

**PUBLIC NOTICE OF THE GROVELAND COMMUNITY REDEVELOPMENT AGENCY GOVERNING BOARD SPECIAL MEETING SCHEDULED TO CONVENE AT 6:00 PM, MAY 4, 2020.**

**Please note: In order to reduce public gatherings and the spread of COVID-19, the May 4, 2020 Community Development Agency (CRA) Special Board Meeting will be held using telephonic video conferencing as authorized by Governor DeSantis in Executive Order 20-69. The public can attend the virtual meeting. Instructions to participate have been posted to the city's website under "public notices" at [www.groveland-fl.gov](http://www.groveland-fl.gov)**

CHAIR	EVELYN WILSON
VICE CHAIR	MIKE RADZIK
BOARD MEMBER	BRIGGETTE BRANNON
BOARD MEMBER	MIKE SMITH
BOARD MEMBER	DINA SWEATT
BOARD MEMBER	RANDOLPH WAITE
BOARD MEMBER	(vacant)
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.
CRA MANAGER	DAN MURPHY
CRA COORDINATOR	JOHN M. JONES
CITY MANAGER	MICHAEL HEIN
CITY CLERK	VIRGINIA WRIGHT
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY

**Please note:** Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

### **Call to Order**

### **PLEDGE OF CONDUCT**

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Chair.
- Speaking without being recognized will be considered "Out of Order."

### **AGENDA**

#### **OPENING CEREMONIES**

- a. Pledge of Allegiance

#### **ROLL CALL**

#### **PUBLIC COMMENT**

## **OLD BUSINESS**

1. **Consideration of Approval of January 27, 2020 Groveland CRA Governing Board Meeting Minutes**
2. **Consideration of Approval: Resolution 2020-20 FON Study- CRA Boundary Expansion- Finding of Necessity Study**
3. **Consideration of Approval: Storm Water Master Plan (Final Report)**

## **NEW BUSINESS**

4. **Consideration of Approval: Bradshaw Property Purchase**
5. **Groveland CRA Annual Report for 2019 Activities**
6. **Discussion and Consideration of Approval: Anchor Tenant Loan to Grant Program Application- Papa's Diner relocation**
7. **Discussion and Consideration of Approval: Open Air Dining Pilot Project Program- Chefig It Up Weekend Outdoor Seating/Service**
8. **CRA Manager's Report**
  - Streetscape Pilot Project
  - CSA Submittals
  - Veterans' Plaza – Paving Status
9. **City Attorney's Report**
10. **Upcoming Meeting Schedule\***
  - May 26<sup>th</sup> 2020 (Optional)
  - July 27<sup>th</sup> 2020
  - August 24<sup>th</sup>, 2020 (CRA Budget Workshop)
  - September 28<sup>th</sup> 2020
  - November 23<sup>rd</sup> 2020

\*The CRA meetings are held at 6:00 p.m.

## **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.*

*Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.*

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 5 BUSINESS DAYS PRIOR TO THE MEETING AT [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

## AGENDA ITEM 1

City of Groveland  
Minutes  
Community Redevelopment Agency Meeting  
Monday, January 27, 2020

The Groveland Community Redevelopment Agency held a regular meeting on Monday, January 27, 2020 in the E.L. Puryear Building located at 243 S. Lake Avenue, Groveland, FL 34736. CRA Chair Evelyn Wilson called the meeting to order at 6:02 p.m. with the following CRA Board Members present: Vice Chair Mike Radzik, Dina Sweatt, Randolph Waite, Mike Smith, and Briggett Brannon. City officials present were City Attorney Anita Geraci-Carver, CRA Manager Dan Murphy, Sergeant-at-Arms Sergeant John Moore, and Recording Secretary Denise Noak. Others present: John Jones, CRA Coordinator.

Note: Not present was City Manager Michael Hein.

**OPENING CEREMONIES**

Pledge of Allegiance was led by Board Member Dina Sweatt.

**AGENDA ITEMS**

**Consideration of approval:**

- **November 25, 2019 CRA Meeting Minutes**

**Motion:** Vice Chair Radzik moved for approval of the November 25, 2019 CRA Meeting Minutes; seconded by CRA Board Member Smith.

**Public Comment:** None.

The motion passed with all members present voting aye.

**OLD BUSINESS**

**1. CRA Time Extension, Boundary Finding of Necessity (FON) and CRA Plan Update Schedule**

CRA Coordinator Jones reported at the September 23, 2019 CRA Board meeting, the CRA Board had authorized CRA staff to initiate a Finding of Necessity Study to possibly expand the CRA Boundaries, extend the operational timeframe of the CRA to the year 2062, and update the CRA Plan to reflect these changes.

After discussion with the City Manager and the CRA Manager, it was determined to expand the CRA boundaries to include additional parcels which may contain "slum and blight" conditions. The size of the proposed expansion area is 1,118 acres, which would increase the CRA area to a total of 2,151.64 acres.

Several of the parcels are located within unincorporated Lake County the City of Groveland boundaries. However, the parcels are within the City of Groveland/Lake County Interlocal Service Boundary. CRA Coordinator Jones felt that the City of Groveland and Lake County should consider entering into an Interlocal Agreement to

include the areas into the Groveland CRA. Additionally, the City of Groveland should endeavor to annex the parcels into the City.

