



## PLANNING & ZONING BOARD AGENDA

**Board Members:** Chairman Dominic Cicio, Vice-Chairman Richard Skyzinski, Keith Keogh, Robert Proper, Felicia Stewart, Douglas Faivre, Donald Tillman, Bill Mathias (non-voting)

**Other Attendees:** Community Development Director Tim Maslow, City Attorney Anita Geraci-Carver, Planner DeWayne Jones, Senior Planner Andrew Landis, Recording Secretary Maria Ramirez

### Agenda for August 6, 2020 at 3 PM

Virtual Zoom Meeting

<https://us02web.zoom.us/j/88552563884?pwd=MTFSdExiMFM4MHhPWTK4cORSallsZzO9>

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#### 1. Call to Order

Roll call and determination of quorum, Pledge of Allegiance, Pledge of Conduct

#### 2. Consent Agenda

- a. Approval of minutes from the July 2, 2020 meeting
- b. Recommendation on Ordinance 2020-12: South Lake High School Annexation

#### 3. Presentation

Downtown Stormwater Plan – Transportation & Public Works Director, T.J. Fish

#### 4. Old Business

- a. Recommendation on Ordinance 2020-10: SECO Comprehensive Plan Amendment
- b. Recommendation on Ordinance 2020-11: SECO Rezoning

#### 5. Closing Comments

Public, Board Members, Staff

**Adjourn** to the next regular Planning and Zoning Board meeting on Thursday, September 3, 2020 at 3:00 p.m.

**For more information, contact:** DeWayne Jones at [dewayne.jones@groveland-fl.gov](mailto:dewayne.jones@groveland-fl.gov) or 352-534-1751



## PLANNING & ZONING BOARD AGENDA

### Meeting Protocol

**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.

#### **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."

#### **Time Allotment**

The established and allotted time for the applicant, the public and board members to speak will be adhered to as follows:

- 20 minutes maximum for the applicant's presentation
- 5 minute maximum for public comment
- 10 minutes closing comments/statement by applicant
- Each board member may speak once, at a 5 minute maximum as follows:  
once after presentation, once after public comments and closing statements.



## NOTICE OF PUBLIC MEETING

In order to reduce public gatherings and the spread of COVID-19, the August 6, 2020 Planning & Zoning 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 using either of the following options.

**JOIN BY PHONE:** Members of the public can join the meeting by calling any one of the following telephone numbers below:

Dial by your location  
+1 346 248 7799

Meeting ID: 885 5256 3884

Password: 273625

Find your local number: <https://us02web.zoom.us/j/88552563884>

**JOIN ONLINE:** In addition to calling, persons may watch the meeting by going to <https://us02web.zoom.us/j/88552563884?pwd=MTFSdExiMFM4MHhPWtk4c0RSallsZz09>

Meeting ID: 885 5256 3884

Password: 273625

Please make sure to log in prior to the start of the 3:00 p.m. meeting. If you have difficulty or are unable to hear the meeting, please check your audio settings. We encourage you to use the link above and follow the prompts to download the necessary software at no cost in advance of the meeting.

**PUBLIC COMMENT:** Persons desiring to provide public comment may do so by e-mail. Please include your name and address for the record. Comments will be limited to five minutes per person.

**VIA E-MAIL:** Persons can submit public comments in advance of the meeting by e-mailing the City Clerk at [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov). If submitted before 11:00 a.m. on the

meeting date, the comments will be shared with the Planning & Zoning Board prior to the meeting and read into the record during the meeting. If submitted after 11:00 a.m. the comments will be shared with the Planning & Zoning Board after the meeting and retained as a public record.

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 3 BUSINESS DAYS PRIOR TO THE MEETING AT [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

# CONSENT AGENDA ITEM 1

JULY 2, 2020

## PLANNING & ZONING BOARD MEETING MINUTES

**City of Groveland  
Minutes  
Planning and Zoning Board Virtual Meeting  
Thursday, July 2, 2020**

The Groveland Planning and Zoning Board held a regular meeting on Thursday, July 2, 2020 as a Virtual Zoom Meeting. Chair Cicio called the meeting to order at 2:00 p.m. The following Board Members were present: Richard Skyzinski; Keith Keogh; Robert Proper; Doug Faivre and Donald Tillman. City Officials present were Anita Geraci-Carver, City Attorney; Tim Maslow, Staff Designee; Andrew Landis, Senior Planner; and Maria Ramirez, Recording Secretary.

Absent: Board Members Felicia Stewart and Bill Mathias.

Chairman Cicio welcomed new Board Member Donald Tillman.

**PRESENTATIONS**

City Attorney Anita Geraci-Carver read the Planning and Zoning Board Guidelines.

