

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:30** P.M., TUESDAY, JULY 5, 2016, IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER  
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
CITY MANAGER	REDMOND JONES, II	redmond.jones@groveland-fl.gov
ACTING CITY CLERK	LISA CORTESE	lisa.cortese@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF M. SMITH TENNYSON	melvin.tennyson@groveland-fl.gov

**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.

## AGENDA

1. Approval of Meeting Minutes from June 20, 2016
2. Approval of Ordinance 2016-07-16: Annexation (Villa City) – First Reading
3. Approval of Ordinance 2016-07-17: Large Scale Comprehensive Plan Amendment (Villa City)– First Reading

Comments from the Public

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, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember 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 of 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.

***City of Groveland***  
Minutes  
**Local Planning Agency Meeting**  
Monday, June 20, 2016

The Groveland City Council held a regularly scheduled meeting on Monday, June 20, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:35pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Council Member Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, City Manager Redmond Jones, Acting City Clerk Lisa Cortese and Sergeant-at-Arms Chief M. Smith Tennyson. Council Member John Griffin arrived at 6:40pm.

**AGENDA**

**1. Approval of Meeting Minutes 06-08-2016**

*Council Member Dina Sweatt moved to approve; seconded by Council Member Mike Radzik.*

*The motion was approved with all members present voting aye.*

**2. Approval of Rockers Locker Site Plan**

*Council Member Mike Radzik moved to table this item; seconded by Council Member Dina Sweatt.*

*The motion was approved with all members present voting aye.*

**3. Approval of Trilogy Phase V Final Plat**

*Council Member Mike Radzik moved to forward to Council with the recommendation for approval; seconded by Vice Mayor Karen McMican.*

*The motion was approved with all members present voting aye.*

**PUBLIC COMMENT**

**ADJOURNMENT**

*Mayor Tim Loucks adjourned the meeting at 7:10pm.*

Attest:



\_\_\_\_\_  
Tim Loucks, Mayor

\_\_\_\_\_  
Lisa Cortese, Acting City Clerk



## REQUEST FOR LPA CONSIDERATION

**MEETING DATE:** July 5, 2016

**AGENDA ITEM:** Ordinance 2016-07-16 – Annexation of Villa City Project

**CITY GOAL:** Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.

**PREPARED BY:** Anita Geraci-Carver, City Attorney

**DATE:** June 27, 2016

**BACKGROUND:** A number of owners are proposing to develop the Villa City project within the City of Groveland. Currently the properties are located in unincorporated Lake County. The properties are located within the City's planning area and 180 utility district as identified in the Interlocal Service Boundary Agreement. The Villa City annexations are voluntary annexations and meet the criteria as established in the ISBA. The properties to be considered for annexation are contiguous to the City of Groveland municipal boundaries and are reasonably compact. A number of enclaves are created within the area to be annexed. Consistent with the ISBA, if the City annexes, then the City must provide services to the properties within the enclaves. Additionally, as required by the ISBA, the City will provide written notice to the owners of any property within the enclave, by first class mail, advising them of the public hearing to be held on the annexation at second reading, and giving the owners an opportunity to comment publically at the adoption hearing. Prior to the adoption hearing the City will also provide the required public notice and notice to the Lake County Board of County Commissioners.

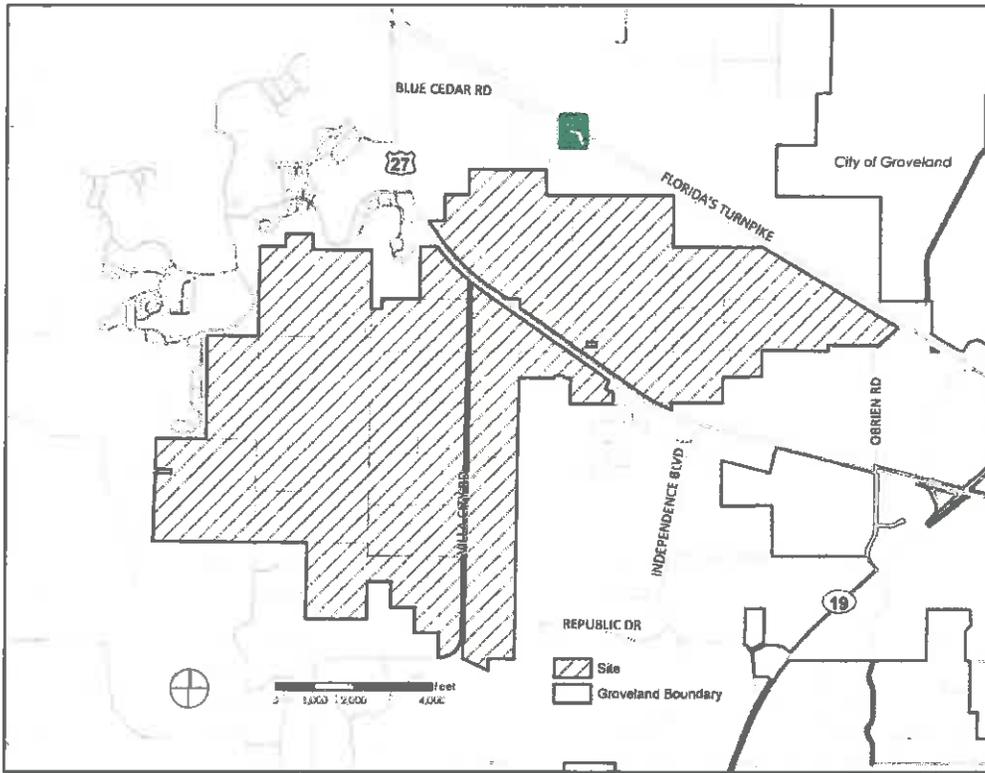
Should this ordinance be approved by the Groveland City Council, approximately 2,467 +/- acres will be annexed into the City of Groveland. In a separate ordinance, the applicants also seek a future land use designation of Master Planned Community, a new future land use designation for the City, the details of which are set forth below:

Master Planned Community  
(MPC)

Up to 5.0 dwelling units per acre. Non-residential  
uses – the maximum floor area ratio is 1.00.  
Impervious surface coverage will be regulated at  
the PUD level in accordance with the provisions  
of Policy 1.1.16

*"The city with a future, watch us grow!"*

Figure 1: Subject Property



The applicant also seeks a PUD zoning. The PUD zoning will be heard at a future meeting and will incorporate into it a Development Agreement setting forth the specific requirements for the project.

