

AKA

# West Villas P.U.D.

Wilson  
Estates

87 Homes

Record and Return to:  
City of Groveland  
Attn: Community Development Dept.  
156 S. Lake Avenue  
Groveland, FL 34736

## ORDINANCE 2016-10-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, ASSIGNING A ZONING DESIGNATION OF CITY OF GROVELAND PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY THE CITY OF GROVELAND, AND LOCATED AT WILSON LAKE PARKWAY, GROVELAND, LAKE COUNTY, FLORIDA, PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; PROVIDING FOR SEVERABILITY; 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.

### LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN N89°45'38"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 697.58 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°45'38"W, ALONG SAID SOUTH LINE, A DISTANCE OF 626.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH LINE RUN N00°17'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2636.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILSON LAKE PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2858, PAGES 164-172, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S89°42'20"E, A DISTANCE OF 4.82 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 23°35'45" AND A RADIUS OF 890.00 FEET; THENCE FROM A TANGENT BEARING OF S03°03'28"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 366.52 FEET TO THE POINT OF TANGENCY; THENCE S26°39'13"E, A DISTANCE OF 1117.88 FEET; THENCE S63°20'47"W, A DISTANCE OF 15.00 FEET; THENCE S26°39'13"E, A DISTANCE OF 301.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 50°19'00" AND A RADIUS OF 645.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 566.43 FEET; THENCE DEPARTING SAID CURVE, RUN S66°20'19"E, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 06°43'40" AND A RADIUS OF 660.00 FEET; THENCE FROM A TANGENT BEARING OF S23°39'47"W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 30°23'34" AND A RADIUS OF 740.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 392.53 FEET TO THE POINT OF TANGENCY; THENCE S00°00'07"E, A DISTANCE OF 14.71 FEET TO THE POINT OF BEGINNING.

**Section 2: Zoning Classification.**

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

**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, and all other applicable rules, regulations and ordinances of the City.

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

**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; and
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.

**Land Uses**

The Conceptual Development Plan for the Project is attached hereto as **Exhibit A** and is an integral part of this PUD document. Elements in the Conceptual Development Plan include single-family detached homes and recreation. The approximate acreage devoted to each land use shall be as follows:

Residential:	17.64+/- acres
Park Land and Facilities:	2.00 +/- acres
Open Space	9.24 +/- acres
• Open	1.37 acres
• Dry Retention	5.32 acres
• Landscape buffers/tracts	2.55 acres
Conservation (wetlands/buffer)	0.68 +/- acres

**Residential**

The residential development shall be comprised of single family detached homes and shall not exceed 87 units.

**Setbacks**

The following setbacks shall be applied to single family dwelling units.

- Front: 20 feet
- Rear: 10 feet
- Side: 5 feet, except 15 feet for corner lots at street side

**Lot Size**

A range of lot sizes shall be provided in order to create variety and offer opportunity for different income households. The minimum lot size is 6,000 square feet.

**Dwelling Size**

The minimum dwelling size for all single family residences shall be 1,500 square feet of heated/air conditioned space under roof exclusive of garage, carports and porches.

**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 50-100 feet. The minimum lot width at building line shall be 40 feet with a minimum street frontage of 20 feet.

**Lot Coverage**

Lots shall have a maximum lot coverage of 60% to include principal dwelling, all paved areas and swimming pools.

**Height of Structures**

No residential structure shall exceed 2½ stories or 35 feet in height.

**Manufactured or prefabricated homes**

The Owner/Developer shall adopt deed restrictions which prohibit manufactured or otherwise prefabricated homes.

**Building Design**

Building design will be in accordance with the Chapter 137, Article II: Architectural Standards of the City's Land Use and Development Code. The following principles seek to promote a high quality development that will create a sense of place and community through the development of the site.

- A diversity of housing styles, shapes and materials will be encouraged in order to create variety in the streetscape.