**CONSENT AGENDA**

Recording Secretary Ramirez read the headnote into the record as follows:

1. Approval of minutes: July 2, 2020 Planning & Zoning Board Meeting.
2. **Recommendation on Ordinance 2020-15: Loma Linda Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 160 +/- acres of real property embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.
3. **Recommendation on Ordinance 2020-16: Loma Linda Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 142 +/- acres of real property embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

4. **Recommendation on Ordinance 2020-17: Loma Linda Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 32.5 +/- acres of real property embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.
  
5. **Recommendation on Ordinance 2020-18: Loma Linda Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 36 +/- acres of real property embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.
  
6. **Recommendation on Ordinance 2020-22: Trailside Industrial Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019);annexing 2.21 +/- acres of real property embraced within the present limits of the City of Groveland; providing for findings; providing a legal description and a map; directing the City Manager to record certified copies of this Ordinance after approval with the clerk of the circuit court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.
  
7. **Recommendation on Ordinance 2020-19: Palisades Annexation**  
An Ordinance extending and increasing the corporate limits of the City of Groveland, County of Lake, State of Florida, Pursuant to the voluntary annexation provisions of section 171.044, Florida Statutes (2019); Annexing 227.07 +/- acres of real property not embraced within the present limits of the City of Groveland; providing for findings; providing a

legal description and a map; directing the city manager to record certified copies of this Ordinance after approval with the Clerk of Circuit Court, the county manager of Lake County, and the secretary of the State of Florida; providing for conflicts and severability; providing for scrivener's errors; setting an effective date.

Mr. Maslow recommends motion to approve Consent Agenda.

**Motion:**

Motion by Chair Cicio. Motioned by Board Member Skyzinski to approve Consent Agenda. Seconded by Board Member Faivre.

Motion passed with all members present voting aye.

**NEW BUSINESS**

1. **Recommendation on Ordinance 2020-10: SECO Comprehensive Plan Amendment**

Recording Secretary Ramirez read the headnote into the record as follows:

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 City of Groveland Agriculture to City of Groveland Public/Institutional on the Future Land Use Map for the herein described properties of 10 or less acres of land; authorizing the City Manager to amend said Comprehensive Plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an effective date; and providing for the forwarding of this Ordinance to the State of Florida Department of Economic Opportunity.

DeWayne Jones addressed the Board with a presentation. He stated Staff recommends approval.

**Motion:**

Motion by Chair Cicio. Motioned by Board Member Skyzinski to recommend approval of Ordinance 2020-10. Seconded by Board Member Faivre.

**Public Comments:**

SECO Applicant addressed the Board with a presentation. Mr. Maslow assisted applicant with PowerPoint presentation on screen.

Applicant available for questions.

Member Proper asked applicant on bypass and storm water/flood plan.

Applicant presented the Board with the substation proposal site plan.

Member Proper requested to table until Dan Murphy presents and this project.

Mr. Maslow also recommended to table and have TJ Fish and Dan Murphy present the project in the next Planning and Zoning Board Meeting.

**Motion:**

Motioned by Board Member Skyzinski to amend motion for a continuous of Ordinance 2020-10. Seconded by Board Member Faivre.

Motioned passed with all member present voting aye.

**2. Recommendation on Ordinance 2020-11: SECO Rezoning**

Recording Secretary Ramirez read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, to change the zoning from City of Groveland Agriculture to City of Groveland Utilities District for the herein described property owned by the Charles E. Bradshaw, Jr. Revocable Trust dates May 26, 2000 and located north of SR 50 and south of Sampey Road; directing the city manager to amend the zoning map as herein provided after the passage of this Ordinance; providing for scrivener's errors and severability; repealing all Ordinances in conflict herewith; and providing for an effective date.

**Motion:**

Motioned by Board Member Skyzinski for a continuous of Ordinance 2020-11. Seconded by Board Member Faivre.

Motioned passed with all member present voting aye.

**3. Recommendation on Ordinance 2020-24: Development Review Authority removal of DRC**

Recording Secretary Ramirez read the headnote into the record as follows:

An Ordinance of the City of Groveland, County of Lake, State of Florida, amending sections 101-50 in Article IV in Chapter 101 of Land Use Development Regulations of the City of Groveland to transfer authority previously assigned to the development review committee; providing for codification and severability; and providing for an effective date.

DeWayne Jones addressed the Board. He stated Staff recommends approval. Mr. Maslow stated this will expedite the process and also recommends approval.

Board did not have questions and No Public comments.

**Motion:**

Motioned by Member Skyzinski to approve Ordinance 2020-24.  
Seconded by Member Keogh.

Motioned passed with all member present voting aye.

**4. Future Land Use Amendment and Land Development Code Update (No Board Action Required)**

Staff will provide a brief status update on the citywide Future Land Use Amendment and the new Land Development Code currently in process.

Andrew Landis addressed the Board. He presented a timeline update through a PowerPoint presentation.

Mr. Malsow stated it close to getting adopted (August 6<sup>th</sup>). Names and colors were kept the same. Only changes is the net to gross and densities.

Mr. Malsow will schedule meeting with staff to review code updates. Chairman Cicio requested those dates and times.