**STAFF RECOMMENDATION:** Motion to Recommend Approval of Ordinance 2016-07-16 to City Council

**REVIEWED BY CITY MANAGER:**

**COUNCIL ACTION:**

**MOTION BY:**

**SECOND BY:**

*"The city with a future, watch us grow!"*

**ORDINANCE 2016-07-16**

**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 (2016); ANNEXING 2,467 +/- 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**, Floribra – Villa City IA, LLC, 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, has become eligible for annexation with the approval of the Interlocal Service Boundary Agreement dated February 15, 2013, entered into by and between the City of Groveland, City of Clermont, City of Mascotte, Town of Howey-In-The-Hills, City of Minneola, City of Leesburg and Lake County, as amended, (the "Interlocal Agreement"); and

**WHEREAS**, the City Council has determined that the area proposed for annexation meets the requirements of §171.044 and §171.204; 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, and the ISBA 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:

**Alternate Key Numbers**

1024471  
1024501  
1024510  
1024544  
1024552  
1024561  
1024579  
1024587  
1024595  
1024935  
1024943  
1035767  
1063639  
1068479  
1068509  
1084954  
1088437  
1210810  
1297796  
1297834  
1383650  
1390745  
1390761  
1390770  
1390818  
1390851  
1390877  
1587166  
1756791  
1781272  
2831154  
3781209  
3781210  
3781211  
3781212  
3781213  
3783126  
3783127  
3793849  
3882756

**Parcel ID Numbers**

16-21-25-000300000400  
17-21-25-000400000500  
17-21-25-000400000600  
18-21-25-000300001100  
18-21-25-000300001200  
19-21-25-000100000100  
20-21-25-000100000300  
20-21-25-000200000902  
20-21-25-000200000903  
30-21-25-000200000500  
30-21-25-000200000600  
24-21-24-000100000100  
17-21-25-000300000401  
13-21-24-000400000600  
24-21-24-000100000200  
20-21-25-000100000200  
13-21-24-000400000601  
30-21-25-000200000400  
24-21-24-000300000400  
25-21-24-000100000200  
24-21-24-000400000500  
17-21-25-000400000700  
17-21-25-000300000402  
17-21-25-000200000400  
18-21-25-000100000200  
19-21-25-000200000300  
20-21-25-000200000700  
30-21-25-000100000300  
20-21-25-000200000800  
20-21-25-000200000600  
20-21-25-000200001000  
24-21-24-000400001100  
18-21-25-000400001700  
18-21-25-000400001800  
19-21-25-000100000500  
19-21-25-000200000700  
18-21-25-000400001900  
18-21-25-000300002000  
18-21-25-000400002100  
30-21-25-000200002900

A total of 40 parcels consisting of 2,467 acres, more particularly described as follows:

**Legal Description:** See attached **Exhibit A** (the “**Properties**”).

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

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the properties 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 (2016) 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.

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
HONORABLE TIM LOUCKS, MAYOR  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Acting City Clerk/City Clerk



Approved as to form and legality:

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

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

Second Reading \_\_\_\_\_

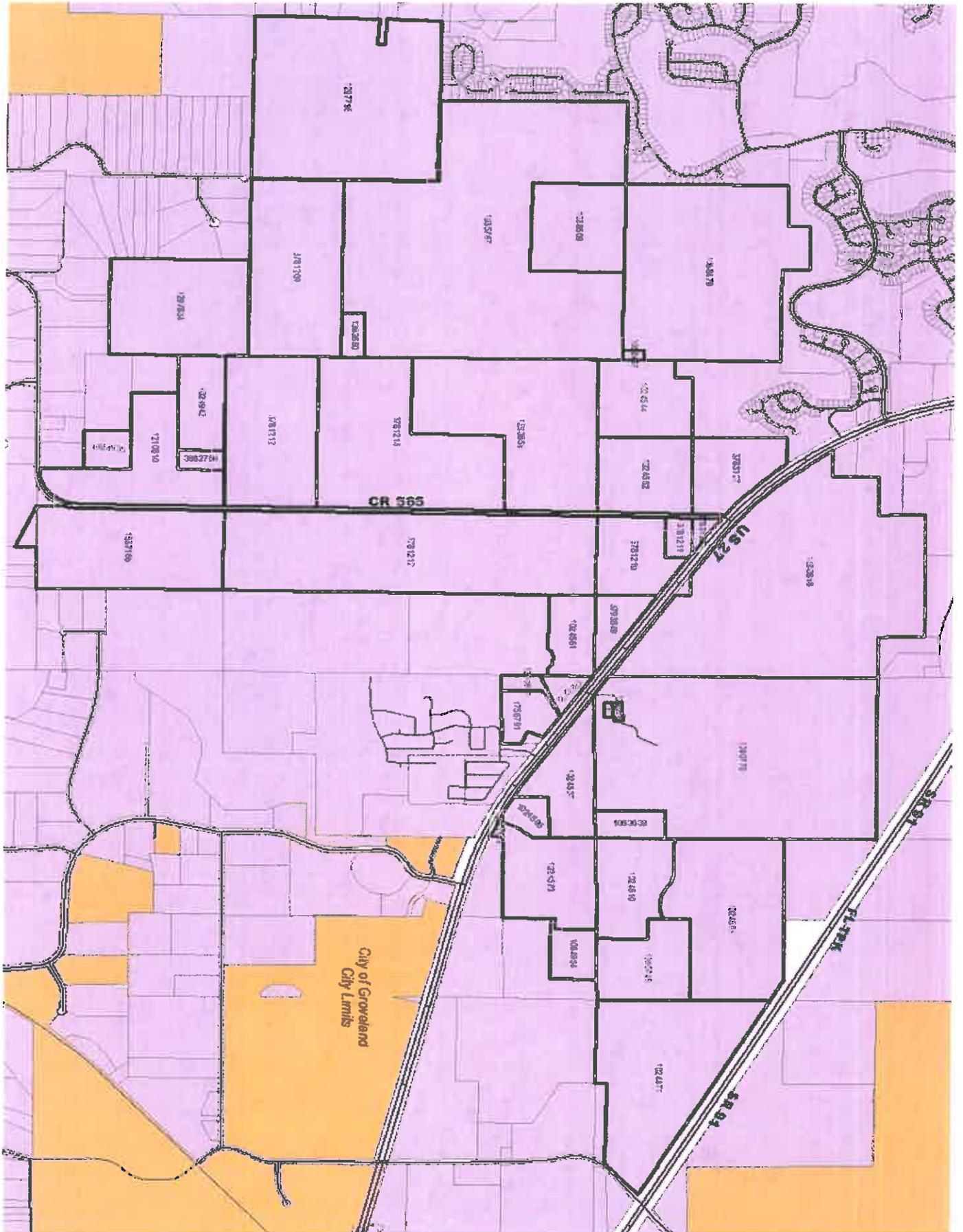
Council Member \_\_\_\_\_ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