If the proposed CRA expansion area is included within the CRA, the anticipated Tax Increment Fund revenue over a forty-year period is estimated to be approximately \$16,693,418.00.

The following tasks will have to be completed to expand the boundaries and extend the operational timeframe of the CRA:

- January/February
  - Perform a Finding of Necessity Study (FON)
- March
  - Adopt a Resolution providing legislative findings and approving the findings of the FON expanding the CRA boundaries
  - Revise CRA Boundary Map
- April/May/June
  - Update CRA Plan to reflect new area
- July
  - Notify Lake County taxing authorities regarding intent
  - Adopt a Resolution providing legislative findings and approving the update of the Community Redevelopment Plan
  - Adopt an Ordinance providing legislative findings and identifying the expansion of the CRA boundaries and the new areas to be participating within the Tax Increment Fund

The CRA and City staff will coordinate with S&ME to provide data for the FON study and schedule a community workshop and open house for the CRA Plan update.

## **2. Status Reports: CRA Projects**

### **(a) Lake David Improvements**

Parks and Recreation Director Mike Walker provided a PowerPoint presentation on the Lake David Park project as follows:

The Lake David improvements was delayed when a manhole and sewer line were found and needed to be moved.

Additional lighting will be included on South Lake Avenue and the amphitheater will have electric available so it can be used for multi-purpose events.

The tree cluster near the entrance will be removed and 5 oak trees will be added along South Lake Avenue.

The additional elements to Lake David Park were reviewed and it was noted there was an estimated credit of \$32,000.00 for the Festival Street and Trail Pavers.

Vice Chair Radzik commented it would be Groveland's signature park and was worth the extra money.

Board Member Smith suggested re-purposing the palm trees and adding power to the north side of the park.

Board Member Smith commented on upgrading Veterans Park at the same time the improvements are being made to Lake David Park. Parks and Recreation Director Walker stated the re-laying of the pavers would cost approximately \$23,000.00.

Vice Chair Radzik spoke in agreement with Board Member Smith and suggested the re-laying of the pavers at Veterans Park be looked into and hold a special CRA Meeting.

Chair Wilson asked for a consensus of the Board on obtaining costs for re-laying the pavers at Veterans Park and holding a special CRA Meeting.

City Attorney Geraci-Carver suggested making a motion to allow for a certain amount of funds to be expended on the pavers at Veterans Park.

**Motion:**

Vice Chair Radzik moved to allow for the re-laying of the pavers and the labor at Veterans Park in an amount not to exceed \$25,000.00; seconded by Board Member Sweatt.

**Public Comments:**

Margie Jones asked where the shade structures were located. Parks and Recreation Director Walker utilized the PowerPoint presentation to provide the general locations of where the shade structures would be located.

The motion passed with all members present voting aye.

**(b) Historic Train Depot Grant Funding Applications**

CRA Manager Murphy stated Florida Representative Anthony Sabatini has submitted the grant application for renovating the Train Depot. The building was gifted to the City of Groveland, however, the land was not included. The final location of the Train Depot will be dependent on factors such as the final location of the bike trail and the re-alignment of State Road 50.

Vice Chair Radzik asked if the grant was filed on behalf of property owner. CRA Manager Murphy stated it was filed on behalf of the City of Groveland.

Board Member Smith mentioned if the City of Groveland received the grant money and the grant money was not used, those funds would be returned to the State of Florida.

Chair Wilson commented the realignment of State Road 50 and the location of the trail should be finalized prior to finding a location for the Train Depot.

Vice Chair Radzik spoke in agreement with Chair Wilson.

Board Member Smith requested the Historic Train Depot be placed on the March 2020 CRA Meeting Agenda.

**3. Streetscape Pilot Project Phase II**

CRA Manager Murphy provided an overview of the Streetscape Project. In the CRA plan for Fiscal Year 2019-2020 the focus was set on three priority elements to be accomplished: (1) replace dead and unhealthy trees along Broad Street between Main Street and Indiana Avenue, (2) install street lights, and (3) create a parking lot and a pocket recreational park in the downtown area.

CRA staff is working with an engineering firm to develop proposals for each of the three elements and obtain cost estimates.

**NEW BUSINESS**

**4. CRA Downtown Vision, Phase II Parameters and Potential Buildout (PPT)**

CRA Coordinator Jones provided a presentation on CRA Downtown Vision, Phase II Parameters, and the Potential Buildout.

The proposed vision contains seven primary districts in the downtown area; Historic Core District, Medical/Office District, Learning District, Commercial District, Mixed Use District, Entertainment District, and a Trail Head/Multi-Modal facility.

CRA Coordinator Jones introduced Jay Hood; S&ME Technical Principal.

Jay Hood continued with the PowerPoint presentation and he commented on having a walking area in Downtown Groveland was important, as well as having roadway connectors.

The proposed seven primary districts would have parking no more than 600 feet apart, with Housing and Mixed Use Housing on the south side of the downtown area.