Members Skyzinski and Proper requested a group virtual meeting and for staff to consolidate details. To have a work session prior to meeting.

Chairman Cicio suggested to invite City Council Members and Planning and Zoning Board Member to workshop session.

Board Members will email Mr. Malsow directly the pressing items that need to be discussed so that those can be the focus in the work session.

**PUBLIC COMMENTS:**

No public comments.

**BOARD MEMBER DISCUSSION**

Member Tillman requested literature to be up to speed with P&Z projects and business.

Mr. Maslow will send links to Member Tillman.

Chairman Cicio thanked everyone for attending the first virtual meeting. Reminded the Board to use their City email for all City business.

**ADJOURNMENT**

**Motion:**

Motion made by Board Member Tillman to adjourn the meeting at 3:31 P.M. Seconded by Board Member Proper.



Attest:

\_\_\_\_\_  
Dominic Cicio, Chair

\_\_\_\_\_  
Maria Ramirez, Recording Secretary



CONSENT AGENDA ITEM 2

SOUTH LAKE HIGH SCHOOL  
ANNEXATION

ORDINANCE 2020-12

# ATTACHMENT 1

## ORDINANCE 2020-12

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2019); ANNEXING 55.61 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake County School Board as a property owner in an unincorporated area of Lake County, has petitioned the City Council, Groveland, Florida, to annex property into the City of Groveland; and

**WHEREAS**, the property, as hereafter defined, is eligible for annexation; and

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

**WHEREAS**, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

**WHEREAS**, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances have been followed and satisfied; and

**NOW THEREFORE**, be it ordained, by the City Council of the City of Groveland, Florida, as follows:

**Section 1: Legislative Findings.** The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

**Section 2: Annexation.** The corporate limits of the City of Groveland, Florida, are hereby extended and increased to include and embrace within the corporate limits of the City of Groveland, the real property described as:

**Legal Description:** See attached Exhibit A

Parcel Id No.: 01-22-24-3900-003-00001; Alt. Key 3504241

(the "Property").

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

**Section 3: Applicability and Effect.** Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Groveland, and shall be entitled to the same privileges and benefits as other parts of the City of Groveland upon the effective date of the annexation.

**Section 4: Directions.** In accordance with Section 171.044(3), Florida Statutes (2019) within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

**Section 5: Conflicts.** All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

**Section 6: Severability.** If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 7: Scrivener's Errors.** Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 8: Effective Date.** This ordinance shall become effective immediately upon passage by the City Council of the City of Groveland in accordance with law.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

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Virginia Wright, 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
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

**DESCRIPTION:**

Tracts 19 and 30, in Section 16, Township 22 South, Range 25 East, GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Together with:

Tracts 20 and 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Beginning at the Southeast corner of Tract 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida; thence North 00°13'48" East along the East boundary of said Tract 29 and Tract 20, said GROVELAND FARMS, 1316.53 feet to the North boundary of said Tract 20; thence North 89°49'42" West along said North boundary, 25.00 feet; thence South 00°13'48" West 460.71 feet; thence South 38°50'34" West, 36.65 feet; thence South 31°56'52" West, 89.75 feet; thence South 10°49'42" West, 60.42 feet; thence South 06°57'58" West, 78.08 feet; thence South 01°32'36" West, 82.79 feet; thence South 21°40'16" East, 159.30 feet; thence South 39°58'46" East, 50.81 feet; thence South 00°13'48" West 344.51 feet to the South boundary of aforesaid Tract 29; thence South 89°45'56" East along said South boundary, 25.00 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY: An easement for ingress, egress and utilities dedicated to Lake County, Florida, lying within Tract 29, according to the Plat of GROVELAND FARMS of Section 16, Township 22 South, Range 25 East, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, describe as follows: Commence at the Southeast corner of said Tract 29, GROVELAND FARMS; thence North 00°13'48" East along the East boundary, said Tract 29, GROVELAND FARMS, a distance of 50.00 feet; thence North 89°45'56" West, 25.00 feet to the Point of Beginning; thence South 71°27'21" West, 52.81 feet to the North line of a 66 foot county easement, said North line lying 33 feet North of and parallel with the South boundary of the aforesaid Tract 29, GROVELAND FARMS; thence South 89°45'56" East, along said North line, a distance of 50.00 feet; thence North 00°13'48" East, 17.00 feet to the Point of Beginning.