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

**EXHIBIT A**

**Metes and bounds legal descriptions attached.**

EXHIBIT B



Alternate Key Numbers

1024471  
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1024587  
1024595  
1024935  
1024943  
1035767  
1063639  
1068479  
1068509  
1084954  
1088437  
1210810  
1297796  
1297834  
1383650  
1390745  
1390761  
1390770  
1390818  
1390851  
1390877  
1587166  
1756791  
1781272  
2831154  
3781209  
3781210  
3781211  
3781212  
3781213  
3783126  
3783127  
3793849  
3882756

Parcel ID Numbers

16-21-25-000300000400  
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17-21-25-000400000600  
18-21-25-000300001100  
18-21-25-000300001200  
19-21-25-000100000100  
20-21-25-000100000300  
20-21-25-000200000902  
20-21-25-000200000903  
30-21-25-000200000500  
30-21-25-000200000600  
24-21-24-000100000100  
17-21-25-000300000401  
13-21-24-000400000600  
24-21-24-000100000200  
20-21-25-000100000200  
13-21-24-000400000601  
30-21-25-000200000400  
24-21-24-000300000400  
25-21-24-000100000200  
24-21-24-000400000500  
17-21-25-000400000700  
17-21-25-000300000402  
17-21-25-000200000400  
18-21-25-000100000200  
19-21-25-000200000300  
20-21-25-000200000700  
30-21-25-000100000300  
20-21-25-000200000800  
20-21-25-000200000600  
20-21-25-000200001000  
24-21-24-000400001100  
18-21-25-000400001700  
18-21-25-000400001800  
19-21-25-000100000500  
19-21-25-000200000700  
18-21-25-000400001900  
18-21-25-000300002000  
18-21-25-000400002100  
30-21-25-000200002900



## REQUEST FOR LPA CONSIDERATION

**MEETING DATE:** July 5, 2016

**AGENDA ITEM:** Ordinance 2016-07-17 – Large Scale Comprehensive Plan Amendment for Villa City Project

**CITY GOAL:** Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.

**PREPARED BY:** Anita Geraci-Carver, City Attorney

**DATE:** June 27, 2016

**BACKGROUND:** A number of owners are proposing to develop the Villa City project within the City of Groveland. The properties are located within the City's planning area and 180 utility district as identified in the Interlocal Service Boundary Agreement, and are proposed for annexation simultaneously with this Large Scale Comprehensive Plan Amendment.

The Villa City project consists of approximately 2,467 +/- acres. The applicants seek a future land use designation of Master Planned Community, a new future land use designation for the City, the details of which are set forth below, and Conservation:

<u>Master Planned Community (MPC)</u>	<u>Up to 5.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is 1.00. Impervious surface coverage will be regulated at the PUD level in accordance with the provisions of Policy 1.1.16</u>
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The ordinance provides that the Master Planned Community category is envisioned to create a sustainable, self-sufficient, mixed-use community including a mix of housing types to accommodate multiple stages of life, as well as non-residential uses, such as office, retail, industrial, medical, institutional, educational, and civic uses located in a pedestrian oriented town center. Land subject to this designation will have a Planned Unit Development zoning, which will include a conceptual master plan of the mixed use development.

The ordinance creates a policy which provides:

The Master Planned Community designation is planned to be a self-sufficient community that includes a mix of housing types to accommodate multiple stages of life and non-residential uses, such as office, retail, industrial, medical, institutional and civic uses located in a pedestrian-oriented town center. Land subject to this designation will have a Planned Unit Development zoning which will include a conceptual master plan of the mixed used development, together with performance standards and design guidelines.