Chair Wilson commented she preferred Broad Street and Orange Street to be 2-way streets. CRA Manager Murphy indicated the truck traffic would have to be diverted. Chair Wilson suggested Crittenden Street be resurfaced and used for truck traffic.

The next step is to present the districts to Community Development and begin possible changes to the Land Development Plan.

**5. Update and Discussion: Location of Founders Day Event and July 4<sup>th</sup> Event**

Parks and Recreation Director Walker reviewed the potential dates and events for the Groveland Founders Day Events:

- March 21, 2020: Baseball Clinic; Scavenger Hunt.
- March 27, 2020: Live Entertaining and Mayor's Challenge Chili Cook Off.
- March 28, 2020: Wilson Lake Parkway Park Naming; Ribbon Cutting; Live Entertainment; BBQ Competition; and Kids Zone.

Chair Wilson asked if electricity would be available for the vendors. Parks and Recreation Director Walker stated electricity would be available.

Board Member Smith asked if the schools would be involved. Chair Wilson indicated the Historic Village will hold the scavenger hunt and the schools are involved.

Parks and Recreation Director Walker stated he would keep the CRA Board updated on the Founders Day Events.

Parks and Recreation Director Walker stated the Recreation Advisory Committee has recommended Lake David Park for the July 4<sup>th</sup> events.

**6. RFP for CRA Consultants Continuing Services Agreement**

CRA Manager Murphy stated CRA staff will issue an RFP (Request for Proposal) for Professional Consultants to provide the CRA with accounting, architecture, engineering, environmental, geotechnical, landscape architecture, planning, transportation planning, and surveying services in the form of a Continuing Services Agreement.

The RFP process will standardize the professional consultant/service provided selection process, facilitate a timely activation of a service provider when needed, and ensure the service provider selection process is transparent and in accordance with the latest regulations and best practices.

Staff recommended the CRA Board approve the issuance of the RFP.

**Motion:**

Board Member Smith moved to support the issuance of the RFP for Professional Consultants; seconded by Board Member Sweatt.

**Public Comment:**

None.

The motion passed with all members present voting aye.

**7. CRA Manager's Report**

CRA Manager Murphy reported the following:

- The CRA Annual Report is due the end of March.
- Billy's Market has completed their grant funded project.
- The 115 South Main Street building grant renovations are near completion.
- To date, 14 homeowners have qualified for the CDBG grant funds for home improvements.
- Attended a seminar on building affordable housing and Groveland would qualify for funding.

**8. City Attorney's Report**

Nothing to report at this time.

## 9. Upcoming Meeting Schedule\*

- March 23<sup>rd</sup> 2020
- May 26<sup>th</sup> 2020
- June 22<sup>nd</sup> 2020 (CRA Budget Workshop)
- July 27<sup>th</sup> 2020
- August 24<sup>th</sup> 2020 (CRA Budget Workshop)
- September 28<sup>th</sup> 2020
- November 23<sup>rd</sup> 2020

\* The CRA meetings are held at 6:00 p.m. The CRA Board may schedule additional meetings as needed. Special meetings will be notices and advertised in accordance with regularly scheduled City Council meeting requirements.

### CRA Board Member Comments

Chair Wilson stated the appliance store placing items outside the building at the corner of Broad Street and South Main Street has gotten out of control. City Attorney Geraci-Carver stated she would be meeting with Community Development Director Tim Maslow on the matter.

Board Member Brannon stated 171 Broad Street needs clean up behind the property. CRA Manager Murphy stated he would speak to the property owners.

Chair Wilson announced there would be a pancake breakfast at the Mascotte Civic Center beginning at 8 a.m. on Saturday, February 1, 2020.

### PUBLIC COMMENTS

None.

### ADJOURNMENT

With no further business or comments, CRA Chair Wilson adjourned the meeting at 8:44 p.m.



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Evelyn Wilson, CRA Board Chair

Attest:

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Denise Noak, Recording Secretary

## AGENDA ITEM 2



## REQUEST FOR CRA REVIEW

**MEETING DATE:** May 4, 2020

**ITEM NUMBER:** 2

**AGENDA ITEM:** Finding of Necessity Study Consideration for Approval

**PREPARED BY:** John Jones, CRA Projects Coordinator

**DATE:** April 23, 2020

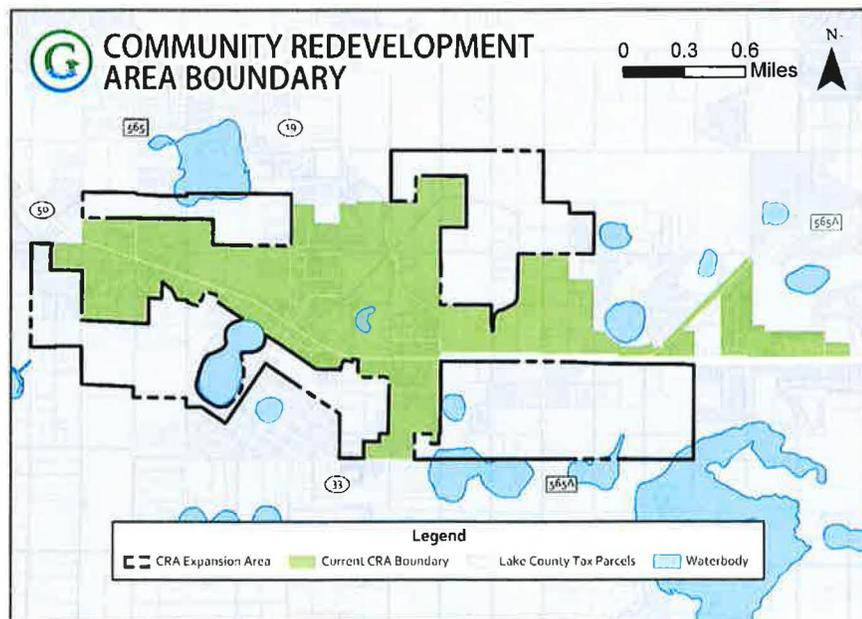
### BACKGROUND:

This item is to present the Finding of Necessity Study for consideration of approval by the Groveland Community Redevelopment Agency Governing Board. The Groveland CRA had requested staff to prepare a Finding of Necessity Study for the potential expansion of the Groveland CRA boundaries to include additional targeted areas for redevelopment. The report has been completed and ready for review and consideration of approval by the Groveland CRA Governing Board.

### DISCUSSION

#### Revised Potential Expansion of CRA Boundaries

The area evaluated through the Finding of Necessity study for potential inclusion in the Groveland CRA is shown on the map to the left. The green area is the current Groveland Community Redevelopment Area boundary. The black outline shows the proposed expansion area. The size of the proposed



expansion area is 1,118 acres. The Groveland CRA is currently 1,033.64 acres. The size of the Groveland CRA , if expanded, would be 2,151.64 acres.

The Finding of Necessity Study identified the presence of several conditions of slum and blight within the City of Groveland, as defined by Section 163.340 F.S., that justify the expansion of the Groveland Community Redevelopment Area to include those parcels located within the Finding of Necessity (FON) Study Area.

Section 163.340 (7 & 8) presents the three (3) conditions for identifying a “slum area” and 15 conditions for identifying a “blighted area,” which are in turn used to determine if an area qualifies for inclusion into a Community Redevelopment Area. A minimum of two (2) of the 18 conditions of slum and blight need to be observed within the Study Area to be included in a Community Redevelopment Area. The findings of this report have satisfied this criterion, as summarized below:

Five (5) conditions of blight were observed within the Study Area:

1. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities,
2. Unsanitary or unsafe conditions,
3. Deterioration of site or other improvements,
4. Residential and commercial vacancy rates in the area higher than in the remainder of the county or municipality, and
5. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

If conditions of blight are likely but unable to be proven because of limitations in the available data, these conditions are designated as suspected. The two additional conditions of blight that were suspected within the Study Area include:

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality, and
2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

During this study, one (1) slum area condition was observed within the Study Area:

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Additionally, one (1) slum area condition was suspected, but is unable to be proven without spatially-referenced code violation data:

1. The existence of conditions that endanger life or property by fire or other causes.

The observance of six (6) of 18 possible conditions within the Study Area meets the criteria for the Alternative One method of determining slum and blight and justifies the inclusion of the Study Area within the existing Groveland Community Redevelopment Area in accordance with Chapter 163, Part III, Florida Statutes (F.S.)

#### **NEXT STEPS**

- **May/July**-Update CRA Plan to reflect new area
- **July**-Notify Lake County taxing authorities regarding intent
- **July**-Adopt a Resolution providing legislative findings and approving the update of the Community Redevelopment Plan (1 Public Hearing-CRA)
- **July**-Adopt an Ordinance providing legislative findings and identifying the expansion of the CRA boundaries and the new areas to be participating within Tax Increment Fund (2 Public Hearings-City)

CRA and City staff will coordinate with S&ME to schedule the Community Workshop and Open House for the Groveland CRA Plan update contingent upon COVID-19 restrictions, potentially May/June 2020.

<p><b>STAFF RECOMMENDATION:</b> CRA Board approve the Findings of Necessity Study and adopt the Groveland FON Study.</p>
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#### **Attachments:**

1. Resolution 2020-20
2. Findings of Necessity Study (FON)

**Click here to enter text.**

# ATTACHMENT 1

**RESOLUTION 2020-20**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GROVELAND, FLORIDA, PROVIDING FOR FINDINGS OF NECESSITY RELATING TO THE EXISTENCE OF ONE (1) OR MORE CONDITIONS IN A CERTAIN AREA OF THE CITY OF GROVELAND AND UNINCORPORATED LAKE COUNTY THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), *FLORIDA STATUTES*; PROVIDING FOR OTHER FINDINGS; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE CITY OF GROVELAND COMMUNITY REDEVELOPMENT AREA FINDINGS OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES, PROVIDING FOR LIMITATION OF EFFECT; PROVIDING FOR SEVERABILITY, CONFLICT, AND EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Florida Statutes, has defined and provided for the conduct of redevelopment activities within municipalities and counties; and

**WHEREAS**, the City of Groveland Community Redevelopment Agency Governing Board of Groveland, Florida, acts as the Community Redevelopment Agency for the City; and