*DESCRIPTION:*

*ALL OF TRACT 13 AND THAT PORTION OF TRACTS 3, 4 AND 14,  
LYING SOUTHEASTERLY OF THE CENTERLINE OF SLAB CHURCH ROAD,  
ACCORDING TO THE GROVELAND FARMS PLAT OF SECTION 16, TOWNSHIP  
22 SOUTH, RANGE 25 EAST, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11,  
LAKE COUNTY, FLORIDA.*

*LESS THE 30' STRIP LYING EAST OF CENTERLINE OF SLAB CHURCH ROAD.*

NOTES:

1. THE BEARINGS ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N.00°13'48"E. ALONG THE EAST BOUNDARY OF TRACT 13, GROVELAND FARMS.
2. THIS PROPERTY IS WITHIN FLOOD ZONE "C" PER LAKE COUNTY FIRM MAP ( COMMUNITY-PANEL NUMBER 120421-0325B.
3. □ = SET CONCRETE MONUMENT, UNLESS OTHERWISE NOTED.
4. THE RIGHT-OF-WAY WIDTH OF SLAB CHURCH IS UNKNOWN, SET MONUMENTS ON A 30 FOOT OFFSET FROM THE CENTERLINE.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE POLICY.
6. THE LEGAL DESCRIPTION HEREON WAS PREPARED FROM THIS SURVEY.
7. THE RIGHT-OF-WAY WIDTH OF THE POWER LINE ALONG THE SOUTH BOUNDARY OF TRACTS 13 AND 14 IS UNKNOWN.
8. SLAB CHURCH ROAD IS ALSO KNOWN AS COUNTY ROAD # 4-1726.
9. SLAB CHURCH ROAD IS A 20' +/- WIDE CLAY ROAD.
10. THE PROPERTY SHOWN HEREON IS COVERED WITH AN OLD FROZEN GROVE, THERE ARE NO IMPROVEMENTS ON THE PROPERTY.

TING OVER

89°49'4

14

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VIST

AltKey 3504241  
South Lake High School



# ATTACHMENT 2

**MEMORANDUM OF UNDERSTANDING BETWEEN  
THE CITY OF GROVELAND AND THE LAKE COUNTY SCHOOL  
BOARD – ANNEXATION AGREEMENT**

This Agreement is made and entered into by and between the SCHOOL BOARD OF LAKE COUNTY, hereinafter referred to as “Owner” and the CITY OF GROVELAND, FLORIDA, a Florida municipal corporation, hereinafter referred to as “City”.

**WHEREAS**, Owner covenants that it owns the following described property located and situated in Lake County, Florida, to wit:

**INSERT LEGAL DESCRIPTION – Alt. Key 3504241**

Hereinafter referred to as the “Property”; and

**WHEREAS**, said Property is located within the Interlocal Service Boundary Area of the City of Groveland, but not within the city limits of Groveland and not within the municipal boundaries of another city; and

**WHEREAS**, said Property is contiguous to the city limits of Groveland along the southern, western and northern boundaries and a portion of the eastern boundary; and

**WHEREAS**, the City desires the Owner to request a voluntary annexation of the Property; and

**WHEREAS**, the Owner is in general agreement to annex but desires resolution of certain areas of concern prior to making application for voluntary annexation; and

**WHEREAS**, the Owner agrees to apply for voluntary annexation in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, which is incorporated herein and other good and valuable consideration, the receipt and mutual benefit of which is acknowledged by the parties, City and Owner agree as follows:

1. MANDATORY ANNEXATION.

The Owner hereby agrees to irrevocably apply for voluntary annexation of the Property within 30 days after completion of the following:

- a. City Council and School Board approve an interlocal agreement to provide for the annual refund of Duke Energy franchise fees charged to the utility account associated with the Property to the Owner. City will also provide for the annual refund of any other applicable franchise fees charged on utilities or services associated with the Property, including but not limited to franchise fees on natural gas, waste management, and telecommunications.

2. WAIVER OF FEES.

- a. City agrees that voluntary annexation fees, Comprehensive Plan Amendment fees, zoning fees, and any other related fees associated with the process to annex the Property shall be waived.
- b. City agrees to waive impact fees and utility connection fees associated with new construction or building replacement on the Property for a period of fifteen (15) years or any LCSB owned property located within the boundaries of the City of Groveland for a period of three (3) years after adoption of an annexation ordinance.
- c. City agrees that the Property shall not be subject to any future franchise fees adopted by the City.

3. STREET LIGHTING

- a. City will continue to coordinate with Owner, the Lake County Board of Commissioners, if applicable, and the Lake-Sumter Metropolitan Planning Organization to plan for, acquire funding for, and install street and/or pedestrian lighting to the Property along Silver Eagle Road.

4. AGREEMENT BINDING ON SUCCESSORS IN TITLE.

Owner agrees that this Agreement shall be a covenant binding upon and running with title to the Property and any successor owner of the Property shall be obligated to adhere to the terms and conditions of this Agreement. The City agrees that any successor in title serving a public educational purpose shall enjoy all of the rights, obligations and privileges provided in this Agreement.

5. OTHER ESSENTIAL TERMS.

- a. This Agreement shall be governed by the laws of the State of Florida and venue shall be in Lake County, Florida.
- b. This Agreement shall be effective upon proper execution by both parties hereto.
- c. In the event of a default of this agreement, the remedy of rescission is available to either party in addition to all other remedies provided by laws.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated herein below.