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Permitted uses may include:

- Residential;
- Retail sales and service;
- Office/Commercial;
- Educational;
- Community facilities
- Recreation;
- Public/Institutional;
- Medical facilities;
- Industrial;
- Hotels/motels and tourist facilities; or
- Any other use as identified by the Planned Unit Development

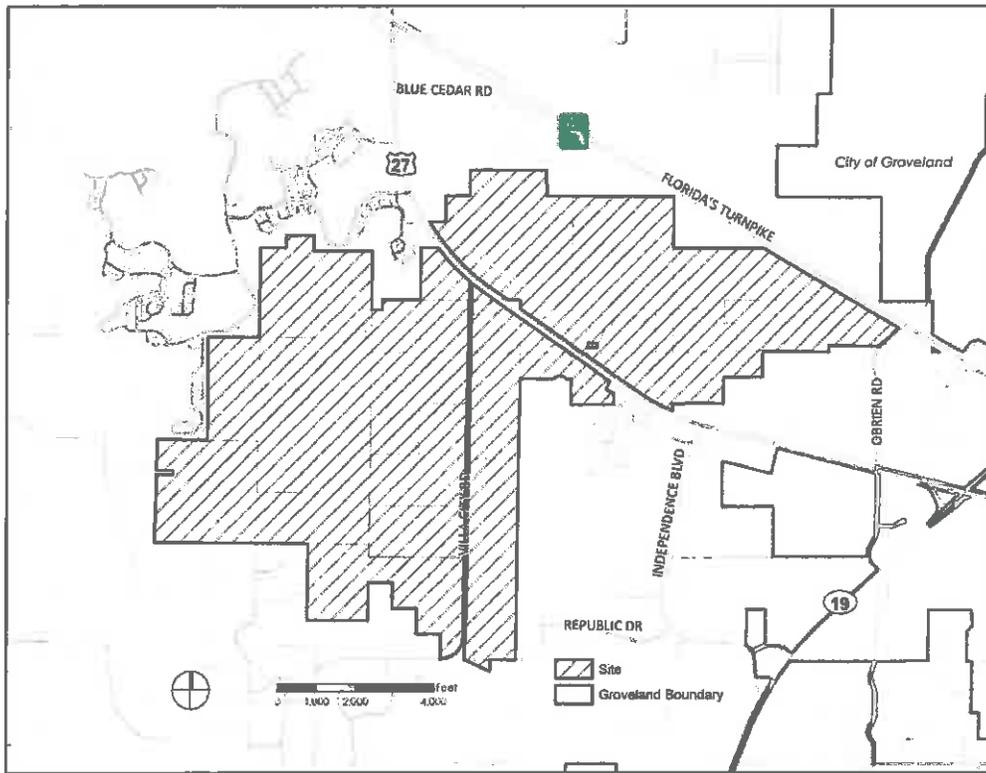
In addition, the following shall apply:

- All future development shall be required to connect to the City central water system, sewer system, and reuse;
- Residential uses shall occupy a minimum of 50 percent and a maximum of 80 percent of the gross land area;
- Commercial uses including retail, office, industrial and community facilities (excluding schools) shall occupy a minimum of 5 percent and a maximum of 25 percent of the gross land area.
- Open space and impervious surface shall be calculated at the time of PUD approval in order to account for potential on-site wetlands, which may have a Future Land Use designation of Conservation;
- Open Space uses shall occupy a minimum of 30 percent of the gross land area within a PUD Master Plan;
- Low Impact Development and Green Building techniques (Policy 1.2.11 and 1.2.12) are required;
- A maximum of 1.00 floor area ratio (FAR) shall be allowed for non-residential uses;
- Up to 5 dwelling units per acre shall be allowed; and
- Flexible dimensional requirements are permitted to ensure that mixed use buildings are properly located adjacent to abutting roadways and sidewalks. Such dimensional requirements shall be determined by the Planned Unit Development.

The proposed future land designation is consistent with the City of Groveland's comprehensive plan and the policies being created.

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Figure 1: Subject Property



The applicant also seeks a PUD zoning. The PUD zoning will be heard at a future meeting and will incorporate into it a Development Agreement setting forth the specific requirements for the project.

**STAFF RECOMMENDATION:** Motion to Recommend Approval of Ordinance 2016-07-17 to City Council

**REVIEWED BY CITY MANAGER:**

**COUNCIL ACTION:**

**MOTION BY:**

**SECOND BY:**

*"The city with a future, watch us grow!"*

**ORDINANCE 2016-07-17**

**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 FUTURE LAND USE ELEMENT POLICIES 1.1.1, 1.1.2, 1.1.6, 1.1.7, 1.1.8 AND 1.1.16 OF THE CITY OF GROVELAND COMPREHENSIVE PLAN TO PROVIDE FOR, DESCRIBED AND INCORPORATE A FUTURE LAND USE CATEGORY ENTITLED MASTER PLANNED COMMUNITY; BY AMENDING THE COMPREHENSIVE LAND USE PLAN DESIGNATION FROM LAKE COUNTY REGIONAL COMMERCIAL, REGIONAL OFFICE, RURAL, RURAL TRANSITION, URBAN LOW DENSITY AND CONSERVATION TO CITY OF GROVELAND MASTER PLANNED COMMUNITY AND CONSERVATION ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTY; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**

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

**WHEREAS**, the City of Groveland desires to amend the Comprehensive Plan for the City of Groveland as set forth below to clarify Land Use Element Policies 1.1.1, 1.1.2, 1.1.6, 1.1.7, 1.1.8, and 1.1.16, and the future land use map of the Comprehensive Plan; and

**WHEREAS**, the Local Planning Agency of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law, and

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

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

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

**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. Future Land Use Element Policies 1.1.1, 1.1.2, and 1.1.16**

The Future Land Use Element of the City of Groveland Comprehensive Plan is amended by the creation of a new mixed use category known as Master Planned Community (MPC). Changes to the Future Land Use Element, shown in strikethrough and underline are as follows:

**Policy 1.1.1:** *Land Use Designations.* The City shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted City Zoning Map.[9J-5.006(3)(c)(7), F.A.C.]

