

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:00** P.M., MONDAY, SEPTEMBER 19, 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.	
INTERIM CITY MANAGER	GWEN WALKER	gwen.walker@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. Approve Minutes from August 1, 2016 LPA Meeting
2. Approve Ordinance 2016-09-18: Comprehensive Plan Amendment - Raney Holdings
3. Approve Ordinance 2016-09-19: Rezoning to PUD – Industrial - Raney Holdings

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, August 1, 2016

The Groveland City Council held a regularly scheduled meeting on Monday, August 1, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:55pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, John Griffin and 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.

**AGENDA**

**1. Approval of Meeting Minutes 07-05-2016**

*Council Member Dina Sweatt moved to approve; seconded by Vice Mayor Karen McMican.*

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

**2. Ordinance 2016-08-17: Southgate Right-of-Way Easement Vacation**

*Council Member Mike Radzik moved to forward to Council with the recommendation for approval; seconded by Council Member Dina Sweatt.*

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

**3. Approval of Rockers Lockers Site Plan**

*Council Member Dina Sweatt 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 7:00pm.*

Attest:



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

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



## REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

<b>MEETING DATE:</b>	September 19, 2016
<b>ITEM NUMBER:</b>	2
<b>AGENDA ITEM:</b>	<b>Ordinance 2016-09-18: Comprehensive Plan Amendment – Raney Holdings</b>
<b>CITY GOAL:</b>	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
<b>PREPARED BY:</b>	Robby Lewis, Interim City Planner
<b>DATE:</b>	August 30, 2016

**PROPERTY LOCATION:** Independence Boulevard, one-half mile west of SR 19, within the Ford Commerce Park.

### BACKGROUND:

The subject property is a vacant lot containing 13.16 +/- acres, which is part of Ford Commerce Park. About half of the lots within the industrial park have been developed with a variety of light industrial uses, mostly manufacturing and distribution centers.

Please see attached **Raney Holdings, CPA/Zoning/Site Plan Location Map** for the location, surrounding uses and road network in the vicinity of the subject property.

The property was annexed into the City in 2013, but was not given a City Zoning or Future Land Use Map designation at that time. The existing Lake County Zoning for the property is PUD, and its existing Lake County Future Land Use Map (FLUM) designation is Heavy Industrial.

The proposed City FLUM for the property is Industrial, which is roughly equivalent to its Lake County Heavy Industrial FLUM designation, except that Lake County's Heavy Industrial designation allows a higher intensity of development than the City's Industrial designation. The Lake County Heavy Industrial designation allows a floor area ratio (FAR) of 1.0 and an impervious surface area ratio (ISR) of 0.8. The City's Industrial designation allows a floor area ratio (FAR) of 0.7 and an impervious surface area ratio (ISR) of 0.7. Therefore, this proposed comprehensive plan amendment would actually reduce the impact of future development on the subject property.

Given that the subject property is part of the existing Ford Commerce Park which is already partially built out with industrial development, the most appropriate Future Land Use Map designation for the property is Industrial.

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Since this is a large scale Comprehensive Plan Amendment (CPA)/ Future Land Use Map Amendment (10 acres or more), it will need to be transmitted to the State of Florida (Department of Economic Opportunity) for review before it can be adopted by the City. This is the first public hearing for Ordinance # 2016-09-18. The first public hearing for the associated zoning ordinance will also be held tonight. After the State of Florida has reviewed the proposed CPA, the second public hearing for both the CPA ordinance and the zoning ordinance will be held to adopt the proposed ordinances.

Approval of this motion will recommend to the City Council to grant approval to transmit this Comprehensive Plan Amendment to the State of Florida for review.