**CITY OF GROVELAND, FLORIDA**

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Evelyn Wilson, Mayor

ATTEST:

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Virginia Wright, City Clerk



Approved as to Form:

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Anita Geraci-Carver  
City Attorney

THE SCHOOL BOARD OF LAKE COUNTY, FLORIDA

Kristi Burns, Ph.D.  
Kristi Burns, Chairman

Date: 7-13-2020

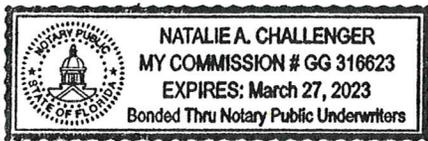
ATTEST:  
Diane Kornegay  
Diane Kornegay, Superintendent

Approved as to Form:  
Stephen W. Johnson  
Stephen W. Johnson  
School Board Attorney

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> July day of 2020, by Kristi Burns as Chairman for the School Board of Lake County, Florida.

(Seal)



Natalie A. Challenger  
Signature of Notary Public

Personally known:   
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_



## 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: 6/23/20

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

Applicant Name: Lake County Schools

Applicant Phone# 352-253-6698

Address: 201 W. Burleigh Blvd.

Applicant Fax # \_\_\_\_\_

Tavares, FL 32778

Email Address: randallk@lake.k12.fl.us

Attn: Kelly Randall  
Growth Planning

Applicant is:  Owner  Agent  Purchaser

Lessee  Optionee

Owners Name: \_\_\_\_\_

Owner's Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Owner's Fax # \_\_\_\_\_

Email Address: \_\_\_\_\_

**Application Type:**

- |   |   |  |
|---|---|--|
| <input checked="" 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"/> Concurrency 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: City has requested that the School Board annex SLHS into the City.

Project Title (Site Plans, future/existing subdivisions only): South Lake High School

Property Address: 15600 Silver Eagle Rd., Gr. Property Size: 55 ac.

Alternate Key #s: 3504241



## 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.*

Property Tax I.D. #s 01-22-24-3900-003-0001

Proposed Use of Property: Public School

Existing Zoning: LC CFD Existing Land Use: Public Institutional

Would like to change Zoning to: Groveland INST

Would like to change Land Use to: Groveland INST

Current number of structures on the property: 10 primary buildings and multiple miscellaneous support and ancillary structures.

What utilities currently exist on the site?

Water  Reclaim Water  Sewer  Well  Septic  None

What utilities are proposed to be used?

Water  Reclaim Water  Sewer

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

Yes  No

If yes, please describe:

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# Property Owner & Agent Affidavit

Date: 7-13-2020

Before me, the undersigned authority personally appeared, KRISTY BURNS, (property owner's name), who being by me duly sworn on oath, deposes and says: BOARD CHAIR

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

Property Owner's signature

Kristy Burns, Ph.D

STATE OF FLORIDA  
COUNTY OF LAKE

Subscribed and sworn to (or affirmed) before on July 13, 2020 (date) by

Kristy Burns Ph.D (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

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

PUBLIC NOTARY

Natalie A. Challenger

Agent's signature

N/A

STATE OF FLORIDA  
COUNTY OF LAKE

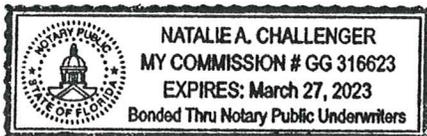
Subscribed and sworn to (or affirmed) before on \_\_\_\_\_ (date) by

\_\_\_\_\_ (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

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

PUBLIC NOTRY

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



Record and return to:  
City of Groveland  
City Clerk  
156 S. Lake Ave.  
Groveland, FL 34736

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF GROVELAND AND THE LAKE COUNTY SCHOOL  
BOARD RELATING TO REIMBURSEMENT OF DUKE ENERGY  
FRANCHISE FEES**

This Interlocal Agreement (the "Agreement") is made and entered into as of the 13<sup>th</sup> day of July, 2020 (the "Effective Date"), by and between THE CITY OF GROVELAND, FLORIDA, a Florida municipal corporation ("City"), whose address is 156 S. Lake Ave., Groveland, FL 34736, and the SCHOOL BOARD OF LAKE COUNTY, FLORIDA, a political subdivision of the State of Florida ("LCSB"), whose address is 201 W. Burleigh Boulevard, Tavares, Florida 32778.