**WHEREAS**, the City of Groveland City Council adopted Ordinance 2002-05-15 in 2002 to address blight conditions that were identified present within the City and that the rehabilitation, conservation or redevelopment of such area would serve and protect public health, safety, morals and the welfare of its residents; and

**WHEREAS**, the City of Groveland, Florida has sought to further address documented conditions of slum and blight present in the City and to expand the boundaries of the Community Redevelopment Area within the municipal boundaries of the City of Groveland and adjacent portions of unincorporated Lake County that are contiguous to the existing Community

Redevelopment Area and outside of the boundaries of the current Groveland Community Redevelopment Area; and

**WHEREAS**, the City of Groveland CRA has retained S&ME to prepare a Finding of Necessity Study; and

**WHEREAS**, in accordance with Section 163.355, of the Florida Statutes, this Resolution is supported by data and analysis gathered and presented to the City of Groveland Community Redevelopment Agency Governing Board May 4, 2020; and,

**WHEREAS**, there exists in the City of Groveland, Florida, and portions of unincorporated Lake County, Florida, within study area of the Finding of Necessity study, inadequate provision for ventilation, light, air, sanitation, predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities, unsanitary or unsafe conditions, deterioration of site or other improvements, residential and commercial vacancy rates in the area higher than in the remainder of the county or municipality, and diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; and,

**WHEREAS**, the Community Redevelopment Agency of the City of Groveland, Florida, in accordance with Section 163.355, Florida Statutes, hereby makes the legislative finding that the conditions within the study area of the Groveland Finding of Necessity Study meet certain criteria described in Section 163.340(7) or (8), of the Florida Statutes; and

**WHEREAS**, conditions are present that are detrimental to the sound economic growth of the study area and that substantially distress, impair or arrest the economic growth within the study

area and adjacent territory, and present conditions and uses are detrimental to the public health, safety, morals and welfare; and

**WHEREAS**, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the study area, is necessary in the interest of public health, safety, morals, and/or welfare of the residents of the City of Groveland, Florida and unincorporated Lake County; and

**WHEREAS**, the City of Groveland Community Redevelopment Agency finds that there is a need for the expansion of the Groveland Community Redevelopment Area to address the conditions of slum and blight identified within the study area; and

**WHEREAS**, action must be taken to prevent further blight and deterioration and to protect and enhance public expenditures in the Groveland Community Redevelopment Area; and

**WHEREAS**, the City of Groveland Community Redevelopment Agency desires to proceed under Part III, Chapter 163, *Florida Statutes*, to establish the necessary means by which sound and positive redevelopment can be accomplished within the study area; and

**WHEREAS**, the City of Groveland shall endeavor to enter into an Interlocal Agreement with the Lake County government to facilitate the inclusion of parcels located within unincorporated Lake County within the expanded Groveland Community Redevelopment Area to address shared conditions of slum and blight and to proceed under Part III, Chapter 163, *Florida Statutes*, to establish the necessary means by which sound and positive redevelopment can be accomplished within the study area; and

**WHEREAS**, all prerequisites having been accomplished pursuant to the Act and, it is now appropriate and necessary in order to proceed further to provide for sound economic growth in the study area that a community redevelopment plan be prepared.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GROVELAND, FLORIDA AS FOLLOWS:**

**SECTION ONE.** The forgoing recitals are incorporated herein and form a factual basis for this Resolution.

**SECTION TWO.** One or more blighted areas exist within the study area, within the city limits of the City of Groveland and unincorporated Lake County as defined in Section 163.340 (7), (8) of the Florida Statutes.

**SECTION THREE.** For the purposes of expanding the boundaries of the current Groveland Community Redevelopment Area, the Community Redevelopment Agency resolves that the Redevelopment Area shall be expanded to include the area outlined as Exhibit A, attached to this resolution and hereby incorporated by reference.

**SECTION FOUR.** The Finding of Necessity for the expansion of the Groveland Community Redevelopment Area dated April, 2020 is provided as Exhibit B attached to this Resolution and is hereby adopted and incorporated herein by reference.

**SECTION FIVE.** An update of the Groveland Community Redevelopment Plan is necessary to memorialize and incorporate the study area into Groveland Community Redevelopment Plan and enable the City of Groveland Community Redevelopment Agency to manage the redevelopment

objectives of the City and further carry out the community redevelopment purposes set forth in Chapter 163, Part III of the Florida Statutes.

**SECTION SEVEN. SEVERABILITY.** If any provisions of this Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.

**SECTION EIGHT. CONFLICTS.** All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION NINE. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, A.D., 2020**

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**HONORABLE EVELYN WILSON  
MAYOR of the City of Groveland, Florida**

**ATTEST:**

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**VIRGINIA WRIGHT, CITY CLERK**

## AGENDA ITEM 3



## REQUEST FOR CRA REVIEW FOR CONSIDERATION OF ADOPTION

<b>MEETING DATE:</b> May 4, 2020
<b>ITEM NUMBER:</b> 3
<b>AGENDA ITEM:</b> Stormwater Master Plan Consideration of Adoption
<b>PREPARED BY:</b> John Jones, CRA Projects Coordinator
<b>DATE:</b> April 24, 2020

**BACKGROUND:**

In 2018 the CRA authorized and initiated the development of a Stormwater Master Plan for the City of Groveland including the Groveland CRA area. The Stormwater Master Plan was completed in August 2019. The development of the Stormwater Master Plan represents an implementation action of CRA Objective 2 (Stormwater Drainage Master Plan).