<b>STAFF RECOMMENDATION: Motion to Recommend Ordinance 2016-09-18</b>
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<b>REVIEWED BY CITY MANAGER:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

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**ORDINANCE 2016-09-18**

**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 HEAVY INDUSTRIAL TO CITY OF GROVELAND INDUSTRIAL 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 request for this large scale plan amendment is initiated by the applicant, Raney Holdings, LLC; and

**WHEREAS**, the owner and applicant desire to use the property for light industrial purposes; 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.

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

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

**Section 1. Legislative Findings.**

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

## **Section 2. Comprehensive Plan Amendment**

- A. The Property is legally described as Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the map or plat thereof as recorded in Plat Book 40, Page(s) 84-87, Public Records of Lake County, Florida, consisting of 13.16 +/- acres, and is depicted in **Exhibit A** attached hereto and incorporated herein.
- 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 Heavy Industrial and designating the Property on the Future Land Use Map to:

**INDUSTRIAL:** 13.16 +/- acres more particularly described as The Property.

## **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.**

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

## **Section 5. Repeal**

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

## **Section 6. Transmittal**

After the first public hearing, a copy hereof shall be transmitted to the Department of Economic Opportunity and the East Central Florida Regional Planning Council, 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 7. 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:

\_\_\_\_\_  
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"**



**Alternate Key:** 3781708  
**Parcel Number:** 20-21-25-120600002700



## REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

**MEETING DATE:** September 19, 2016

**ITEM NUMBER:** 3

**AGENDA ITEM:** Ordinance 2016-09-19 - Rezoning to PUD - Industrial, Raney Holdings

**CITY GOAL:** Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.

**PREPARED BY:** Robby Lewis, Interim City Planner

**DATE:** September 14, 2016

**PROPERTY LOCATION:** Independence Boulevard, one-half mile west of SR 19, within the Ford Commerce Park.

### BACKGROUND:

The subject property is a vacant lot containing 13.16 +/- acres, which is part of Ford Commerce Park. About half of the lots within the industrial park have been developed with a variety of light industrial uses, mostly manufacturing and distribution centers.

Please see attached **Raney Holdings, CPA/Zoning/Site Plan Location Map** for the location, surrounding uses and road network in the vicinity of the subject property.

The property was annexed into the City in 2013, but was not given a City Zoning or Future Land Use Map designation at that time. The existing Lake County Zoning for the property is PUD, and its existing Lake County Future Land Use Map (FLUM) designation is Heavy Industrial.

The proposed City zoning for the property is PUD - Industrial. The existing Lake County PUD zoning designation permits a variety of industrial uses, as reflected in the manufacturing and distribution centers currently located in the Ford Commerce Center. Concurrently with this rezoning application, the City is also reviewing a Comprehensive Plan amendment (CPA) that would give the subject property an Industrial Future Land Use Map (FLUM) designation. The proposed PUD - Industrial zoning is consistent with the Industrial FLUM designation being considered for the subject property.

Given that the subject property is part of the existing Ford Commerce Park which is already partially built out with industrial development, the proposed PUD - Industrial zoning designation is appropriate for the subject property.

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This ordinance also provides certain development standards for the subject property that are more lenient than the City's usual standards. These standards address primarily architectural and landscaping issues. These more lenient standards will allow the property to be developed in a manner that is consistent and compatible with the surrounding existing uses.

The Comprehensive Plan Amendment (CPA) / Future Land Use Map Amendment that is associated with this proposed rezoning will need to be transmitted to the State of Florida (Department of Economic Opportunity) for review before it can be adopted by the City. The first public hearing for both the CPA ordinance and this zoning ordinance are being held tonight. After the State of Florida has reviewed the proposed CPA, the second public hearings for both the CPA ordinance and this zoning ordinance will be held to adopt the proposed ordinances.