**WITNESSETH:**

**WHEREAS**, LCSB owns certain real property located and situated in Lake County, Florida, to wit:

**INSERT LEGAL DESCRIPTION - Alt. Key 3504241**

Hereinafter referred to as the "Property"; and

**WHEREAS**, said Property is located within the Interlocal Service Boundary Area of the City of Groveland, but not within the city limits of Groveland and not within the municipal boundaries of another city; and

**WHEREAS**, on \_\_\_\_\_, 2020, via Resolution 2020-\_\_\_\_, the City Council of the City of Groveland approved a Memorandum of Understanding – Annexation Agreement ("MOU") executed and approved by the Lake County School Board on \_\_\_\_\_, 2020; and

**WHEREAS**, the City established a franchise with Duke Energy to provide electric and power services within the corporate city limits which provides service to the Property, and also has established or may in the future establish franchises with other service providers such as but not limited to waste management, natural gas, or telecommunications; and

**WHEREAS**, in accordance with Section 1.c. of the MOU, following successful annexation of the Property, the City agrees to provide an annual refund of all franchise fees charged to the LCSB for services provided to the Property under any franchise issued to the service provider by the City; and

**WHEREAS**, §163.01, Florida Statutes permits local government units to make the most efficient use of their powers by enabling them to entered into interlocal agreements; and

NOW, THEREFORE, for and in consideration of mutual covenants, premises, and promises hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Franchise Fee Refund.

In accordance with Section 1.c. of the Memorandum of Understanding, following successful annexation of the Property, the City agrees to provide a quarterly refund of all franchise fees charged to the LCSB for services provided to said Property under a franchise issued to the service provider by the City.

- a. The LCSB will submit invoices to City on a quarterly basis to facilitate the refunding of fees on a quarterly basis.
- b. The City agrees that the Property shall not be subject to any future franchise fees adopted by the City. In the event such fees are assessed, said fees will be refunded by the City upon receipt of an invoice from the LCSB.

2. Entire Agreement.

This Agreement constitutes the entire agreement between the parties with respect to the transactions completed herein, and except as set forth herein, it supersedes all prior understandings or agreements between the parties related to this Agreement. The provisions of Section 2 of the Memorandum of Understanding shall remain in full force and effect.

3. Assignment.

This Agreement shall be binding on the parties hereto and their representatives, successors, and assigns. Neither party shall assign this Agreement or the rights or obligations to any other party without the prior written consent of the other party hereto, which may not be unreasonably withheld.

4. Independent Contractor Relationship, No Liability for City Debt.

Neither the LCSB nor City is, or shall be deemed, to be an agent of the other, nor shall either have the authority or power to obligate or act for or on behalf of the other. Each is entering into this Agreement as an independent contractor. The parties agree expressly that no party has any obligation whatsoever to the creditors or other third parties of the others, for any existing or future debts or other obligations of the parties of any type or nature.

5. Severability.

If any court finds any part of this Agreement invalid or unenforceable, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

6. Recordation.

The parties hereto agree that an executed copy of this Agreement shall be recorded in the Public Records of Lake County at the expense of the City.

7. Time of the Essence.

Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement.

8. Force Majeure.

In the event that the performance of this Agreement by either party is prevented or interrupted in consequence of any cause beyond the control of either party, including but not limited to an Act of God or of the public enemy, war, national emergency, allocation or of other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe, governmental rules or acts or orders or restrictions or regulations or requirements, acts or action of any government or public or governmental authority or commission or board or agency or agent or official or officer, the enactment of any statute or ordinance or resolution or regulation or rule or ruling or order, order or decree or judgment or restraining order or injunction of any court, such party shall not be liable for such non-performance.

9. Effective Date. Term.

This Agreement shall be effective as of the date last executed by the parties.

10. Governing Law.

This Agreement shall be governed by and constructed under the laws of the State of Florida.

11. Notices.

Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted by facsimile, or within three days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one day after depositing with an overnight delivery service from which a receipt must be obtained, and addressed as follows:

TO CITY:                   City Manager  
                                  City of Groveland  
                                  156 S. Lake Avenue  
                                  Groveland, FL 34736  
                                  Facsimile No. \_\_\_\_\_

With a copy to:         Anita Geraci-Carver, Esq.  
                                  1560 Bloxam Avenue  
                                  Clermont, FL 34711  
                                  Facsimile No. 352-243-2768

TO LCSB:                 Superintendent  
                                  Lake County School Board  
                                  201 West Burleigh Blvd.

Tavares, FL 32778

With a copy to: Stephen W. Johnson, Esq.  
Johnson Turner, PLLC  
215 N. 2<sup>nd</sup> Street, Suite A  
Leesburg, FL 34748

12. Attorney's Fees.

In the event of any dispute hereunder for any action to interpret or enforce this Agreement, any provision hereof, or any matter arising here from, the prevailing party shall be entitled to recover its reasonable costs, fees, and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial, or on appeal.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed in form and manner sufficient to bind them as of the date indicated herein below.

