

RECREATION AND OPEN SPACE ELEMENT



CITY OF GROVELAND

LAKE COUNTY, FLORIDA

ADOPTED ON [REDACTED], 2019  
ORDINANCE 2018-10-34

DRAFT EVALUATION AND APPRAISAL REPORT  
OCTOBER 1, 2018

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**RECREATION AND OPEN SPACE ELEMENT  
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## CHAPTER 6 RECREATION AND OPEN SPACE ELEMENT

~~\*\*\*It is important to note that the old data and analysis from the 1992-2010 Comprehensive Plan is being superseded by new data and analysis presented below; however, the original Goals, Objectives, and Policies have been included in this *Element*. This *Element* was updated accordingly to reflect the new planning period.~~

### A. INTRODUCTION

#### 1. Purpose

The purpose of the *Recreation and Open Space Element* is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public and are appropriate for the size and physical constraints of the City.

This *Element* of the *Comprehensive Plan* assesses current opportunities, analyzes future needs and contains goals, objectives and policies that shall be used by the City to ensure public and private recreation and open space sites available to the public within the City's boundaries are adequate for the needs of the City and its citizens.

### B. EXISTING RECREATION SITES

Long-range recreation and parks systems planning is a vital component of community planning. In order to facilitate the accomplishment of a successful comprehensive parks plan, an inventory of existing recreational facilities and programs must be undertaken. Recreation and open space opportunities in Groveland and its immediate vicinity are described below.

#### 1. PUBLIC FACILITIES

This section assesses the public facilities in Groveland and its immediate vicinity.

##### a. City Parks and Recreation

There are ~~40.8368.57 acres of parkland~~ 9.49 acres of "Recreation and Open Space" designated ~~in~~ on the City of Groveland *Future Land Use Map*. Currently, the Lake David Park (3.79 acres) is the largest developed park in the City and the smallest developed park is the ~~South Street Park~~ David Blanks Park at 0.4 acres. Table 1 below features the list of parks in Groveland with their corresponding acreage. ~~It is important to note that the pace of development has slowed significantly in Groveland in the past few years, consistent with the national economic downturn~~ Groveland has concepts a few ideas for parks and facilities that are not currently being developed, including ~~like the~~. As such, the

~~recreational facilities at Estates at Cherry Lake, Eagle Point, Preserve at Lake Lucy, and Cypress Oaks.~~

~~are not developed yet.~~ The Estates at Cherry Lake is currently in ~~their~~ design phase and are 90% completed with Phase 1 of this process.

**TABLE 1: GROVELAND PARKS, ~~2010~~2018**

Park	Acreage	Facilities
Lake David Park	3.79 acres	Fitness Equipment, basketball court, skateboard court, picnic tables and grills, playground, fishing, boat ramp
Puryear Community Building and Veterans Park	0.8 acres	Community center, memorial fountain with benches
<del>Gaffney Park</del>	<del>7.5 acres</del>	<del>2 Dog parks, nature trail</del>
JT Memorial Park	2.5 acres	T-ball field, 2 baseball diamonds, playground, concession stand
<del>David Blanks Park and Elese Tomlin Community Center</del>	<del>0.4 acres and 0.24</del>	<del>Playground, basketball court, community center</del>
<del>South Street Park</del>	<del>0.4 acres</del>	<del>Playground, basketball court</del>
<del>Beverly Park Renamed John Wesley Griffin Park February, 2016</del>	1.4 acres	Pavilion, walking trail, playground, grills, volleyball, basketball
Senior Center	0.44 acres	Senior Center building
Estates at Cherry Lake	<del>20-40</del> acres	Not developed yet, <u>90% design of Phase 1</u>
Eagle Point <u>Now Gaffney Park?</u>	5 acres	Not developed yet
Preserve at Lake Lucy	3 acres	Not developed yet
Cypress Oaks	3.5 acres	Not developed yet
<b>Total Acres with Facilities</b>	<b><u>9.3317.07</u></b>	
<b>Total Acres</b>	<b><u>40.8368.57</u></b>	

Source: City of Groveland Staff, ~~May-August 2010-8~~

The City requires that level of service be met for parkland as well as for park facilities (see Table 2). Based on the data in Table 2, there is a deficit of both park land and park facilities in Groveland. The City will need to incorporate the purchase of additional land and the installment of facilities in its *Capital Improvements Program* or obtain the land and facilities through the development approval process.