<b>STAFF RECOMMENDATION:</b> Motion to Recommend Approval of Ordinance 2016-09-19.
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<b>REVIEWED BY CITY MANAGER:</b>
<b>COUNCIL ACTION:</b>
<b>MOTION BY:</b>
<b>SECOND BY:</b>

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**ORDINANCE 2016-09-19**

**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 INDUSTRIAL PLANNED UNIT DEVELOPMENT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY RANEY HOLDINGS, LLC AND LOCATED ON INDEPENDENCE BOULEVARD IN THE FORD COMMERCE PARK DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAPS AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the real property owned by Raney Holdings, LLC consists of 13.16 +/- acres located on Independence Boulevard in the City of Groveland and within the Ford Commerce Park and more particularly described herein (the "Property"); and

**WHEREAS**, the Property has a zoning of Lake County PUD and seeks a compatible zoning designation in the City of Groveland; and

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

**WHEREAS**, the proposed zoning, PUD – Industrial, is consistent with the future land use designation; and

**WHEREAS**, the City of Groveland has advertised as required by law for two public hearings no less than 10 days prior to Council's adoption of this ordinance and property owners within 150 feet of the subject site were timely provided written notice delivered by U.S. Mail, Return Receipt Requested; and

**WHEREAS**, the LPA has recommended approval of this ordinance.

**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 – Industrial as defined in the Groveland Land Development Regulations.

**LEGAL DESCRIPTION:**

Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the map or plat thereof as recorded in Plat Book 40, Page(s) 84-87, Public



- The minimum allocation of open space shall be pursuant to the Industrial Future Land Use as provided in the Comprehensive Plan of the City of Groveland:
- The open space shall include, but not be limited to, project buffer areas, drainage areas, retention areas, and landscaped areas.
- Open space uses shall occupy a minimum of 25% of the site.
- Maximum impervious surface is limited to 50% of the site.

### **Standards for Industrial**

The following setbacks shall be applied to Industrial:

Front:	minimum 50 feet
Rear:	minimum 50 feet
Street side:	minimum 50 feet
Side:	minimum 50 feet

### **Phasing**

The Project may be constructed in phases. Each phase shall be developed in conformance with this ordinance, the Concept Plan and the Future Land Uses(s) for the Project. No individual phase may exceed the densities or intensities projected in the Concept Plan which is attached hereto as **Exhibit B**.

### **Architectural Standards**

- A. The first phase of development shall include two buildings, a 36,000 square foot building (Building A) and a 7,500 square foot building (Building B), and may be constructed as pre-engineered metal buildings, as long as they are constructed no less than 500 feet from the Independence Boulevard road right-of-way. Building A and Building B will not have to meet the Architectural Standards as described in Sections 137-21 through 137-51 and Sections 137-50 through 137-115 of the Groveland City Code, as long as all the landscaping requirements described in this Ordinance are met.
- B. The concessions provided in Paragraph A above shall only apply to Buildings A and B if they are constructed within 6 months of the adoption of this PUD Ordinance. If they are not constructed within 6 months of adoption of this PUD Ordinance, then they must meet all then current Architectural Standards of the Groveland City Code.
- C. Any additional buildings that are constructed within this PUD in future phases, beyond the two buildings described in Paragraph A, must meet all of the Architectural Standards as described in Sections 133-99 and 137-21 through 137-51 and Sections 137-50 through 137-115 of the Groveland City Code, as if the Zoning of the subject property had an M-1 Zoning designation.
- D. The height of buildings shall not exceed 50 feet.

### **Parking Requirements**

- A. Minimum parking requirements shall be 0.4 spaces per 1,000 gross square feet of building space.
- B. All parking spaces provided for employees and visitors shall be paved and have appropriate striping, and shall not contain more than 10 contiguous parking spaces in each bay of parking spaces. A landscape island with a minimum pervious area of 300 square feet and a minimum width of 12 feet, shall be provided at the ends of each parking bay and between each bay of parking spaces. Each of these landscape islands shall contain at least one canopy tree, or two ornamental trees.
- C. All roadways, parking and vehicle use areas within the Property shall have curbs, wheel stops, bollards, or other control measures to prevent encroachment or damage to trees and other vegetation.
- D. The southernmost one-third of the Property may be used for truck parking only if the following additional standards are met: (a) No truck parking, or storage of materials shall be allowed within 50 feet of the Independence Boulevard road right-of-way; (b) Additional canopy trees must be provided in a row roughly 40 feet from the road right-of-way line, at a rate of one canopy tree for every 50 feet of linear footage along the front of the property; and (c) The surface of the entire area that is used for truck parking must be stabilized so as to prevent erosion.