Density and intensity standards for land uses in Groveland are featured below

<b>Land Use</b>	<b>Maximum Residential Density</b>
<b>Residential:</b>	
Single Family Low Density (SFLD)	Up to 2.0 dwelling units per acre. Elementary schools are also permitted in this category. The maximum building height is 35 feet.
Single Family Medium Density (SFMD)	Up to 4.0 dwelling units per acre. Elementary and middle schools are permitted in this category. The maximum building height is 35 feet.
Medium Density Residential (MDR)	Up to 6.0 dwelling units per acre. Elementary and middle schools are also permitted in this category. The maximum building height is 35 feet.
High Density Residential (HDR)	Up to 10.0 dwelling units per acre. Elementary, middle, and high schools are also permitted in this category.
Green Swamp Single Family Low Density (GSSFLD)	Up to 4.0 units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.
Green Swamp Single Family Rural (GSSFR)	Up to 2.0 dwelling units per acre. The maximum impervious surface coverage is 0.40. The maximum building height is 35 feet.
<b>Land Use</b>	<b>Maximum Land Intensity</b>
Mixed Use (MU)	Up to 4.0 dwelling units per acre. Non-residential uses - the maximum impervious surface coverage is 0.60 and the maximum floor area ratio is 0.25. May live and/or work in these areas.
<u>Master Planned Community (MPC)</u>	<u>Up to 5.0 dwelling units per acre. Non-residential uses – the maximum floor area ratio is 1.00. Impervious surface coverage will be regulated at the PUD level in accordance with the provisions of Policy 1.1.16</u>

North Workplace Development (NWD)	<p>Up to 7.0 dwelling units per acre. Non-residential development – the maximum impervious surface coverage is 0.65 and the maximum floor area ratio is 0.7. May live and/or work in these areas.</p> <p>The land use will allow for flexibility in design while requiring a strong mix of employment generators. Commercial retail/restaurant, professional services, and entertainment-related uses shall comprise a minimum of 25% of the property. In order to encourage sustainability, a minimum of 15% of the property shall be dedicated to research and development, manufacturing, distribution, or corporate offices and a minimum of 10% for medium to high density residential uses (up to 7 units per acre). This land use will also require a minimum of 5% of the land be devoted to public recreation, a minimum of 5% to governmental or civic uses, and a minimum of 20% open space.</p>
Central Business District (CBD)	The maximum impervious surface coverage is 0.80 and the maximum floor area ratio is 1.0. The maximum density for apartments, condominiums, or townhomes is up to 10.0 dwelling units per acre. The minimum building height is 35 feet and the maximum building height is 50 feet.
Office/Commercial (COMM)	The maximum impervious surface coverage is 0.75 and the maximum floor area ratio is 0.5. The maximum building height is 35 feet.
Green Swamp Commercial (GSC)	The maximum impervious surface coverage is 0.40 and the maximum floor area ratio is 0.5.
Industrial (IND)	The maximum impervious surface coverage is 0.70 and the maximum floor area ratio is 0.70. The maximum building height is 50 feet.
Public/Institutional (P/I)	The maximum impervious surface coverage is 0.70.
Recreation and Open Space (REC)	The maximum impervious surface coverage is 0.5. The maximum building height is 35 feet.
Agriculture (AG)	The maximum impervious surface coverage is 0.1. One dwelling unit per 5 acres is permitted for agricultural uses.
Conservation (CON)	The maximum impervious surface coverage is 0.05.

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

Densities would be determined by Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property) less any lakes or water bodies.

Floor area ratio is defined as the total non-residential square feet of a building divided by the total square feet of the lot the building is located on.

**Policy 1.1.2:** *Master Planned Community (MPC)* – The Master Planned Community category is envisioned to create a sustainable, self-sufficient, mixed-use community including a mix of housing types to accommodate multiple stages of life, as well as non-residential uses, such as office, retail, industrial, medical, institutional, educational, and civic uses located in a pedestrian oriented town center. Land subject to this designation will have a Planned Unit Development zoning, which will include a conceptual master plan of the mixed use development.

**Policy 1.1.6:** *Promoting High Quality Residential Development on the Mixed Use Land Use and Master Planned Community Land Use Categories.* The City shall promote a high quality residential development that will create a sense of place and community through the development of the Mixed Use land use and Master Planned Community Land Use categories. These include:

1. A diversity of housing styles, shapes and materials in order to create variety in the streetscape;
2. Different housing types to be integrated architecturally in order to give the development a harmonious appearance;
3. The creation of visual richness when choosing materials and details. Local characteristics are encouraged;
4. The encouragement of front porches and side entrances for garages;
5. A variety of roof heights, pitches and materials;
6. Landscaping to be incorporated into the overall design as a means of linking the development areas with the open spaces

**Policy 1.1.7:** *Neighborhood Centers and the Mixed Use Land Use and Master Planned Community Land Use Categories.* Within a Mixed Use land use and Master

Planned Community Land Use category, the neighborhood center is intended to provide uses that meet the retail and service needs of a traditional neighborhood center and its vicinity. In addition to shops and offices, the center may contain other compatible uses such as civic and institutional uses of community-wide importance, specifically including second-floor residential uses. The neighborhood center shall be located so that it is easily accessible by pedestrians from as many of the residential areas as possible.

**Policy 1.1.8:**

**Streets and Sidewalks Requirements for the Mixed Use Land Use and Master Planned Community Land Use Categories...** All developments within the Mixed Use land use and Master Planned Community Land Use category shall have a connected street system that serves vehicles, pedestrians and bicycles and which connects the neighborhood center to adjacent residential/community areas. Streets shall be laid out to promote pedestrian circulation and ease of access to the community areas. Within the neighborhood center maximum opportunities for shared parking shall be utilized.

**Policy 1.1.16:**

**Master Planned Community Land Use Category Requirements.** The Master Planned Community designation is planned to be a self-sufficient community that includes a mix of housing types to accommodate multiple stages of life and non-residential uses, such as office, retail, industrial, medical, institutional and civic uses located in a pedestrian-oriented town center. Land subject to this designation will have a Planned Unit Development zoning which will include a conceptual master plan of the mixed used development, together with performance standards and design guidelines.