**TABLE 2: EXISTING LEVELS OF SERVICE FOR PARKS, ~~2010~~2018**

Land/Facility	<del>2008</del> <u>2016</u> LOS	Adopted LOS	Land/Facilities Needed Based on BEBR Pop. Of <del>7,206</del> <u>13,606</u> as of <del>2016</del> <u>2018</u>	Surplus or Deficiencies <del>2008</del> <u>2016</u>
Parkland	<del>40.83</del> <u>68.57</u> acres*	6.0 acres of park land per 1,000 residents	<del>43.24</del> <u>81.64</u> acres of park land	Deficient by <del>2.41</del> <u>13.07</u> acres
Park Facilities	<del>9.33</del> <u>17.07</u> Acres*	3.0 acres of park facilities per 1,000 residents	<del>21.62</del> <u>40.82</u> acres of park facilities	Deficient by <del>12.29</del> <u>23.75</u> acres

Sources: Groveland’s 2008-2009 Concurrency Report and B&H Consultants, Inc.-; [U.S. Census Bureau, 2016](#).

[\\*The figures for park facilities and parkland do not match the numbers in the Future Land Use map. This is because some lands classified as “parklands” and “park facilities” have a Future Land Use designation that is not “Parks and Recreation”.](#)

**b. School Board of Lake County**

Groveland Elementary and Cecil E. Gray Middle School are the only public schools located in the City. The South Lake High School is adjacent to the City limits on Silver Eagle Road.

Groveland Elementary sits on approximately 14 acres of land along Parkwood Street. The park facilities at the school include playground areas and equipment for young school children, a soccer field, and varied open spaces between such facilities.

Cecil E. Gray Middle School sits on about 17 acres along E. Cherry Street, S. Main Avenue, and E. Magnolia Street. ~~Currently, the entire school is being renovated and is set to open for the 2010-2011 school year.~~ The recreational and open space facilities at the new facility ~~will~~ includes an outdoor track, a gymnasium, a soccer field, and varied open spaces between such facilities.

The South Lake High School sits on approximately 56 acres along Silver Eagle Road. The recreational and open space facilities at the school include two baseball fields, six tennis courts, an outdoor track and field, a gymnasium, an indoor swimming pool, indoor weight facility, and varied open spaces between such facilities.

There are 12 Lake County public schools within 5 miles of Groveland. These schools have the typical recreational facilities provided onsite such as ball fields, gymnasiums, outdoor tracks, children playground areas, etc. All of these schools can be easily accessed by the City’s residents.

**c. Libraries**

There is a library located in Groveland, the Marion Baysinger Memorial Library located on W. Broad Street. The library is owned and operated by the County. The Marion Baysinger Memorial Library's card enables residents to tie directly to the Lake County Library System catalog.

There are also three other public libraries (Cooper Memorial, Minneola Schoolhouse, and Marianna Beck Memorial) within 5 miles of Groveland. These libraries provide library services to the residents of Clermont, Minneola, and Howey-in-the-Hills, respectively. Although these libraries are outside the City limits, they are within easy access of all the City's residents and guests.

**d. Lake County**

The County's Parks and Trails Division maintains parks, recreation sites and boat ramps, and natural public lands in the County. There are three dozen parks, preserves and boat ramps dispersed across the County.

[The South Lake Regional Park is under development just outside the eastern boundaries of the City south of SR 50 at Max Hooks Road. Lake County has purchased property for the regional park. The capital project is anticipated to be complete in 2024.](#)

The Arnold Brothers Boat Ramp is the only County operated boat ramp in Groveland. This ramp [on the western side of SR 19](#) has a covered fishing pier and provides access to the Palatlahaha River.