**DISCUSSION**

**Potential Projects**

The stormwater master plan identifies the improvements and conveyance systems, and associated capital costs, to prepare off-site stormwater storage for parcels located within the downtown CRA. Identified improvements include potential expansion of the proposed FDOT ponds associated with the SR-50 realignment project, additional storm water vaults and conveyance systems and the potential use of pervious paving systems replacing asphalt.

The recommendations of the Downtown Groveland Stormwater Master Plan identify cost-effective methods to develop additional regional stormwater capacity. This additional capacity will enable the increased utilization of parcels within downtown Groveland and minimize the on-site area required for stormwater capture, storage and treatment in the downtown area.

**NEXT STEPS**

Upon adoption of the Storm Water Master Plan by the CRA, the City’s Public Works staff will coordinate with Groveland CRA to identify potential storm water system

improvements and projects for inclusion in Public Works Department's Annual Work Plan and Budget.



The Map above shows the proposed SR-50 realignment and the recommended stormwater improvements to the SR-50 stormwater ponds.

**STAFF RECOMMENDATION:** CRA Board approve the Storm Water Master Plan.

Attachments:

1. City of Groveland Downtown Stormwater Master Plan (Presentation)
2. City of Groveland Watershed Study (2020)

## AGENDA ITEM 4



## REQUEST FOR CRA REVIEW FOR CONSIDERATION OF ADOPTION

<b>MEETING DATE:</b>	May 4, 2020
<b>ITEM NUMBER:</b>	4
<b>AGENDA ITEM:</b>	Consideration for Approval Bradshaw Property Purchase
<b>PREPARED BY:</b>	John Jones, CRA Projects Coordinator
<b>DATE:</b>	April 24, 2020

### BACKGROUND:

The City of Groveland Community Redevelopment has negotiated the purchase of three (3) parcels totaling approximately 1.35 acres located along or near Crittenden Street in downtown Groveland. The parcels are being land-banked by the City of Groveland to assist the downtown redevelopment efforts. Attached is a map that shows the general locations of the parcels. The price of the parcels is \$47,500.00.

### DISCUSSION

The acquisition of property to assist the City's redevelopment efforts is an identified strategy in the City of Groveland Community Redevelopment Plan and funds have been allocated within the Agency's FY 2019/2020 budget.

<b>STAFF RECOMMENDATION:</b> Consideration and authorization for approval of the purchase of the parcels as part of the City's ongoing community redevelopment efforts.
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### Attachments:

1. Map showing general location of parcels to be purchased.
2. Land Purchase Contract
3. Addendum to Land Purchase Contract

## AGENDA ITEM 5



## INFORMATION ITEM STATUS REPORT CRA ANNUAL REPORT

<b>MEETING DATE:</b> May 4, 2020
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<b>ITEM NUMBER:</b> 5
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<b>AGENDA ITEM:</b> Groveland Annual Report, FY 2018/2019
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<b>PREPARED BY:</b> John Jones, CRA Projects Coordinator
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<b>DATE:</b> April 24, 2020
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### BACKGROUND:

This item is to present the Groveland Annual Report that details the Community Redevelopment Agency's activities for the previous fiscal year. The reporting period addressed by this report is for the period of 10/1/2018 through 9/30/2019. In accordance with Chapter 163.356 (c), *Florida Statutes*, the Groveland CRA is required to prepare and make available, on or before March 31 of each year, for public review a copy of the Annual Report and to notify the public and local taxing authorities of the Annual Report's availability. An electronic copy of the Annual Report has been posted on the City's Community Redevelopment Agency website and a print copy of the report is available for the public to review in the City Clerk's Office. An advertisement was placed in the Daily Commercial newspaper on March 26, 2020 regarding the availability of the Annual Report.

The Lake County Taxing Authorities (Lake County Government, SJRWMD, Lake County School Board, South Lake Hospital District, Lake County Water Authority) were also notified via e-mail of the Annual Report's availability on March 26, 2020.

<b>STAFF RECOMMENDATION:</b> No action needed. Information item only.
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### Attachments:

1. City of Groveland Community Redevelopment Agency Annual Report FY 2018/2019

## AGENDA ITEM 6



**DISCUSSION ANCHOR TENANT INCENTIVES**

<b>MEETING DATE:</b>	May 4, 2020
<b>ITEM NUMBER:</b>	6
<b>AGENDA ITEM:</b>	<b>Authorization to initiate formal discussions with Papa’s Diner to for potential consideration to participate in the Anchor Tenant Incentive program</b>
<b>PREPARED BY:</b>	John Jones, CRA Projects Coordinator
<b>DATE:</b>	April 24, 2020

**BACKGROUND:**

This item is to request authorization for CRA staff to participate in formal discussions with Papa’s Diner for consideration to file an application to participate in the Groveland Community Redevelopment Agency’s Anchor Tenant program. The objective is to facilitate the relocation of Papa’s Diner to downtown Groveland.