**CITY OF GROVELAND, FLORIDA**

---

Evelyn Wilson, Mayor

ATTEST:

---

Virginia Wright, City Clerk



Approved as to Form:

---

Anita Geraci-Carver  
City Attorney



THE SCHOOL BOARD OF LAKE COUNTY, FLORIDA

Kristi Burns, Ph.D.  
Kristi Burns, Chairman

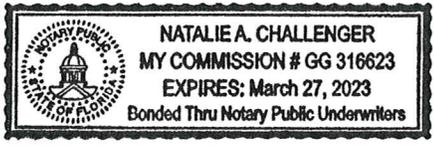
Date: 7-13-2020

ATTEST:  
[Signature]  
Diane Kornegay, Superintendent

Approved as to Form:  
[Signature]  
Stephen W. Johnson  
School Board Attorney

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> July day of 2020, by Kristi Burns as Chairman for the School Board of Lake County, Florida.

(Seal) 

Natalie A. Challenger  
Signature of Notary Public

Personally known:   
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

# ATTACHMENT 3



VERIFIED AFFIDAVIT
RE: POSTING OF PUBLIC NOTICE

(In accordance with Sec. 101-45, Chapter 101 Land Development Use and Development Regulations of the City of Groveland)

STATE OF FLORIDA, COUNTY OF LAKE

COMES NOW DelWayne Jones, who under oath, affirms and states as follows: (Name of employee)

1. Affiant's name is DelWayne Jones (Name of employee). Affiant is over the age of 18 years of age and voluntarily makes this Verified Affidavit.

2. Affiant is the applicant for the following community development project:

Name of Project: South Lake High School
Application Number Assigned Project: 2020-12
Applicant's Name: Lake County Schools
Type(s) of approval being requested for which public notice is being posted (check all that apply):

- Rezoning
Large-scale Comprehensive Plan Amendment
Small-scale Comprehensive Plan Amendment
Variance
Special Exception Use
Vacate public rights of way
Annexation
Vacate plat
Lot split

3. Affiant installed on the property, which is the subject of the above named project, public notice signs on the following date, July 27, 2020. Affiant installed a total of 1 (insert number) public notice signs in compliance with Sec. 101-45 of the Land Development Use and Development Regulations.

4. Affiant photographed the posted sign(s) on the date installed. Attached to this affidavit is a copy of the photograph(s).

5. Affiant shall notify the City if the sign(s) are damaged, lost, or stolen and obtain a replacement sign(s).

6. Affiant is responsible for the removal of the sign(s) after the final public hearing.

I have read the above and foregoing Verified Affidavit and do hereby swear or affirm I have personal knowledge of each and every statement of fact contained herein and each and every statement of fact is true and correct.

Delwayne Jones  
(Employee's Signature)

Print: Delwayne Jones

Date: 7/27/20

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 27<sup>th</sup> day of July, 2020, by the Affiant, Delwayne Jones, who:

is personally known to me, or has provided  
 identification as follows: \_\_\_\_\_

Jazma Owens  
Notary Public, State of Florida





## NOTICE OF PUBLIC HEARING

The City of Groveland proposes to adopt South Lake High School Annexation Ordinance 2020-12. The Planning and Zoning Board (P & Z) will hold a public hearing at the E. L. Puryear Building located at 243 S. Lake Avenue, Groveland, Florida on August 6, 2020 at 3:00 p.m. The City Council will hold a public hearing at the E. L. Puryear Building located at 243 S. Lake Avenue, Groveland, Florida on August 10, 2020 and August 11, 2020. The City Council public hearings to consider Ordinance 2020-12 begins at 12:00 p.m. **However, the public is advised to check the City website <https://www.groveland-fl.gov/> for up-to-date information on any changes to the manner in which the meetings will be held.** The title of the ordinance is as follows:

### ORDINANCE 2020-12

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2019); ANNEXING 55.61 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**



Interested parties may appear at the Planning and Zoning Board and the City Council public hearings and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in the proceedings should contact the City Clerk at least 48 hours before the meetings at 352-429-3387 ext. 2014.

The ordinance is available at the City Clerk's Office, at City Hall located at 156 S. Lake Avenue, Groveland, Florida, for inspection on Monday through Friday, from 8:00 a.m. to 5:00 p.m. If you have any other questions concerning the hearing, please contact the Community Development Department at 352-429-2141, ext. 4001 & 4003.

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

\*Community Development

D055501 - July 29 & August 3, 2020

PROOF O.K. BY: \_\_\_\_\_  O.K. WITH CORRECTIONS BY: \_\_\_\_\_

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

### LF-D055501 (100%)

ADVERTISER: CITY OF GROVELAND  
SALES PERSON: LFD001  
SIZE: 2X10  
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 7/27/2020 11:07:58 AM  
NEXT RUN DATE: 07/29/20  
PROOF DUE: 07/28/20 12:59:55

OLD BUSINESS

SECO COMPREHENSIVE  
PLAN AMENDMENT

ORDINANCE 2020-10

# ATTACHMENT 1

## **ORDINANCE 2020-10**

**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 CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND PUBLIC/INSTITUTIONAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 10 OR LESS ACRES OF LAND; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; 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 small scale plan amendment is initiated by the applicant, SECO Energy, a non-profit, on behalf of the owner, the Charles E. Bradshaw, Jr. Revocable Trust dated May 26, 2000 ; and