The Palatlahaha River Park and Boat Ramp, which is located in Clermont, is the next closest County operated boat ramp to Groveland. Palatlahaha River Park is a ~~23-acre~~[23-acre](#) park that offers boaters access to the Crooked River and the Clermont Chain of Lakes. The park has two fishing piers, a playground, and a pavilion with a grill. The park has a 1-mile loop trail that passes through the 18 acres of habitat managed for the Florida Scrub-Jay, as well as a Live Oak-Bald Cypress Hammock.

The Lake Thomas Cove, which is about 2 miles northwest of Groveland, is the closest County operated park facility to the City.

The Ferndale Preserve, which is about 8 miles northeast of Groveland, is the second closest County operated park facility to the City. Ferndale Preserve is located on the western shore of Lake Apopka. The preserve offers a ~~1.3-mile~~[1.3-mile](#) loop equestrian/hiking trail, a half of mile one-way multi-use trail, bird

watching, and canoeing or kayaking. The park has plans for a fishing pier and observation tower on Lake Apopka, a scenic pavilion overlook and a short boardwalk through the wet deciduous woodland.

**e. State of Florida**

A portion of the City of Groveland is within the Green Swamp, which is designated by the State as an Area of Critical State Concern. Encompassing ~~560,000 acres-870-square miles~~, the Green Swamp is the State's second-largest wetlands system after the Everglades and covers portions of Polk, Lake, Sumter, Pasco, and Hernando counties. This unique and fragile ecosystem is a mosaic of pine flatwoods, hardwood forests, cypress swamps, prairies and sandhills. The Green Swamp is highly valued for its ecological diversity, supporting an estimated 330 species of wildlife. Designated as an "Important Bird Area" by the National Audubon Society, the swamp is home to more than 30 threatened or endangered species of animals, including the Florida scrub jay, wood stork, and black bear. Even Florida panthers have been sighted in this premier wildlife corridor of the State.

The City has established the following recreation and open space standards for development within the Green Swamp:

- All development must be clustered on the least environmentally sensitive areas;
- 60 percent of the site must be retained for open space;
- All recreational uses, other than passive recreation uses, shall be limited to low impact, low intensity public or private recreation uses that do not require impervious surface coverage of more than 10 percent of the lot;
- Golf courses shall be approved on a case by case basis pursuant to specified approval criteria which are set out in the Land Development Regulations; and
- ~~There is a 50 foot wide~~50 foot wide upland buffer from the wetland line in which no structure may be placed.

A detailed overview of the Green Swamp is featured in the *Conservation Element*.

**2. PRIVATE FACILITIES**

The private sector provides recreation and leisure opportunities that reduce demands for public recreation services. Through its site plan review process the City can encourage developers to construct pedestrian and bicycle paths linking residential developments with off-site recreational facilities.

~~There are no private recreational facilities in Groveland. Trilogy Active Lifestyle Community is a 55+ Senior Community in Groveland. They are the only private recreational facilities in the area. They have tennis courts, bocce ball courts, and a court for pickleball.~~

Other for-profit sites in the Groveland area may provide facilities for indoor activities, such as movie theaters, a bowling alley and game rooms.

### 3. EXISTING OPEN SPACE

The City defines natural reservations and open spaces as land that is relatively free of manmade structural mass, and shall be provided for the aesthetic, health, environmental and economic benefits in any new development. Open space can provide buffering, assist in ensuring privacy, provide a forum for growth of trees and animals, and provide recreational activity areas. Open space lands may be preserved, enhanced and restored in order to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of a given property.

There are ~~8.77-9.49~~ acres designated as Recreation lands on the City's *Future Land Use Map*, almost all of this land is considered to be open spaces. The majority of these open spaces are adjacent to Lake David and within the Lake David Park.

### 4. EXISTING BICYCLE/PEDESTRIAN PATHWAYS

While the City has not adopted an official Bicycle/Pedestrian Master Plan, it has developed an inventory of the bicycle and pedestrian pathways in the City. Overall, there are about 30.5 miles combined of bicycle/pedestrian pathways in Groveland (see Table 3 and the City's *Existing and Future Transportation Maps*). The residents and guests of Groveland value the quality of life associated with the bicycle/pedestrian pathways in the City.