The applicant and the Community Redevelopment Agency staff have held several discussions regarding the potential relocation of the Papa’s Diner facility to downtown Groveland. Currently Papa’s Diner is located in Clermont.

The Anchor Tenant Incentive Program provides loan-to-grant funding to commercial property owners and/or commercial tenants to assist with interior building improvements and business start-up costs. The goal of the program is primarily to incentivize anchor restaurants and breweries (food and drink establishments) to open in downtown Groveland, which in turn will help stimulate the local economy and improve quality of life for Groveland residents and visitors.

The Anchor Tenant Incentive Program's main objectives are as follows:

- Attract high quality restaurants and micro-breweries to Downtown Groveland.
- Improve the condition and appearance of downtown commercial buildings.
- Increase downtown commercial occupancy rates and property values.
- Kick-Start Downtown Groveland's ongoing revitalization as an “off the beaten path for now” dining and entertainment destination.

Eligible participants may receive loan-to-grant funding for 35% of the total interior building improvement and business start-up costs, up to a maximum award of \$75,000.

Loan-to-grant funding may exceed \$75,000, and be made available to businesses outside the food and drink category, if the CRA is presented with a unique 'catalyst' project. A catalyst project is generally defined as a business that is first-to-market and anticipated to have a catalytic impact that will promote the City of Groveland's Visioning Plan vision for a thriving downtown where people can live, work and play.

## **DISCUSSION**

The applicant, Papa's Diner, is requesting consideration to participate in the Anchor Tenant program in order to offset potential renovation and relocation expense to establish a facility in downtown Groveland. The applicant is considering relocating into a portion of the Edge building. The applicant has not yet submitted a formal, written application to the Groveland Community Redevelopment Agency.

The applicant has been in discussions GatorSketch, a Clermont-based Architectural firm to prepare and design the proposed improvements, however no formal designs have been prepared.

If selected to participate in the program, any improvements or renovations to the facility would have to commence within sixty (60) days and be completed within six (6) to eighteen (18) months of receiving the approval of award. After the award is disbursed, the potential repayment amount will be reduced 20% for each year of continued occupation of the site by the applicant and the operation of the business. Should the business fail or move from the improved site before five (5) years have elapsed, the applicant will be responsible to repay to the CRA the pro-rated portion of the forgiven loan. If the applicant is unable to repay any remaining loan to grant obligations the City may place a lien on the property to realize repayment.

<p><b>STAFF RECOMMENDATION:</b> Staff recommends the CRA Governing Board authorize the CRA Manager to begin formal discussions with Papa's Diner to prepare an Anchor Tenant Program application for subsequent submittal to the Groveland CRA for consideration.</p>
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### Attachments:

1. City of Groveland Community Redevelopment Agency Anchor Tenant Program

## AGENDA ITEM 7



**DISCUSSION AND CONSIDERATION FOR APPROVAL  
OPEN AIR DINING PILOT PROJECT**

<b>MEETING DATE:</b>	May 4, 2020
<b>ITEM NUMBER:</b>	7
<b>AGENDA ITEM:</b>	<b>Authorization to initiate three (3) month Pilot Project to authorize open air dining project at “Chefing it Up”.</b>
<b>PREPARED BY:</b>	John Jones, CRA Projects Coordinator
<b>DATE:</b>	April 24, 2020

**BACKGROUND:**

This item is to request authorization for CRA staff to implement an Open Air Dining Pilot Project to enable the outdoor sale of food and beer and wine at the Chefing It Up restaurant site.

The Community Redevelopment Agency (CRA) of Groveland, in conjunction with retail owners in the downtown area, seeks to reinvigorate the business climate in the city center. With the imminent completion of improvements to Lake David Park, it seems imperative to initiate and incentivize the types of activity that invite residents and visitors to journey downtown, park and walk to destinations.

In this sense the CRA recognizes that Ordinance 2010-04-11 regulating special events, should be carefully reviewed for applicability to 2020 conditions and regulations. In particular, the regulations on open air food sales needs review given the rapidly increasing popularity of street carnivals, block parties and weekend tourism in cities such as Winter Garden or Clermont.

Completion of the SR 50 Realignment holds the threat to divert passers-by as well as truck traffic from downtown Groveland, even as it reduces traffic and creates a more pleasant downtown outdoor environment. This fact underscores the need to provide more unique downtown attractions and experiential dining opportunities.

In recognition of the singular success of one restaurant entrepreneur, Chefing It Up, with physical constraints (building size) that limits the ability to serve food to the public, the CRA considers it appropriate to propose a 3-month pilot program allowing weekend closure of the Lake Avenue alleyway for the restaurant to set up tables and chairs and offer outdoor food sales.