- The different housing types shall be integrated architecturally in order to give the development a harmonious appearance. Owner shall submit plans for building design which offer both innovative design and sufficient additional amenities. A determination of whether the design is innovative and has sufficient additional amenities is in the sole discretion of the City. Designs and additional amenities shall, at a minimum include: diversity of elevations and architectural features which may include front porches, shutters, stone accents, a variety of color schemes, and minimum 5:12 pitch roof.
- The creation of visual richness should be considered when choosing materials and details. Local characteristics are encouraged.
- Side entrances for garages are encouraged.
- A variety of roof heights, pitches and materials will be encouraged.
- Landscaping should be incorporated into the overall design as a means of linking the development areas with the open spaces.
- In an effort to avoid monotony, the same home plan and elevation will not be duplicated every fourth house along the same side of any street, opposite or diagonally opposite in a residential floor plan.

#### **Recreation and Open Space**

Open space will be provided within the development site. The open space shall include, but not be limited to project buffer areas, drainage areas, retention areas and landscaped areas. While the onsite wetlands and lakes will be preserved, a maximum of 50% of the open space may be met with wetland preservation.

#### **Parkland and Park Facilities**

A minimum 0.25-acre tract shall be dedicated to the homeowner's association for ownership and maintenance to provide for recreation facilities for the residents of the subdivision. The facilities shall be approved in advance by the City, but shall be constructed and installed by the owner at its expense. The recreation facilities shall be installed no later than the date the 40<sup>th</sup> certificate of occupancy is issued for the subdivision. Facilities may include tot lot type equipment or outdoor obstacle/fitness course.

#### **Waterfront and Wetlands Buffer Requirement**

No development shall be allowed within jurisdictional wetlands on the property. A minimum upland buffer of 25 feet shall be maintained. No development except passive recreation, as defined in Policy 1.6.3 in Chapter 5 of the Comprehensive Plan, and lake access and maintenance authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas.

#### **Public Facilities**

##### **Potable Water and Wastewater**

The Project shall be connected 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. Irrigation of common areas within the Project shall be connected to City reclaim lines.

#### Solid Waste

Solid Waste collection shall be pursuant to City regulations, as amended.

#### Drainage

The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s).

#### Transportation

All two-way streets shall have a fifty foot (50') right-of-way with a minimum 24-foot pavement and curb width. 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.

#### Street and Sidewalks

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. All streets shall be constructed to the City of Groveland standards.

Streets shall be interconnected as far as practicable, employing cul-de-sacs only where essential. Where cul-de-sacs are deemed to be unavoidable, continuous pedestrian circulation shall be provided for by connecting sidewalks that link the end of the cul-de-sac with the next street (or open space).

Shade trees shall be planted within the right-of-way of all streets. 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.

#### Landscaping Requirements

Landscaping will be provided in areas identified as open space. The landscaping shall conform to the landscape plan to be submitted by the applicant simultaneous with or prior to the filing of the first plat, which shall be subject to the approval of the City Council at its sole and absolute discretion. All landscaping in open spaces and right-of-way shall be maintained by the Homeowner's Association.

#### *Species*

Landscaping within the development shall emphasize native species trees, shrubs and flowers to reduce maintenance, help ensure longevity, and to reinforce the natural environment of the area. Species should be selected partly on the basis of their visual interest at different times of the year. Among the species that are recommended in this

ordinance are all trees native to Florida according to the *Guide to the Vascular Plants of Central Florida* by Richard P. Wunderlin, including, but not limited to those in the following table:

CANOPY TREES	UNDERSTORY TREES	SHRUBS
Live Oak ( <i>Quercus virginiana</i> )	Drake Elm ( <i>Ulmus parvifolia</i> )	Sweet Viburnum ( <i>Viburnum odoratissimum</i> )
Laurel Oak ( <i>Quercus laurifolia</i> )	Weeping Bottlebrush ( <i>Callistemon viminalis</i> )	Sandanka Viburnum ( <i>Viburnum suspensum</i> )
Shumard Oak ( <i>Quercus shumardii</i> )	Redbud ( <i>Cercis canadensis</i> )	Privet ( <i>Ligustrum lucideum</i> )
Red Maple ( <i>Acer rubrum</i> ),	Dogwood ( <i>Cornus florida</i> )	Waxed Leaf Ligustrum ( <i>Ligustrum japonicum</i> )
Sweetgum ( <i>Liquidambar styraciflua</i> ),	Cherry Laurel ( <i>Prunus caroliniana</i> )	Podocarpus ( <i>Podocarpus macrophylla</i> )
Southern Magnolia ( <i>Magnolia grandiflora</i> ),	Wax Myrtle ( <i>Myrica cerifera</i> )	Pittosporum ( <i>Pittosporum tobira</i> )
Sweet Bay ( <i>Magnolia virginiana</i> )	Crape Myrtle ( <i>Lagustromia indica</i> )	Saw Palmetto ( <i>Serenoa repens</i> )
Bald Cypress ( <i>Taxodium distichum</i> )	Red Cedar ( <i>Juniperus silicicola</i> )	Azaleas ( <i>Rhododendron</i> spp.)
	Loblolly Pine ( <i>Pinus taeda</i> )	
	American Holly ( <i>Ilex opaca</i> )	
	Sand Pine ( <i>Pinus clausa</i> )	
	Slash Pine ( <i>Pinus elliottii</i> )	