Permitted uses may include:

- Residential;
- Retail sales and service;
- Office/Commercial;
- Educational;
- Community facilities
- Recreation;
- Public/Institutional;
- Medical facilities;
- Industrial;
- Hotels/motels and tourist facilities; or
- Any other use as identified by the Planned Unit Development

In additional, the following shall apply:

- All future development shall be required to connect to the City central water system, sewer system, and reuse;
- Residential uses shall occupy a minimum of 50 percent and a maximum of 80 percent of the gross land area;
- Commercial uses including retail, office, industrial and community facilities (excluding schools) shall occupy a minimum of 5 percent and a maximum of 25 percent of the gross land area.
- Open space and impervious surface shall be calculated at the time of PUD approval in order to account for potential on-site wetlands, which may have a Future Land Use designation of Conservation;
- Open Space uses shall occupy a minimum of 30 percent of the gross land area within a PUD Master Plan;
- Low Impact Development and Green Building techniques (Policy 1.2.11 and 1.2.12) are required;
- A maximum of 1.00 floor area ratio (FAR) shall be allowed for non-residential uses;
- Up to 5 dwelling units per acre shall be allowed; and
- Flexible dimensional requirements are permitted to ensure that mixed use buildings are properly located adjacent to abutting roadways and sidewalks. Such dimensional requirements shall be determined by the Planned Unit Development.

**Section 3. Future Land Use Designation Amendment.**

- A. The Property is legally described in **Exhibit A** attached hereto. The location of the property is depicted on **Exhibit B** for visual reference.

The Property consists of 2,467 +/- acres.

- 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 described in **Exhibit A** (the "Property"), on the City of Groveland Future Land Use Map from Lake County Regional Commercial, Regional Office, Rural, Rural Transition, Urban Low Density, and Conservation and designating the Property on the Future Land Use Map to:

**CITY OF GROVELAND MASTER PLANNED COMMUNITY AND  
CONSERVATION**

**MASTER PLANNED COMMUNITY:** 1,781 +/- acres more particularly described as The Property less and except the property depicted in **Exhibit B** hereto.

**CONSERVATION:** 686 +/- acres more particularly depicted in **Exhibit B** hereto.

**Section 4. 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 5. Direction to the City Manager**

The City Manager is hereby authorized to amend the comprehensive plan and future land-use map as indicated herein.

**Section 6. Repeal**

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

**Section 7. Transmittal**

After the first public hearing, a copy hereof shall be transmitted to the Department of Economic Opportunity, the water management district, the Department of Environmental Protection, the Department of State, the Department of Transportation, Lake County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Groveland, Florida.

**Section 8. Effective Date**

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

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
HONORABLE TIM LOUCKS, MAYOR  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
City Clerk/Acting 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
John Griffin		
Tim Loucks		
Karen McMican		
Mike Radzik		
Dina Sweatt		

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**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581150**

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19 BEING A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION NUMBER) AND RUN S00°40'35"W ALONG THE EAST LINE OF SAID SECTION 19 FOR A DISTANCE OF 27.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 (STATE ROAD NO. 25) (A 200 FOOT WIDE RIGHT-OF-WAY); THENCE CONTINUE S00°40'35"W ALONG SAID EAST LINE FOR A DISTANCE OF 637.03 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE RUN N89°46'41"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 113.55 FEET; THENCE RUN N54°35'13"W FOR A DISTANCE OF 103.53 FEET; THENCE RUN N77°47'22"W FOR A DISTANCE OF 111.43 FEET; THENCE RUN S70°42'25"W FOR A DISTANCE OF 91.32 FEET; THENCE RUN S35°24'47"W FOR A DISTANCE OF 64.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N89°46'41"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 899.85 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N00°38'38"E ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 662.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°08'59"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 894.68 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE RUN S55°07'07"E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1618.49 FEET TO THE POINT OF BEGINNING.

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581088**

**Parcel A:**

The property in Section 18, Township 21 South, Range 25 East, Lake County, Florida described as:

The South  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of Government Lot 4 (LESS right of way for State Road No. 565).

**Parcel B:**

The Northeast of the Southwest  $\frac{1}{4}$  (Also sometimes described as the East  $\frac{1}{2}$  of Government Lot 3) and that part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , all lying South and West of U.S. Highway 27 and West of Villa City Road, LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25, East Lake County, Florida.

**Parcel C:**

That part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  lying South and West of U. S. Highway 27 and East of Villa City Road, LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25 East, Lake County, Florida.

**Parcel D:**

The West 704.59 feet of the North 369.50 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25 East, Lake County, Florida.

**Parcel E:**

The North  $\frac{3}{4}$  of the East  $\frac{1}{2}$  of Government Lot 4, Section 18, Township 21 South, Range 25 East, Lake County, Florida (LESS right of way for State Road No. 565).

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581095**

**PARCEL A:**

THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL B:**

THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 150 FEET OF THE NORTH 400 FEET; ALSO LESS THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND ALSO LESS THE EAST 150 FEET OF THE SOUTH 300 FEET THEREFROM.

**PARCEL C:**

THE PROPERTY IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS RIGHTS-OF-WAY FOR U.S. HIGHWAY 27 AND STATE ROAD NO. 565), DESCRIBED AS:

WEST 1/2 OF GOVERNMENT LOT 4, LESS THE NORTH 250 FEET OF THE WEST 275 FEET THEREOF.

**PARCEL D:**

THE PROPERTY IN SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS:

THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, LESS THE WEST 10 FEET THEREOF; AND

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; AND

THE EAST 1/2 OF THE NORTHEAST 1/4; AND

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND

THE EAST 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 10 FEET OF THE WEST 670 FEET OF THE EAST 3/4 OF THE NORTH 1/2.

**PARCEL E:**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL F:**

THE PROPERTY IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS

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RIGHT-OF-WAY FOR STATE ROAD NO. 565 DESCRIBED AS:

GOVERNMENT LOT 1; AND

THE WEST 1/2 OF GOVERNMENT LOT 2.