### **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. Expansion of the City Potable Water and Sanitary Sewer systems, if any, shall be negotiated by separate Utility Agreement between the City and the Owner/Developer.

Water, wastewater, and reuse infrastructure to the meter, including lift/pump stations, if any, shall be dedicated to and transferred to the City upon City's acceptance via bill of sale.

### **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 owner of the Property.

### **Sidewalks**

Sidewalks will be provided as shown on the approved concept plan.

### **Landscaping Requirements**

- A. A 20-foot wide landscape buffer shall be required along the entire frontage of the property along the Independence Boulevard road right-of-way. For every 100 feet

of frontage in this buffer, the following landscaping shall be provided: three canopy trees, two ornamental trees, and a two-foot high hedge. The width of any driveways shall not be counted when calculating this requirement. A 6-foot tall chain link fence may be constructed along the Independence Boulevard road right-of-way, to be located within this landscape buffer. However, within this landscape buffer, 75 percent of the required landscape buffer, including the required two-foot high hedge, shall be located on the right-of-way side of the fence.

- B. A 15-foot deep landscape buffer shall be required along the entire western, northern and eastern boundaries of the Property. One canopy tree shall be provided roughly every 75 linear feet along each of these property boundaries. Any existing trees that are preserved may be used to help meet this requirement. A 6-foot tall chain link fence may be constructed within the landscape buffer along the western, northern and eastern boundaries of the property.
- C. Canopy trees shall be planted every 75 feet around the entire perimeter of the parking lot and all vehicular use areas. These canopy trees should be placed within 8 and 30 feet of the edge of pavement.
- D. A total of 10 trees shall be provided and spaced evenly around the perimeter of the storm water retention area.
- E. Three understory trees and a 3-foot tall hedge shall be provided along the southern edge of the dumpster pad area.
- F. A grass area at least 20 feet wide shall be provided between parking spaces and the area to be covered with gravel, that is shown to be used for truck parking and storage of materials.
- G. The total number of trees provided in the landscape plan (which can include existing trees that are to be preserved), shall average at least ten canopy trees per acre for pervious areas on the site.
- H. All landscaping provided within this PUD shall comply with the standards described in Sections 133-36 through 133-39 of the Groveland City Code.

#### **Lighting**

Street lighting shall be installed by the Owner/Developer. All lighting shall be directional, shielded lighting designed to minimize light pollution.

#### **Utilities**

All utilities shall be underground.

#### **Signage**

All signage on the Property shall comply with the City Land Development Regulations.

**Impact Fees**

The Owner/Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police, and administration and that the Project shall be subject to such impact fees, as well as any future impact fees adopted by the City of Groveland which are in effect at the time a building permit is obtained.

**Amendments**

Any substantial deviation from the PUD Concept 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 and Construction Plans**

Actual construction consistent with this PUD – INDUSTRIAL approvals (including construction plan approval) must begin within the Property within 3 years of the Effective Date of this ordinance without a lapse of construction. 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 12 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 12-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 \_\_\_ day of \_\_\_\_\_, 2016.