Canopy trees shall have a minimum DBH size of 2 inches, and understory trees a minimum of 1.5 inches, measured 4 inches above the ground upon planting. Shrubs shall be a minimum of 30 inches in height and 3 gallons immediately upon planting. All landscaped and common areas shall be properly irrigated.

The owner will be required to replace removed protected trees inch-for-inch of removed tree diameter at breast height and tree for tree. 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 subdivision or city accepting the conveyance of infrastructure improvements and real property, 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. No lot may have less than 2 protected trees.

**Lighting**

Decorative street lighting shall be installed at every intersection, at the end of each cul-de-sac and at intervals of 300 feet, or as approved by the City Staff. Street lighting shall be installed by the Owner/Developer.

**Utilities**

All utilities shall be underground.

**Signage**

All signage on the Property shall be ground signage and shall comply with the City Land Use and Development Regulations.

**Maintenance of Common Areas**

Maintenance of all common areas within the Project shall be the responsibility of the Homeowner's Association(s) formed to govern such subdivision.

**Endangered species habitat**

Species and habitat survey shall be required.

**Impact Fees**

The Owner/Developer acknowledges that the City of Groveland has impact fees for water, wastewater, administrative, fire, police and recreation, and that the Project shall be subject to such impact fees.

**Amendments**

Any substantial deviation from the PUD Conceptual Development Plan, or deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances.

**Expiration of PUD**

Actual construction consistent with this PUD – Residential approvals (including construction plan approval) must commence on the Property within 3 years of the Effective Date of this ordinance without a lapse of construction. Construction shall include infrastructure and groundwork, as well as home building. If actual construction fails to begin as required herein or construction commences but lapses for a period of 8 consecutive months or longer, or for a period of twelve non-consecutive months collectively within a period of 18 months, this PUD and any approvals including construction plans shall be considered expired and of no further force or effect. Any vesting which may be claimed thereby shall be void. The applicant may request the City for a twelve-month extension prior to expiration.

**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 authorized to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation.

**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: Conflict.**

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

**Section 7: Effective Date.**

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

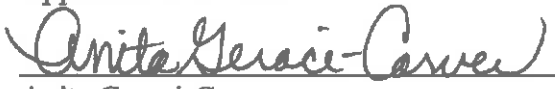
PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 7<sup>th</sup> day of NOVEMBER, 2016.

  
HONORABLE TIM LOUCKS, MAYOR  
City of Groveland, Florida

ATTEST:

  
Teresa Maxwell, City Clerk

Approved as to Form:

  
Anita Geraci-Carver  
City Attorney

Passed First Reading 10/17/2016  
Passed Second Reading 11/07/2016

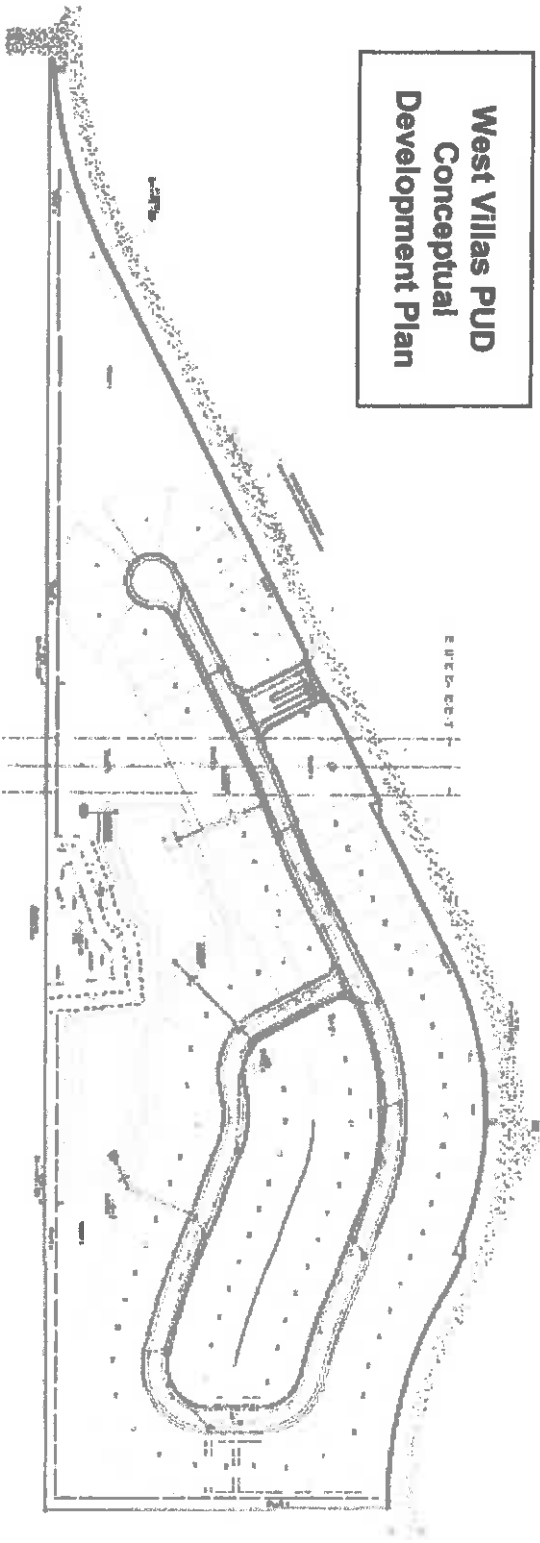


Council Member Radzik moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member Griffin and upon roll call on the motion the vote was as follows:

	YEA	NAY
Tim Loucks		
John Griffin		
Karen McMican		
Mike Radzik		
Dina Sweatt		

**EXHIBIT A**

**West Villas PUD  
Conceptual  
Development Plan**



Received 9/2/16



### City of Groveland Planning and Zoning' Application

*The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.*

Date: August 5, 2016 Application # \_\_\_\_\_

Applicant Name: William E. Barfield Applicant Phone# 407-478-1066  
Address: 225 S Westmont Ave. Suite 2040 Applicant Fax # 866-473-0427  
Altamonte Springs, Florida 32714 Email Address: wbarfield@wbarfieldlaw.com

Applicant is:  Owner  Agent  Purchaser  Lessee  Optionee

Owners Name: City of Groveland Owner's Phone # 352-429-2141  
Address: 156 S. Lake Ave Owner's Fax # 352-429-3852  
Groveland, FL 34736 Email Address: \_\_\_\_\_

**Application Type:**

- Annexation
- Rezoning
- Comprehensive Plan Amendment
- Lot Split
- Lot Line Deviation
- Variance-Residential
- Site Plan Approval
- Preliminary Plat
- Variance-Commercial/Industrial
- Concurrency Review
- Construction Plan Review
- Re-Review
- Special Exception Use
- Conditional Use Permit
- Residential Design Review
- Road/Easement Vacation
- Final Plat
- Planned Unit Development
- DRI Development
- Proportionate Fair Share
- DRI Regional Development
- Other \_\_\_\_\_

Reason for Request: To rezone to be used for a subdivision.

