</b>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

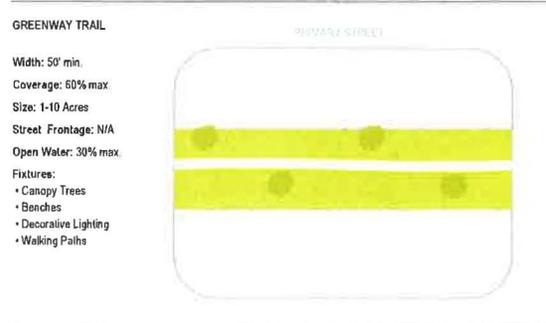
OPEN SPACE PERIMETER



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

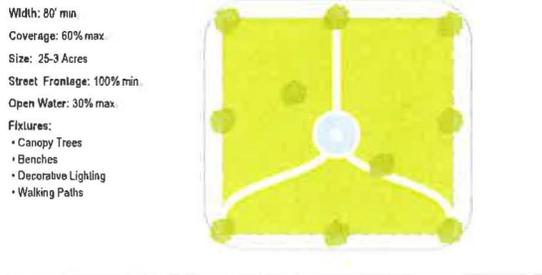
OPEN SPACE PERIMETER



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

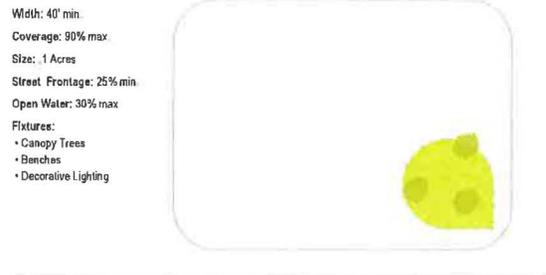
PRIMARY STREET



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

POCKET PARK

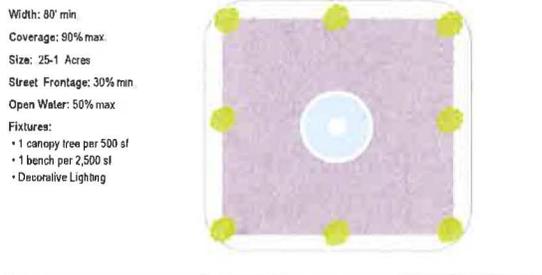
PRIMARY STREET



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

PLAZA

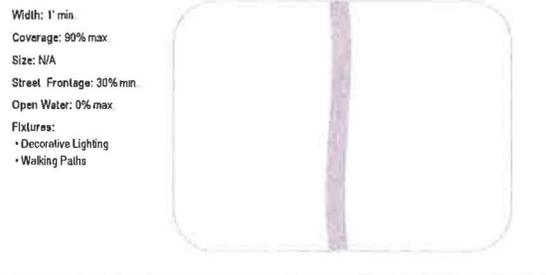
PRIMARY STREET



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

PRIMARY STREET



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.

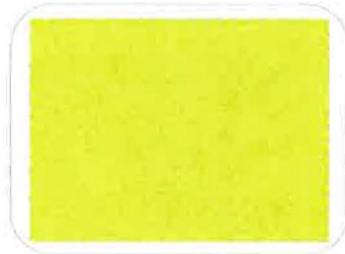
### c. Maximum Block Size.

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.

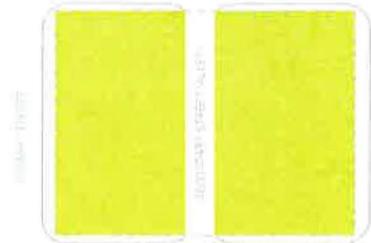
Figure B1

BLOCK PERIMETER (MAX. 1,800 LF)

STANDARD BLOCK



ALLEY BLOCK



"T" 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.

### **Section 9: Construction Plan and Architectural Reviews**

Plan review for home facades, commercial buildings, amenity buildings, parks, and open spaces shall be conducted by the Planning and Zoning Board. Plan review for homes, commercial buildings, and amenity buildings shall occur prior to issuance of a building permit for said plans. Plan review for parks, not including the City Park, and open spaces shall occur prior to issuance of construction plan approval. Such plan reviews shall be limited to assuring compliance with the objective standards contained in this ordinance. Building permits for home plans (and associated facades) for which the City has previously issued a building permit shall be allowed without such review.

The Planning and Zoning Board shall have approved the concept plan for the City Park improvements prior to issuance of construction plan approval for said improvements.

EXHIBIT A

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.

EXHIBIT B

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- HIGHWAY CENTER LINE
- ISLAND STR.
- 100-YR FLOOD LINE
- LANDSCAPE BUFFER EST.
- RECREATION TRAIL



VICINITY MAP  
SCALE: 1"=200' REFERENCE USED

REGULATING ZONES

CORE	CENTRE	EDGE