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## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581080**

A parcel of land being situated in Sections 17 and 20, Township 21 South, Range 25 East, Lake County, Florida, more particularly described as follows:

Commencing at the North 114 corner of Section 20, Township 21 South, Range 25 East; thence run South 89°41'27" West along the North line of the Northwest 1/4 of said Section 20 for a distance of 443.01 feet to the POINT OF BEGINNING; thence departing said North line, run North 00°03'06" East for a distance of 984.02 feet; thence run North 89°41'27" East for a distance of 443.01 feet to the West line of the Southeast 1/4 of Section 17, Township 21 South, Range 25 East; thence run North 00°03'06" East along said West line for a distance of 36.26 feet to a point on the South line of Creek and Marsh in the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence departing said West line, run along the said South line of the Creek and Marsh the following Courses and Distances: thence run North 74°07'30" East for a distance of 107.81 feet; thence run North 74°55'24" East for a distance of 104.94 feet; thence run North 75°28'01" East for a distance of 114.40 feet; thence run South 87°52'24" East for a distance of 18.60 feet; thence run South 05°51'43" East for a distance of 69.02 feet; thence run South 87°43'20" East for a distance of 101.87 feet; thence run South 86°03'35" East for a distance of 81.00 feet; thence run South 70°53'23" East for a distance of 55.65 feet; thence run South 55°42'04" East for a distance of 92.59 feet; thence run South 41°35'42" East for a distance of 87.98 feet; thence run South 28°34'02" East for a distance of 81.31 feet; thence run South 16°57'43" East for a distance of 113.85 feet; thence run South 04°55'52" East for a distance of 188.19 feet; thence run South 33°33'03" East for a distance of 22.19 feet; thence run South 52°20'25" East for a distance of 31.48 feet; thence run South 69°32'51" East for a distance of 50.11 feet; thence run North 86°30'53" East for a distance of 106.51 feet; thence run North 88°13'31" East for a distance of 46.04 feet; thence run North 74°17'45" East for a distance of 46.00 feet; thence run North 57°50'58" East for a distance of 58.53 feet; thence run North 43°27'40" East for a distance of 86.75 feet; thence run North 26°08'14" East for a distance of 193.83 feet; thence run North 78°22'28" East for a distance of 57.30 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence departing said South line of the Creek and Marsh, run South 00°00'38" East along said East line for a distance of 38.41 feet; thence departing said East line, run South 89°57'56" East for a distance of 320.00 feet; thence run South 00°00'38" East for a distance of 730.00 feet to the North line of the Northeast 1/4 of the aforesaid Section 20; thence run South 89°57'56" East along said North line for a distance of 670.33 feet; thence departing said North line, run South 01°30'45" West for a distance of 663.24 feet; thence run North 89°50'07" West for a distance of 990.27 feet to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence run South 01°30'45" West along said West line for a distance of 660.99 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 20; thence departing said West line, run North 89°42'14" West along the South line of said Northwest 1/4 of Northeast 1/4 for a distance of 1316.68 feet to the Southwest corner of said Northwest 114 of Northeast 1/4; thence departing said South line, run South 00°50'20" West along the East line of the Northwest 1/4 of said Section 20 for a distance of 170.66 feet to the Northerly right of way line of State Road 25 (also known as U.S. highway 27), said point also being on a curve, concave Northeasterly, and having a radius of 5661.65 feet, a chord bearing of North 60°46'10" West, and a chord distance of 1101.36 feet; thence run along the arc of said curve, and said Northerly right of way line, through a central angle of 11°09'48" for a distance of 1103.10 feet to the point of tangency; thence run North 55°11'16" West, along said Northerly right of way line, for a distance of 1639.17 feet to the intersection of said Northerly right of way line with the aforesaid North

## *First American Title Insurance Company*

line of the Northwest 1/4 of Section 20; thence departing said Northerly right of way line, run North 89°41'27" East for a distance of 1885.70 feet to the POINT OF BEGINNING.

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581050**

Parcel 1:

The North 3/4 of the East 1/2 of the Northeast 1/4, less the North 10 feet thereof, and less the South 317.36 feet of the North 327.36 feet of the East 10 feet, of Section 25, Township 21 South, Range 24 East, Lake County Florida.

Parcel 2:

The West 1/2 of the Northwest 1/4 of the East 1/2 of Government Lot 1, and the North 1/2 of the West 1/2 of Government Lot 1, less the North 10 feet thereof of Section 30, Township 21 South, Range 25 East, Lake County Florida.

Parcel 3:

The Northwest 1/4 of the East 1/2 of Government Lot 2, and the East 1/2 of the Northwest 1/4 of the East 1/2 of Government Lot 1, less the North 10 feet, Section 30, Township 21 South, Range 25 East, of the public records of Lake County Florida.

Parcel 4:

The East 3/4 of the South 1/2 of Government Lot 1, less the road, Northeast 1/4 of the East 1/2 of Government Lot 1. Less North 10 feet and less the road, the East 1/4 of the Government Lot 2, less the road, Section 30, Township 21 South, Range 25 East Lake County Florida, less any portion thereof lying Southeasterly of the road.

Less that portion conveyed to the State of Florida by Deed recorded May 18, 1956 in Book 383, Page 123.

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581102**

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way), also being the POINT OF BEGINNING; thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument (no identification number) on the aforesaid Southwesterly right-of-way line; thence run N55°07'07"W along said right-of-way line for a distance of 1239.05 feet to the POINT OF BEGINNING.

AND:

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way); thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line and being the POINT OF BEGINNING; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument on the aforesaid Southwesterly right-of-way line; thence run S25°02'36"W for a distance of 237.00 feet to a set 1/2" diameter iron rod with cap number LB68; thence run S62°50'24"E for a distance of 229.16 feet to the POINT OF BEGINNING.