The pedestrian pathways are primarily located in the downtown area, along a few residential streets south of SR 50, along CR 565A serving the Eagle Ridge Shoppes, and along Silver Eagle Road serving the South Lake High School and nearby residential subdivisions. There are about 13 miles of pedestrian pathways in Groveland.

While there is no striping, the shoulders on SR 19 and SR 33 ~~appear to be~~ wide enough to classify them as bicycle lanes. The City will work with FDOT and the Lake-Sumter MPO to have these bicycle corridors ~~should be~~ signed, marked and maintained as ~~a~~ regional bicycle facilities. There are about 17 miles of possible bicycle pathways in Groveland.

**TABLE 3: FACILITIES THAT MEET THE REQUIREMENT FOR BICYCLE/PEDESTRIAN PATHWAYS, 201~~8~~<sup>9</sup>**

Facility Type	General Description	Miles
Bicycle	SR 19 (shoulder) facing north -on right side from Broad St to City limits	8.29
Bicycle	SR 19 (shoulder) facing north -on left side from Broad St to City limits	8.29
Bicycle	SR 33 (shoulder) facing north on right side from City limits to Wright St	0.56
Bicycle	SR 33 (shoulder) facing north on left side from City limits to Wright St	0.56
Pedestrian	Broad St/SR 50 facing east on right side from western City Limits to Monte Vista Rd	2.44
Pedestrian	Orange Ave/SR 50 facing east on left side from BP Gas Station to S. Illinois Ave	0.52
Pedestrian	SR 50 facing west on right side from Eagle Ridge Shoppes to Lake Crossing Rd	0.34
Pedestrian	Eagle Crossing Rd facing north on right side from SR 50 to CR 565A	0.30
Pedestrian	CR 565A facing north on right side from SR 50 to water treatment facility	0.30
Pedestrian	CR 565A facing north on left side from SR 50 to water treatment facility	0.30
Pedestrian	Silver Eagle RD facing south on right side from City limits to South Lake High School	0.59
Pedestrian	Broad St/SR 50 facing west on right side from Monte Vista Rd to 642 West Broad St	1.75
Pedestrian	Broad St/SR 50 facing west from edge of ACE Hardware to CR/565 Villa City Rd	0.21
Pedestrian	Broad St/SR 50 facing west on left side from Illinois Ave to BP Gas Station	0.61
Pedestrian	S Lake Ave facing south on right side from Orange Ave, Along Lake Harris to edge of Lake David Park	0.31
Pedestrian	Magnolia St facing east on right side from S Lake Ave to SR 33	0.48
Pedestrian	Magnolia St facing east on left side from S Lake Ave to Cecil Gray Middle School	0.37
Pedestrian	Main Ave facing south on right side from Railroad St to Swanson St	0.47
Pedestrian	Main Ave facing south on left side from Railroad St to Swanson St	0.47
Pedestrian	Swanson St facing east on right side from Main Ave to last house on the right	0.08
Pedestrian	Cherry St facing east on right side from S Main Ave to S Indiana Ave	0.08
Pedestrian	Cherry St facing east on left side from S Main Ave to S Indiana Ave	0.08
Pedestrian	S Lake Ave facing south on right side from W Broad St to W Orange Ave	0.05
Pedestrian	S Lake Ave facing south on left side from W Broad St to W Orange Ave	0.05
Pedestrian	Wilson Lake Parkway Trail from Libby NO 3 RD to CR 478	2.96
	<b>TOTAL</b>	<b>30.47</b>

Source: City of Groveland and B&H Consultants, Inc.