## **DISCUSSION**

The CRA proposes a one-time, 90-day Special Event Permit for Chefineg it Up to offer Friday, Saturday and Sunday dining in the alleyway adjacent to 115 Lake Avenue. Section 5.33- c permits open air food sales as an accessory use to a permanent business location as a "conditional use" as outlined in Land Development regulations. This proposal would interpret or waive the restrictions of sections -c2,3,4, 5 and 6 to permit the barricading of the alleyway from Lake Avenue to the eastern edge of the Century Link building and allow the restaurant to conduct seated, public outdoor food sales on the alley pavement. The open air food sales would conform to section -c 7, inspection by regulatory agencies including Department of Agriculture, Department of Professional Regulation, Division of Hotels and Restaurants, County Health Department and City Code Compliance officer. Moreover, the pilot program has been tentatively reviewed and conditionally approved by Groveland police, fire and staff authorities and would receive supervision throughout the 90-day trial.

The business owners will obtain the trial permit and proof of the requisite inspections prior to opening and will provide signage, site management and any safety or security measures required to provide food service to the public. It is the business's responsibility to provide tenting, dining fixtures, service staff and other related items as well as trash, security and other provisions during the trial. The CRA and Groveland police will provide parking recommendations and parking oversight. The CRA will coordinate with nearby businesses, especially those affected by the alley closure, in an effort to document the impacts of this trial traffic-building program.

The CRA proposes to work with related downtown businesses and the owners of Chefineg It Up to build a case study of weekend retail promotion during the trial period. This will include documentation of the number of visitors and an estimate of dollar volume during the promotion. The Pilot Program will also help identify lessons learned, both positive and negative, to guide future policy decisions and or regulatory revisions. The proposed venue is less than 300 yards from the Lake David Park "Festival Street", where food truck, farmers market and other community events are planned.

<p><b>STAFF RECOMMENDATION:</b> Staff recommends the CRA Governing Board approve and authorize the City Manager, CRA Manager and or their designee(s) to begin implementation of the Open Air Dining Pilot Project.</p>
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### Attachments:

1. City of Groveland Community Redevelopment Agency MEMO- Open Air Dining Pilot Project

# ATTACHMENT 1



# MEMO

**Dan Murphy**  
CRA/Economic Development  
Manager

156 S. Lake Avenue  
Groveland, FL 34736  
352-429-2141 ext. 2101  
[dan.murphy@groveland-fl.gov](mailto:dan.murphy@groveland-fl.gov)

DATE: March 9, 2020  
TO: Groveland CRA Board  
FROM: Dan Murphy, CRA/Economic Development Manager  
SUBJECT: Open Air Dining Pilot Project

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The Community Redevelopment Agency (CRA) of Groveland, in conjunction with retail owners in the downtown area, seeks to reinvigorate the business climate in the city center. With the imminent completion of improvements to Lake David Park, it seems imperative to initiate and incent the types of activity that invite residents and visitors to journey downtown, park and walk to destinations.

In this sense the CRA recognizes that Ordinance 2010-04-11 regulating special events, should be carefully reviewed for applicability to 2020 requisites. In particular, the regulations on open air food sales needs review given the rapidly increasing popularity of street carnivals, block parties and weekend tourism in cities such as Winter Garden or Clermont.

Completion of the SR 50 Realignment holds the threat to divert passers-by as well as truck traffic from downtown Groveland, even as it reduces traffic and creates a more pleasant downtown outdoor environment. This fact underscores the need to provide more unique downtown attractions. In recognition of the singular success of one restaurant entrepreneur, Chefig It Up, with physical limits on its ability to serve food to the public, the CRA considers it appropriate to propose a 3-month pilot program allowing weekend closure of the Lake Avenue alleyway for the restaurant to set up tables and chairs and offer outdoor food sales.

### Recommendation

The CRA proposes a one-time, 90-day Special Event Permit for Chefig it Up to offer Friday, Saturday and Sunday dining in the alleyway adjacent to 115 Lake Avenue. Section 5.33-c permits open air food sales as an accessory use to a permanent business location as a "conditional use" as outlined in Land Development regulations. This proposal would interpret or waive the restrictions of sections -c 2, 3, 4, 5 and 6 to permit the barricading of the alleyway from Lake Avenue to the eastern edge of the Century Link building and allow the restaurant to conduct seated, public outdoor food sales on the alley pavement. The open air food sales would conform to section -c 7, inspection by regulatory agencies including Department of Agriculture, Department of Professional Regulation, Division of Hotels and Restaurants, County Health Department and City Code Compliance officer. Moreover, the pilot program has been tentatively approved by Groveland police, fire and staff authorities and would receive supervision throughout the 90-day trial.

The business owners will obtain the trial permit and proof of the requisite inspections prior to opening and will provide signage, site management and any safety or security measures required to provide food service to the public. It is the business responsibility to provide tenting, dining fixtures, service staff and other related items as well as trash, security and other provisions during the trial. The CRA and Groveland police will provide parking recommendations. The CRA will coordinate with nearby businesses, especially those affected by the alley closure, in an effort to document the success of this trial traffic-building program.

The CRA proposes to work with related downtown businesses and the owners of Chefine it Up to build a case study of weekend retail promotion during the trial period. This will include documentation of the number of visitors and an estimate of dollar volume during the promotion but will also include lessons learned, positive and negative, to inform future trial programs. The proposed venue is less than 300 yards from the Lake David Park entertainment street, where food truck, farmers market and other community events are planned.