Project Title (Site Plans, future/existing subdivisions only): Groveland I  
Property Address: Wilson Lake Parkway, Groveland Property Size: 30.16  
Alternate Key #s: 3881163  
Property Tax I.D. #s 342125000400004300



**City of Groveland  
Planning and Zoning Application**

**Proposed Use of Property:** Residential Subdivision  
**Existing Zoning:** PUD **Existing Land Use:** Vacant  
**Would like to change Zoning to:** PUD (Modification)  
**Would like to change Land Use to:** SFMD  
**Current number of structures on the property:** 0

**What utilities currently exist on the site?**

Water     Reclaim Water     Sewer     Well     Septic     None

**What utilities are proposed to be used?**

Water     Reclaim Water     Sewer

**Have any previous applications been filed within the last year in connection with this property?**

Yes     No

**If yes, please describe:**

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# Property Owner and Agent Affidavit

Date: 8/5/2016

Before me, the undersigned authority personally appeared, City of Groveland (property owner's name), who being by me duly sworn on oath, deposes and says:

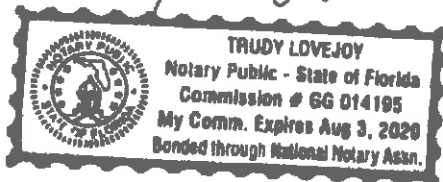
1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to Change zoning and land use on said property
3. That said authority (property owner) has appointed (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
  - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
  - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
  - C. Fees are non-refundable unless the application is withdrawn in writing within five (5) business days of submittal.

Property Owner's signature  
X [Signature]  
STATE OF  
FLORIDA COUNTY  
OF LAKE  
Subscribed and sworn to (or affirmed) before  
on August 16, 2016 (date) by  
City of Groveland (name)  
of affiant, deponent, or other signer.  
He/she is personally known to me or has  
presented

\_\_\_\_\_ as identification.

PUBLIC NOTARY

[Signature]

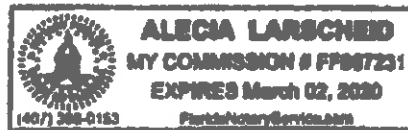


Agent's signature  
[Signature]  
STATE OF  
FLORIDA COUNTY  
OF LAKE  
Subscribed and sworn to (or affirmed) before  
me on August 5, 2016 (date)  
William E. Barfield (name)  
of affiant, deponent, or other signer.  
He/she is personally known to me or has  
presented

[Signature] as identification.

PUBLIC NOTARY

[Signature]



Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).



## The School District of Lake County School Concurrency Application & Service Provider Form

**Instructions:** Submit one copy of the completed application and fees for each new residential project requiring a determination of concurrency for schools. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order.

Please check (✓) type of application (one only):

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Concurrency Capacity Report   | <input type="checkbox"/> Exemption           | <input type="checkbox"/> Amendment (Equivalency) |
| <input type="checkbox"/> Adequate School Facilities Determination | <input type="checkbox"/> Letter of No Impact | <input type="checkbox"/> Time Extension          |
- Fees: Concurrency Capacity Report ≤ 90 DU (\$800) ≥ 91 DU (\$1000); Amendment (\$500); Adequacy (\$500); Time Extension (\$300)

### PART 1: PROJECT INFORMATION

Please attach a copy of the site/subdivision plan, last recorded warranty deed and consent form

<b>Project Name:</b> West Villas
<b>Municipality:</b> City of Groveland
<b>Parcel Identification Number (PIN):</b> 342125000400004300
<b>Location / Address Of Subject Property:</b> Wilson Lake Parkway, Groveland, FL 34736

#### DEVELOPMENT REQUEST:

Project Data	Type of Units and Number of Units
<b>Section/Township/Range:</b> 34/21/25	Single Family 87
<b>Project Acreage:</b> 30±	Multi-Family
<b>Total Number of Units:</b> 87	Mobile Home
<b>Will the Project be Phased? (Y/N):</b> No	Age Restricted (Adults Only) <sup>2</sup>
<b>Concurrency Service Area (CSA):</b>	

<sup>1</sup> If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.  
<sup>2</sup> A Restrictive Covenant is required for age-restricted communities.

#### OWNERSHIP / AGENT INFORMATION:

<b>Owner's Name:</b> City of Groveland
<b>Agent's Name:</b> William E. Barfield
<b>Mailing Address:</b> 225 S. Westmont Ave., Ste. 2040, Altamonte Springs, FL 32714
<b>Telephone Number:</b> 407-478-1866 <b>Fax Number:</b> 866-473-0427