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

ATTEST:

\_\_\_\_\_  
City Clerk/Acting 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 Ordinance. Motion was seconded by Council Member \_\_\_\_\_ and upon roll call on the motion the vote was as follows:

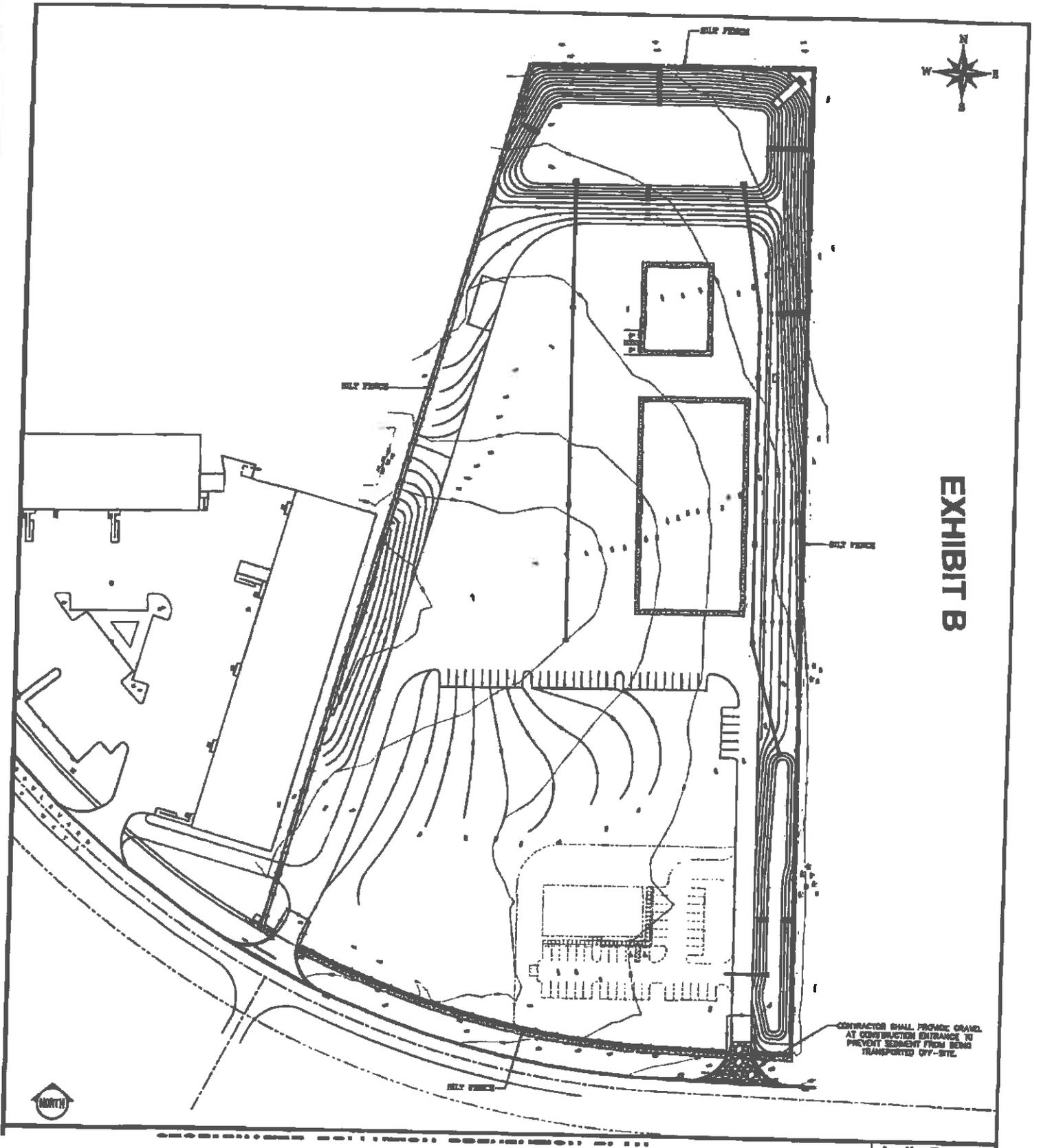
	YEA	NAY
John Griffin		
Tim Loucks		
Karen McMican		
Mike Radzik		
Dina Sweatt		

**EXHIBIT "A"**

**Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the Plat thereof as recorded in Plat Book 40, Pages 84 through 87 (inclusive), of the Public Records of Lake County, Florida**



# EXHIBIT B



NORTH

CONTRACTOR SHALL PROVIDE GRAVEL AT CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT FROM BEING TRANSPORTED OFF-SITE.