The Lake-Sumter MPO, [the Florida Department of Transportation \(FDOT\)](#) and [the Florida Department of Environmental Protection \(FDEP\)](#) have identified the regional and statewide need to extend the South Lake Trail from [Clermont through Silver Eagle Road in Groveland along CR 565A and SR 50 ending at the Lake Sumter County line west to the Van Fleet Trail in Sumter County and beyond](#). The South Lake Trail currently is a ~~7-mile~~<sup>7.10-mile</sup> paved multi-use trail that ~~starts at~~<sup>connects</sup> Groveland east to Clermont and Minneola and then to the West Orange Trail, ~~which is a 22-mile~~<sup>22-mile</sup> paved multi-use trail, and ends at Lake Minneola in Clermont. All of the trail segments are part of the Central Florida Coast to Coast Trail project, which involves the construction of regional trail segments and the filling in off gaps in the trail system to

[connect a corridor from the Cape Canaveral Seashore in Brevard County west to St. Petersburg in Pinellas County. Groveland is at a central location to that statewide project.](#)

## 5. Waterways

The Palatlakaha River flows through Groveland. Additionally, there are over 2,000 acres of lakes or ponds in Groveland that can be used for recreational activities such as boating, swimming, fishing, etc. The named waterways in the City include:

- Cherry Lake 407 acres
- Lake Lucy 349 acres
- Sumner Lake 339 acres
- Lake Hiawatha 154 acres
- Schoolhouse Lake 130 acres
- Lake Palatlakaha 106 acres
- Dukes Lake 102 acres
- Lake Catherine 68 acres
- Lake Spencer 56 acres
- Palatlakaha River 51 acres
- Lake Desire 48 acres
- Lake David 46 acres
- Lake Douglas 33 acres
- Wilson Lake 32 acres
- Long Lake 27 acres
- Deacon Lake 26 acres
- Cook Lake 20 acres
- Lake Christa 14 acres
- Wolf Lake 12 acres
- Lake Audrey 9 acres
- Lake Diane 2 acres

The majority of these lakes are maintained by the County. Several of the lakes in the City are part of the Clermont Chain of Lakes, which is classified as “A Florida Outstanding Water”. Outstanding Florida Waters are waters designated by the State that are worthy of special protection because of their natural attributes. This special designation is applied to certain waters, and is intended to protect and maintain existing acceptable quality standards. The City has adopted measures to ensure the conservation and protection of these waterways from development.

## C. ANALYSIS

The City completed a *Parks Master Plan* in 2007 and ~~is now in the process of incorporating~~ the purchase of park land within the City’s *Capital Improvements Program*. The City also hired a grant writer to pursue a Florida Communities Trust (FCT) grant. The grant, if successful, will add 500 acres of conservation and passive park lands to the City. The plan for the park is to preserve pristine areas around the Palatlakaha River while also serving as a trail head location for the South Lake Trail. The City is also looking for park land for more active recreational needs and plans to develop some of Groveland’s current park land to accommodate needed ballfields.

Table 4 below outlines the requirements as well as the current and projected levels of service for park land. The City does not have the sufficient land needed to support the demand for park land and recreational facilities during the short-range ~~(2011-2015)~~(2020-2025) and long-range ~~(2025)(2040)~~ planning periods; however, the City does have park impact fees set aside to address

this deficiency and is in the process of searching for appropriate land to purchase. Additionally, the City will soon begin the design of a multi-field baseball park on a ~~20-acre~~40-acre site that Groveland already owns. As developments are considered, the City will continue to ensure that park land and bicycle/pedestrian pathways will be required as part of those residential developments and that adopted level of service standards are met.

The City shall continue to coordinate with the County on establishing measures to enhance the recreation and open space opportunities in Groveland. The City will also continue to solicit grants from public and private agencies and donations of money to improve and enhance existing public recreational facilities.

It should be noted that the City has approved various residential planned unit developments that have privately-maintained recreational spaces and open spaces. Although the areas are not open to the public, they do provide the residential within the residential development recreational and quiet enjoyment opportunities in addition to the opportunities provided by the City. A future analysis can be conducted of the inventory of homeowners association maintained recreational spaces and open spaces.

There are no known ~~problems~~issues regarding the accessibility of the City’s parks or recreational facilities by the elderly, the handicapped or the economically disadvantaged.