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

**Owner or Owner's Agent Signature:** *William E. Barfield*      **Date:** 8/15/2016

### PART 2: LOCAL GOVERNMENT REVIEW

<b>Date Application Filed:</b> 8/15/2016	<b>Petition Number:</b> 2016-08-36
<b>Reviewed By:</b> <i>William E. Barfield</i>	<b>Title:</b> <i>West Villas</i>
<b>Did the Applicant pay the filing fee to you?</b> <i>Yes</i>	<b>YES (Please attach proof of payment)</b>
<b>NO (If no, the applicant must pay the School District.) The School District will not review without payment.</b>	<i>William E. Barfield</i>

**Government Representative Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

<b>Date &amp; Time Received:</b>	<b>Case Number:</b>
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	
<b>School District Representative:</b>	<b>Date:</b>

*9/20/16 Mailed & emailed to  
Dave Holden w/ Survey Eng.*

The School District of Lake County  
Growth Planning Department  
201 West Burlingh Boulevard  
Tavares, FL 32778  
Phone: (352) 253-6890 or (352) 253-6500  
Fax: (352) 253-6891

# Property Record Card

## General Information

**Owner Name:** CITY OF GROVELAND      **Alternate Key:** 3881163  
**Mailing Address:** 156 S LAKE AVE GROVELAND, FL 34736-2597  
[Update Mailing Address](#)      **Parcel Number:** 34-21-25-000400004300  
**Millage Group and City:** 00GR (GROVELAND)  
**Total Certified Millage Rate:** 19.78540  
**Trash/Recycling/Water/Info:** [My Public Services Map](#)

**Property Location:** WILSON LAKE PKWY GROVELAND FL 34736  
[Update Property Location](#)      **Property Name:** [Submit Property Name](#)  
**School Locator:** [School and Bus Map](#)

**Property Description:** FROM SE COR OF SE 1/4 RUN N 89-45-38 W ALONG S LINE OF SE |  
1/4 A DIST OF 697.58 FT FOR POB, CONT N 89-45-38 W ALONG |  
SAID S LINE A DIST OF 628.28 FT TO SW COR OF SE 1/4 OF SE |  
1/4, RUN N 0-17-40 E ALONG W LINE OF E 1/2 OF SE 1/4 A DIST |  
OF 2636.98 FT TO A POINT ON WLY RW LINE OF WILSON LAKE |  
PARKWAY, THENCE RUN S 89-42-20 E A DIST OF 4.82 FT TO A |  
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HAVING A CENTRAL ANGLE OF 06-43-40 & A RADIUS OF 660 FT, |  
THENCE FROM A TANGENT BEARING OF S 23-39-47 W RUN SWLY |  
ALONG THE ARC OF SAID CURVE A DIST OF 77.50 FT TO THE POINT |  
OF REVERSE CURVATURE OF A CURVE CONCAVE SE'LY HAVING A |  
CENTRAL ANGLE OF 30-23-34 & A RADIUS OF 740 FT, THENCE RUN |  
SWLY ALONG THE ARC OF SAID CURVE A DIST OF 392.53 FT

TO THE  
POINT OF TANGENCY, THENCE S 0-0-07 E 14.71 FT TO POB |  
ORB 4014 PG 189 |

### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		26.31	AC	\$0.00	\$252,576.00
2	WETLAND (9600)	0	0		4	AC	\$0.00	\$180.00

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4014 / 189	2/26/2011	Warranty Deed	Unqualified	Vacant	\$980,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$252,756	\$252,756	\$0	5.11800	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$252,756	\$252,756	\$0	0.46290	\$0.00
SCHOOL BOARD STATE	\$252,756	\$252,756	\$0	4.82700	\$0.00
SCHOOL BOARD LOCAL	\$252,756	\$252,756	\$0	2.24800	\$0.00
CITY OF GROVELAND	\$252,756	\$252,756	\$0	5.90000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$252,756	\$252,756	\$0	0.28850	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$252,756	\$252,756	\$0	0.15240	\$0.00
LAKE COUNTY WATER AUTHORITY	\$252,756	\$252,756	\$0	0.25540	\$0.00
SOUTH LAKE HOSPITAL DIST	\$252,756	\$252,756	\$0	0.73320	\$0.00
				<b>Total:</b> 19.7854	<b>Total:</b> \$0.00

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)

[Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to county millage - up to \$50,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓞ

[Learn More](#) [View the Law](#)

Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)

[Learn More](#) [View the Law](#)



Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
✓ Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Exemption Savings 0

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$5,000.88**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings 0

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**