1" = 30' 0"



# 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: \_\_\_\_\_ Application # \_\_\_\_\_

Applicant Name: Wagner Construction Co., LLC Applicant Phone# 352-728-2221  
 Address: 1812 Greenleaf Lane, Suite 2 Applicant Fax # 352-728-6670  
Leesburg, FL 34748 Email Address: bsmith@wagner-florida.com

Applicant is:  Owner  Agent  Purchaser  Lessee  Optionee

Owners Name: Raney Holdings Owner's Phone # 407-466-6284  
 Address: 19900 Independence Blvd. Owner's Fax # \_\_\_\_\_  
Groveland, FL 34736 Email Address: braney@rcishell.com

Application Type: **LAND USE**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation             | <input checked="" type="checkbox"/> Rezoning      | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Lot Split              | <input type="checkbox"/> Lot Line Deviation       | <input type="checkbox"/> Variance-Residential                    |
| <input type="checkbox"/> Site Plan Approval     | <input type="checkbox"/> Preliminary Plat         | <input type="checkbox"/> Variance-Commercial/Industrial          |
| <input type="checkbox"/> Concurrence Review     | <input type="checkbox"/> Construction Plan Review | <input type="checkbox"/> Re-Review                               |
| <input type="checkbox"/> Special Exception Use  | <input type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Residential Design Review               |
| <input type="checkbox"/> Road/Easement Vacation | <input type="checkbox"/> Final Plat               | <input type="checkbox"/> Planned Unit Development                |
| <input type="checkbox"/> DRI Development        | <input type="checkbox"/> Proportionate Fair Share | <input type="checkbox"/> DRI Regional Development                |
| <input type="checkbox"/> Other: _____           |   |  |

Reason for Request: \_\_\_\_\_

Project Title (Site Plans, future/existing subdivisions only): Raney Lot 27  
 Property Address: Lot 27, Independence Blvd. Property Size: 13.16 acres  
 Alternate Key #: 3781708  
 Property Tax I.D. #: Parcel ID 20-21-5-120600002700



# City of Groveland Planning and Zoning Application

Proposed Use of Property: New facilities service building and light industrial building to operate and expand existing business in Groveland, FL.

Existing Zoning: "PUD" with "LM" use Existing Land Use: Vacant

Would like to change Zoning to: \_\_\_\_\_

Would like to change Land Use to: Employment Center

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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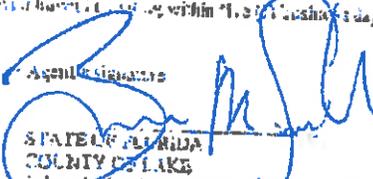
Notary Public & Agent of Florida

Dated: June 30 2016

Before me, the undersigned authority personally appeared, Arthur V. Raney, Jr. (property owner's name) who being by me duly sworn on oath, deposes and says:

- 1. That said authority is the true and lawful owner of the property, legally described in this affidavit.
- 2. That said authority desires to build new facilities service building and light industrial building to operate and expand existing business in Groveland, FL.
- 3. That said authority (property owner) has appointed Wagner Construction Co. LLC (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authority personally appeared and before by me duly sworn on oath, deposes and says:
  - A. That he/she/it/they and he/she/it/they 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 be non-negotiable.
  - B. That the relevant requirements for the application have been completed and attached hereto in respect to the application.
  - C. That the relevant fees for the application have been paid in full within the 30 business days of submission.