~~The~~ County operated parks in the area will serve populations well beyond the residents and guests of the City. Access to these parks will be almost exclusively by car.

The City will continue to work with ~~Lake County~~, FDOT, and the Lake-Sumter MPO to extend the South Lake Trail ~~from Clermont~~ through Groveland. Since the proposed trail will run directly through the downtown core, the City anticipates that a trailhead will be established in the downtown area. The proposed bicycle pathways are presented on the City’s *Future Transportation Map*.

No future recreational facilities are depicted on the *Future Land Use Map*. However, the City requires developers to pay recreational impact fees. They are also encouraged to include additional facilities, whether active or passive parks, boat-launch facilities, boat-dock facilities, sport fields, swimming or fishing areas, or other similar uses, within their developments.

The City shall continue to enforce the *Goals, Objectives, and Policies* of this *Element* to ensure the provision and maintenance of sufficient parks, recreation facilities, and open space areas are available to the residents and visitors of Groveland.

**TABLE 4: GROVELAND’S PROJECTED LEVELS OF SERVICE FOR PARKS, ~~2010~~  
~~2016- 2025~~2030**

Land/ Facility	<del>2008</del> <u>2016</u>	Adopted LOS	Land/Facili ties Needed	<del>2010-2016</del> Surplus or	Land/Facilitie s Needed to	Land/Facilities Needed to	Land/Facilitie s Needed to
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Adopted on ~~October 18, 20~~October 18, 2019,  
 Ordinance ~~2018-10-34 No. 2010-06-18~~

	LOS*		to support <del>2010-2016</del> population	Deficiencies	support <del>2015</del> 2020 population	support <del>2020</del> 2025 population	support <del>2025</del> 2030 population
Park Land	<del>40.83</del> <u>68.57</u> acres	6.0 acres of park land per 1,000 residents	<del>81.64</del> <u>45.62</u> acres	Deficient by <del>4.79</del> <u>13.07</u> acres	<del>106.07</del> <u>57.10</u> acres <i>(Deficiency of 37.50 acres)</i>	<del>135.82</del> <u>70.10</u> acres <i>(Deficiency of 67.25 acres)</i>	<del>163.24</del> <u>82.69</u> acres <i>(Deficiency of 94.67 acres)</i>
Park Facilities	<del>9.33</del> <u>7.07</u> acres	3.0 acres of park facilities per 1,000 residents	<del>22.84</del> <u>40.82</u> acres	Deficient by <del>13.51</del> <u>23.75</u> acres	<del>53.04</del> <u>28.55</u> acres <i>(Deficiency of 35.97 acres)</i>	<del>67.91</del> <u>35.05</u> acres <i>(Deficiency of 50.84 acres)</i>	<del>81.62</del> <u>41.35</u> acres <i>(Deficiency of 64.55 acres)</i>

Notes: Based on population projections provided in the *Future Land Use Element* of ~~7,612 for 2010~~ 13,606 for 2016; 17,679 for 2020; 22,637 for 2025; and 27,206 for 2030. ~~9,517 for 2015~~; 11,683 for 2020; and 13,782 for 2025.  
 \*2016 LOS is not determined by the FLU map and does not match "Parks and Recreation" acreage figures.

Source: City of Groveland, 2018. U.S. Census Bureau, 2016 Population Estimates and B&H Consultants, Inc., May 2010.

**D. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES**

**GOAL 1:** Ensure the maintenance and improvement of existing public parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of the City’s residents and their guests, and enhance the total quality of life within the City, in an efficient and appropriate manner.

**OBJECTIVE 1.1:** *Assure the Provision of Adequate Recreation Space.* Assure the provision of adequate open space, parks and recreation facilities for all residents and their guests to meet the Level of Service Standards during the short-range ~~(2011-2015)~~(2020-2025) and long-range ~~(2025)~~(2040) planning periods.

**Policy 1.1.1:** *Level of Service Standards.* The City hereby adopts the following minimum level of service for the provision of park land, through the year ~~2025~~2040.