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581099**

**Parcel A:**

The Southeast 1/4 of the Northwest 1/4 (otherwise sometimes described as East 1/2 of Government Lot 2), Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS road right-of-way for C-565 conveyed in Deed Book 382, Page 509, Public Records of Lake County, Florida.

**Parcel B:**

The North 1/2 of the Southwest 1/4, Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS right-of-way for C-565 conveyed in Deed Book 383, Page 121, Public Records of Lake County, Florida.

**Parcel C:**

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 24, Township 21 South, Range 24 East, Lake County, Florida.

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**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581035**

The West 1/2 of the Northeast 1/4 of Section 30, Township 21 South, Range 25 East, Lake County, Florida.

and

Begin at the Northwest corner of the Southeast 1/4 of Section 30, Township 21 South, Range 25 East, Lake County, Florida; thence N. 89°35'07" E, a distance of 668.25 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4; thence S. 00°10'48" W, along the Easterly line of the said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 300.00 feet; thence N. 66°08'20" W, a distance of 729.65 feet to the POINT OF BEGINNING.

LESS right-of-way for Villa City Road recorded March 30, 1956 in Deed Book 381, Page 109, Public Records of Lake County, Florida.

*First American Title Insurance Company*

**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3580997**

The West 1/2 of the Northeast 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

Together with:

The West 1/2 of the Southeast 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

Together with:

The South 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

*First American Title Insurance Company*

**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581005**

The Southwest 1/4 of Section 24, Township 21 South, Range 24 East, Lake County, Florida, LESS that part thereof described as follows:

Commencing at the Northwest corner of said Section 24, thence South 00°27'06" East (all bearings mentioned herein are assumed), along the West line of said Section 24, a distance of 2646.56 feet to the West 1/4 corner of said Section 24; thence South 00°23'19" East, a distance of 792.07 feet to the Point of Beginning; thence continue South 00°23'19" East, a distance of 100.14 feet; thence South 87°18'48" East, a distance of 410.35 feet; thence North 02°41'12" East a distance of 100 feet; thence North 87°18'48" West, a distance of 415.73 feet to the Point of Beginning.

# *First American Title Insurance Company*

## **SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581026**

That portion of Section 18, Township 21 South, Range 25 East described as follows:

The East 1/4 of Government Lot 2; The Southwest 1/4 of the East 1/2 of Government Lot 2 lying Northeasterly of U.S. Highway 27; The East 1/2 of Government Lot 3 lying Northeasterly of U.S. Highway 27; The East 1/2 of the Southeast 1/4 of said Section 18, lying Northeasterly of U.S. Highway 27; The Northwest 1/4 of the Southeast 1/4 of said Section 18 lying Northeasterly of U.S. Highway 27; The South 1/2 of the Northeast 1/4 of said Section 18; The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18; The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 18 all lying in Lake County, Florida.

*First American Title Insurance Company*

**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3580992**

The Southwest 1/4 of the Southeast 1/4 of Section 18, Township 21 South, Range 25 East, Lake County, Florida:

LESS that portion of said Southwest 1/4 of the Southeast 1/4 lying Northeasterly of U S Highway 27.

LESS that Right-of-Way for U S Highway 27 thereof.

LESS that certain parcel being described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 of said Section 18, Township 21 South, Range 25 East being West 704.59 feet of the North 369.50 feet thereof, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

*First American Title Insurance Company*

**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581013**

The South 1/2 of the Southeast 1/4 of Section 24, Township 21 South, Range 24 East, Lake County, Florida.

Subject to road right-of-way along West boundary.

*First American Title Insurance Company*

**SCHEDULE A (Continued)**

Issuing Office File No.: **2037-3581144**

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWESTERLY OF O'BRIEN ROAD, LESS THE SOUTH 5 ACRES THEREOF.

AND

THE WEST 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWEST OF O'BRIEN ROAD.

AND

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

ALL LYING AND BEING IN SECTION 16, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CREEK AND MARSH, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA;

LESS: THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 27;

LESS: THE SOUTH 984 FEET OF THE EAST 443 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH 00°22'30" WEST, 140.7 FEET; THENCE SOUTH 88°53'30" WEST 118.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'30" WEST 118.8 FEET; THENCE NORTH 00°22'30" WEST 120 FEET; THENCE NORTH 88°53'30" EAST 118.8 FEET; THENCE SOUTH 00°22'30" EAST 120 FEET TO THE POINT OF BEGINNING.

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE

*First American Title Insurance Company*

COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH 00°22'30" WEST 140.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'30" WEST 118.8 FEET; THENCE NORTH 00°22'30" WEST 120 FEET; THENCE NORTH 88°53'30" EAST 118.8 FEET; THENCE SOUTH 00°22'30" EAST 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 320 FEET OF THE SOUTH 700 FEET, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

0808M LN

**Proposed PLUM Amendment:**  
Conservation: 686 acres  
Master Planned Community: 1,781 acres

BLUE GEDAR RD

27

Master Planned Community

Master Planned Community

26

REPUBLIC

OBIEN RD

North Workplace Development

North Workplace Development

Mixed Use

Industrial

Single Family Medium Density

**Legend**

- Groveland Future Land Use
  - Single Family Medium Density
  - Office/Commercial
  - Mixed Use
  - North Workplace Dev
  - Industrial
  - Public
  - Conservation
  - Proposed Master Planned Community
  - Water
  - North Overlay
  - 180 Boundary
  - Village City DRI Boundary

Source: Lake County, FGLU, & Littlejohn, 2014  
 \*\*\*NOTE - THIS MAP AND DIGITAL DATA IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED TO DETERMINE THE PRECISE LOCATION OF A FEATURE. ACREAGE ARE APPROXIMATE AND GIS DERIVED

PROPOSED FUTURE LAND USE MAP



11/24/2015



1 000 2,000 feet  
 4:30P

EXHIBIT  
**B**