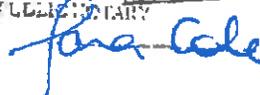
Notary Public's signature:

Agent's signature  
  
 STATE OF FLORIDA  
 COUNTY OF LAKE  
 Subscribed and sworn to (as affirmed) before me  
 on 6-30-16 (date)  
TARA COLE (name)  
 of officers, deponents, or other agents. Is/She/It is  
 personally known to me or has presented

STATE OF FLORIDA  
 COUNTY OF LAKE  
 Subscribed and sworn to (as affirmed) before me  
 on \_\_\_\_\_ (date) by \_\_\_\_\_ (name)  
 of affiant, deponent, or other agent. Is/She/It is  
 personally known to me or has presented



Notary Public  
 \_\_\_\_\_  
 NOTARY

Notary Public  


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

Prepared by and return to:  
Bayside Title Insurance Agency,  
3421 Henderson Boulevard, Tampa, Florida 33609

File Number: 1510047

Parcel ID Number: 20.21.25.120600002700

Consideration: \$725,000.00  
Doc Stamp: \$5,075.00

## General Warranty Deed

Made this 31<sup>st</sup> day of May, 2016, by CB Group LLC, a Florida limited liability company, whose post office address is 301 W. Platt Street, #144, Tampa, FL 33606, hereinafter referred to as "Grantor", to Raney Holdings, LLC, a Florida limited liability company, whose post office address is 7290 Hacienda Trail, Polk City, FL 33868, hereinafter referred to as "Grantee".

*(Whoever used here in the term "grantor" and "grantee" include all the parties in this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

Witnesseth, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lake County, Florida, viz:

Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the Plat thereof as recorded in Plat Book 40, Pages 84 through 87 (inclusive), of the Public Records of Lake County, Florida.

Subject to covenants, restrictions, easements and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

CB Group LLC,  
a Florida limited liability company

BY: [Signature]  
Brennan Smith, Manager

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name Printed: Carol C. Embry

[Signature]  
Witness Name Printed: Susan Serdo

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Brennan Smith, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Personally known to me  
 Produced drivers license as identification.

Witness my hand and official seal, this the 20<sup>th</sup> day of May, 2016.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

CB Group LLC,  
a Florida limited liability company

BY: Steve Cormier  
Steve Cormier, Manager

Signed, sealed and delivered in our presence:

Patricia S. McConid  
Witness Name Printed: PATRICIA S. McCONID

Heather Hall  
Witness Name Printed: Heather Hall

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH COLLIER

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Steve Cormier, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Personally known to me  
Produced \_\_\_\_\_ as identification.

Witness my hand and official seal, this the 13 day of May, 2016.

Robert E. Mehmet  
Notary Public ROBERT E. MEHMET

My Commission Expires: JUNE 8, 2018

(SEAL)



## PROPERTY RECORD CARD

### General Information

**Owner Name:** RANEY HOLDINGS LLC **Alternate Key:** 3781708  
**Mailing Address:** 7280 HACIENDA TRL **Parcel Number:** 20-21-25-120600002700  
 POLK CITY, FL **Millage Group and City:** 00GR (GROVELAND)  
 33868 **Total Millage Rate:** 20.43600  
[Update Mailing Address](#) **Trash/Recycling /Water/Info:** [My Public Services Map](#)   
**Property Location:** INDEPENDENCE BLVD **Property Name:** --  
 GROVELAND FL 34736 [Submit Property Name](#)   
[Update Property Location](#) **School Locator:** [School and Bus Map](#)   
**Property Description:** GROVELAND, LAKE COUNTY CENTRAL PARK PHASE 2 SUB  
 LOT 27 PB 40 |  
 PGS 84-87 |  
 ORB 3037 PG 442 |

### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		13.18	AC	\$0.00	\$328,000.00

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2685 / 1780</a>	10/27/2004	County Deed	Qualified	Vacant	\$459,900.00
<a href="#">3037 / 442</a>	12/13/2005	Warranty Deed	Qualified	Vacant	\$650,000.00
<a href="#">4787 / 1440</a>	5/31/2016	Warranty Deed	Qualified	Vacant	\$725,000.00