Total Park Land: 6.0 acres per 1,000 residents.  
 Park Facilities: 3.0 Acres Per 1,000 residents.

**Policy 1.1.2:** *Size and Population Guidelines.* The City hereby establishes the following size and population guidelines for recreational facilities and ~~user-oriented~~user-oriented parks:

**Population Guidelines for User-Oriented Outdoor Recreation Activities**

Activity	Resource Facility	Population Served
Tennis	Tennis court	2,000
Baseball/softball	Baseball/softball field	3,000
Football/soccer	Football/soccer field	4,000
Basketball	Basketball court	5,000
Shuffleboard	Shuffleboard court**	1,000
Freshwater fishing non-boat	800 feet of Fishing pier	5,000
Freshwater fishing power boating, water skiing, and sailing	Boat ramp lane	1,500

\* May be substituted for horseshoe pits, bocci court, or other lawn game.

**Size and Population Guidelines for User Oriented Park Sites:**

<b>Vest Pocket /Tot Lot Park</b>	0.5 acres per 1,000 population and a minimum park size of 0.25 acres
<b>Community Park</b>	2 acres per 1,000 population and a minimum park size of 20 acres or 5 acres for parks adjoining schools
<b>Neighborhood Park</b>	2 acres per 1,000 population and a minimum park size of 2 acres

**Vest Pocket/Tot Lot Park** - Equipped play areas, or "tot lots" as they are often called, are open areas with play apparatus for preschool and school age children. It is recommended that an equipped play area serve neighborhoods of between 500 and 2,500 people on a minimum of 1/4-acre. Recommended facilities include play apparatus, landscaping, benches and open space. Depending on local recreation needs, picnic tables may be included.

**Community Park** – A community park is designed to serve an area with a radius of up to 3 miles. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of 2 acres per 1,000 population. Typical facilities at a community park may include ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and concession stands. Additional recreation facilities may be included to meet a particular recreation demand in the community. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

**Neighborhood Park** – The neighborhood park is a "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood or neighborhoods in a radius of up to one-half mile. It is recommended that each neighborhood park have at least 2 acres for each 1,000 population. Its size usually ranges from 2 to 10 acres.

Typical facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood.

**Policy 1.1.34:** *Recreational Facilities and the Schedule of Capital Improvements.* The City shall include any declared land acquisition for recreation facilities which exceeds \$10,000 in the *Five-Year Schedule of Capital Improvements*. Facilities costing less than this amount can be grouped together to qualify for inclusion in the *Schedule*.

**Policy 1.1.45:** *Developers Requirement to Provide Open Space and Recreational Facilities.* The City shall require developers to provide public open space and recreational facilities within their sites in accordance with the adopted levels of service.

**OBJECTIVE 1.2:** *Maximizing use of Existing Recreation Space.* Maximize the use of existing recreation space by promoting recreation activities.

**Policy 1.2.1:** *Coordination with Lake County and Lake County School Board.* The City shall coordinate with Lake County, Lake County School Board and other organizations to share recreation facilities.

**Policy 1.2.2:** *Ensuring that Lighting is provided at Parks.* To maximize the use of recreation sites, the City shall ensure that lighting is provided at activity-based parks.

**Policy 1.2.3:** *Innovative Site Design.* The City shall encourage the use of innovative site design and Low Impact development-Development techniques where possible in order to maximize the provision of usable recreational facilities and open space areas at a minimum cost.

**Policy 1.2.4:** *Maintenance of Existing Public Recreational Facilities.* The City shall actively solicit grants from public and private agencies to improve and enhance existing public recreational facilities.

**OBJECTIVE 1.3:** *Public Recreation and Open Space Accessibility.* Ensure that all public recreation and open space facilities are easy to access by all City residents including the elderly, the physically impaired, and the economically disadvantaged.

**Policy 1.3.1:** *Access to Sites and Facilities for Transportation Disadvantaged and Economically Disadvantaged.* The City shall ensure that all public recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated handicapped parking areas, as required by State law, and through design consideration to recreation facilities that enable participation. The City shall also ensure that all public

recreation facilities are accessible to very-low, low and moderate income households.

**Policy 1.3.2:** *Accessibility by Automobiles, Bicycles, and Pedestrians.* All City owned recreational and open space facilities shall be accessible to automobiles, bicycles and pedestrians where appropriate.

**Policy 1.3.3:** *Bicycle Storage Requirement.* Bicycle storage areas shall be provided at all recreation sites. The type and quantity of such facilities shall be determined by the City Council.

**OBJECTIVE 1.4:** *Access to City Lakes.* Provide adequate public access points to Groveland's lakes.

**Policy 1.4.1:** *Acquiring Land Adjacent to Lakes to Meet Level of Service Standards.* To meet the adopted level of service standards, the City shall analyze ~~by December 2020~~ <sup>(by December 2024)</sup> the potential to acquire land adjacent to its lakes to enable public access to lake front areas.

**Policy 1.4.2:** *Coordinate Public and Private Efforts.* The City shall coordinate public and private efforts to provide, improve, and enhance public access points to the lakes in Groveland to be used as recreational opportunities for the City's residents and guests.

**OBJECTIVE 1.5:** *Ensure Provision of Open Space.* Ensure the provision of open space through land acquisition or dedication.

**Policy 1.5.1:** *Protecting Wetlands as Open Space Areas.* The City shall continue to protect ecologically sensitive wetlands as open space areas to be left in their natural state and considered as part of the City's passive recreation and open space system. Uses within these areas will be limited to the following:

**Passive Recreation:**

- Boardwalks and docks not to exceed a width of four feet;
- Unpaved hiking trails, not to exceed a width of four feet;
- Picnic areas;
- Fishing piers (piers exceeding a width of five feet may only be located within lakes and not within wetlands); and
- Observation towers.

**Conservation Facilities:**

- Fire lanes and fire/observation towers;
- Facilities designed to protect nesting, feeding or habitat areas of designated endangered, threatened, or species of special concern, as determined by the Florida Fish and Wildlife Conservation Commission, or to support the propagation of common wildlife;
- Fishery management;
- Facilities designed to protect an archaeological or historical site;
- Facilities designed to retard or eliminate soil erosion problems, particularly shoreline erosion along shorelines;
- Facilities necessary to eliminate unwanted exotic vegetation; or
- Wildlife monitoring devices/stations.

**Policy 1.5.2:**        *Open Space Definitions.* The City hereby adopts the following definition for open space.

*Open Space:* Open space is figured on the Gross Land Area. Up to 50% 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% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

**OBJECTIVE 1.6:**    *Coordinate Public and Private Recreation Resources.* Coordinate recreation planning activities with local and state governments to avoid duplication of services [and encourage privately-maintained open spaces and recreational spaces within planned unit developments while balancing the need for public open spaces and recreational spaces.-](#)

**Policy 1.6.1:**        *Coordination with Lake County School Board.* The City shall coordinate with the Lake County School Board to expand the use of school recreational facilities by the general public.

**Policy 1.6.2:**            *Coordination with County, Regional, and State Plans and Programs.* The City shall coordinate the provision of park and recreation facilities with County, regional and State plans and programs.

**Policy 1.6.3:**            *Coordination with Lake County and FDOT.* The City shall coordinate with Lake County and the Florida Department of Transportation on the construction of the rails to trails program through Groveland eastward to the Lake County line.

**Policy 1.6.4:**            *Identifying Available Grant Funds.* The City shall continue to identify available grant funds for recreation and open space land acquisition and for the development of recreation facilities.

**Policy 1.6.5**            **Requirements of Residential Planned Unit Developments.**  
Balance the amount of privately-maintained and public open spaces and recreational spaces by requiring a ratio of open space and recreational space consistent with Level of Service standards in all residential planned unit developments.

**OBJECTIVE 1.7:**    *Promoting Green Development.* Promote the use of green materials for new recreational facilities in Groveland.

**Policy 1.7:**            *New Recreational Facilities and Green Materials.* The City shall promote green materials to be incorporated in the design of new recreational facilities, when feasible.