[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	\$328,000	\$328,000	\$328,000	5.30510	\$1,745.38
LAKE COUNTY MSTU AMBULANCE	\$328,000	\$328,000	\$328,000	0.46290	\$162.29
SCHOOL BOARD STATE	\$328,000	\$328,000	\$328,000	5.69700	\$1,874.31
SCHOOL BOARD LOCAL	\$328,000	\$328,000	\$328,000	1.50000	\$493.50
CITY OF GROVELAND	\$328,000	\$328,000	\$328,000	5.99000	\$1,970.71
ST JOHNS RIVER FL WATER MGMT DIST	\$328,000	\$328,000	\$328,000	0.30230	\$99.46
LAKE COUNTY VOTED DEBT SERVICE	\$328,000	\$328,000	\$328,000	0.16000	\$52.64
LAKE COUNTY WATER AUTHORITY	\$328,000	\$328,000	\$328,000	0.25540	\$84.03
SOUTH LAKE HOSPITAL DIST	\$328,000	\$328,000	\$328,000	0.76330	\$251.13
			<b>Total:</b>	<b>Total:</b>	
			20.436		\$6,723.45

### Exemptions Information

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

First Homestead Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) <input checked="" type="checkbox"/>	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
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

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

### 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

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

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Property data last updated on 5 July 2016.



GROVELAND, FLORIDA  
DEPARTMENT OF COMMUNITY DEVELOPMENT

CONCURRENCY APPLICATION  
(INSTRUCTIONS ATTACHED)

Application Received    /    /   

1. Name: Wagner Construction Co., LLC  
Owner: \_\_\_\_\_ Agent: X Other: \_\_\_\_\_  
Mailing Address: 1812 Greenleaf Lane, Suite 2  
Leesburg, FL 34748  
Telephone: (352) 728-2221
2. Land Use: Employment Center
3. Description of Project: New facilities service building and light industrial building; two buildings - approx 30,000 sf and 7,500 sf
4. Alternate Key Number: 3783708  
(From Tax Bill or Property Record Card)
5. Parcel Number: 2-21-5-120600002700  
(From Tax Bill or Property Record Card)
6. TYPE OF DEVELOPMENT:  
 Site Plan                      \_\_\_\_\_ Development of Regional Impact  
\_\_\_\_\_ Subdivision Plat            \_\_\_\_\_ Minor Subdivision  
\_\_\_\_\_ Other: \_\_\_\_\_
7. Proposed Specific Use: Construction Service Buildings
8. Project Address: Christopher C Ford Business Park, Lot 27, Independence Blvd., Groveland FL 34736
9. PROJECT SIZE AND PHASES

a. Phase Number	1	2	3	4
b. 1 <sup>st</sup> C.O. in Phase (Mo./Yr.)	<u>3/17</u>	_____	_____	_____
c. Last C.O. in Phase (Mo./Yr.)	<u>3/17</u>	_____	_____	_____
d. Total Acreage	<u>13.13</u>	_____	_____	_____
e. Dwelling Units (#/type)	<u>-</u>	_____	_____	_____

f. Other Land Use Square Feet: (see attached list for category/unit)

1. <u>Industrial</u>	<u>32,500 sf</u>	_____	_____	_____
2. _____	_____	_____	_____	_____

3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

10. Signature: [Signature] Date: 6-30-16

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument has been acknowledged before me this 30<sup>th</sup> day of JUNE, 2016, by BRENNAN SMITH who is personally known to me or who has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not  take an oath.

Signature of Acknowledger [Signature]  
Name of Acknowledger, Typed or Printed TARA COLE  
Title \_\_\_\_\_  
Commission Number EE876779 My Commission Expires 4-27-17

Stamp (seal)