**WHEREAS**, the applicant desires to use the property for expansion of its utility by constructing a new substation to be located on the property; and

**WHEREAS**, the Planning and Zoning Board of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law prior to the Planning and Zoning meeting, and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for one public hearing with the public hearing occurring at least 5 days after the advertisement was published; 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 in **Exhibit A** attached hereto and incorporated herein, consisting of 5.5 acres, more or less, (the “Property”).
- 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 City of Groveland Agriculture and designating the Property on the Future Land Use Map to:

**PUBLIC/INSTITUTIONAL**

**Exhibit B (attached hereto and incorporated herein) – Future Land Use Map amendment**

**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.**

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

**Section 5. Scrivener’s Errors.** Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 6. Repeal**

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

**Section 7. Adoption**

After adoption, a copy hereof shall be forwarding to the Department of Economic Opportunity.

**Section 8. Effective Date**

This ordinance shall become effective upon the 31<sup>st</sup> day after adoption unless timely challenged, and then will 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 163.3187, 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Virginia Wright, 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
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

EXHIBIT "A"

PARCEL "A":

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 13 AND 14, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S00°05'34"E A DISTANCE OF 1331.39 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N89°43'33"E A DISTANCE OF 252.67 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RUN N89°43'33"E A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1777, PAGE 1404, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PROPERTY RUN N00°05'30"W A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN N89°43'33"E A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN S00°05'30"E A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'33"E A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 941.62 FEET OF THE AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°05'34"W A DISTANCE 375.50 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S89°43'33"W A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°14'30"W A DISTANCE OF 235.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET TO WHICH A RADIAL LINE BEARS S43°47'35"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 16°51'38", CHORD BEARING AND DISTANCE OF S54°38'14"W, 43.98 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE RUN N89°43'33"E A DISTANCE OF 53.22 FEET TO AN IRON ROD & CAP (MARKED LB 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN S00°05'34"E A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE FOR SAMPEY ROAD.

**EXHIBIT A**



**CURRENT FUTURE LAND USE**  
 (AG) AGRICULTURAL DISTRICT

110320

Legend

- Water
- Water Treatment Plant
- Water Line
- Sanitary Sewer
- Water Main
- Storm Water
- Storm Sewer
- Storm Water

Future Land Use Categories

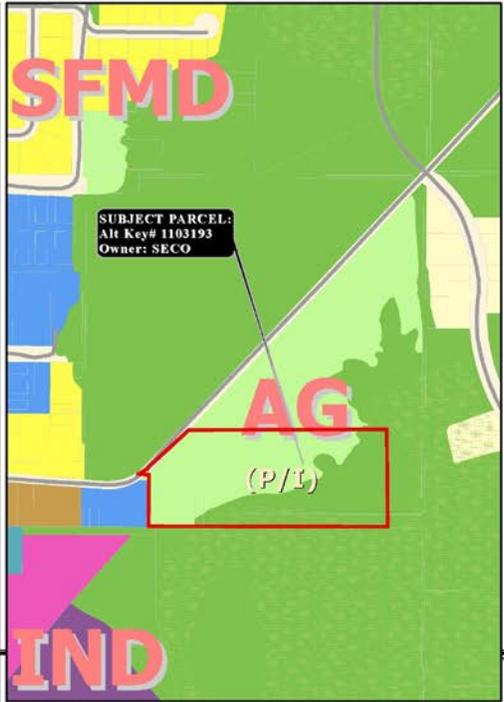
- Agriculture (AG)
- Recreation & Open Space (REC)
- Conservation (CDN)
- Green Swamp Commercial (GSC)
- Office/Commercial (COMM)
- Central Business District (CBD)
- Green Swamp Single Family Low Density (GSFLD)
- Green Swamp Single Family Rural (GSFRD)
- Mixed Use (MU)
- North Workplace Development (NWD)
- Single Family Low Density (SFLD)
- Single Family Medium Density (SFMD)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Industrial (IND)
- Public/Institutional (P/I)
- Lake County Heavy Industrial
- Lake County Regional Office
- Lake County Rural
- Lake County Suburban
- Lake County Urban Expansion
- Lake County Urban Low Density
- Lake County Urban Medium Density

City of Groveland Logo

CITY OF GROVELAND  
 156 S. LAKE AVENUE  
 GROVELAND, FL 34736  
 WWW.GROVELAND-FL.GOV

DATE: 08/11/2011

110320



**PROPOSED FUTURE LAND USE**  
 (P/I) PUBLIC INSTITUTIONAL

# ATTACHMENT 2



## ANNEXATION, REZONING, & COMPREHENSIVE PLAN AMENDMENT APPLICATION CHECKLIST

1. Planning and zoning application.
2. Copy of recorded deed.
3. Owner's/agent affidavits (original signatures, all owners).
4. Property record card.
5. Signed and Sealed Boundary and Topographical survey.
6. Conceptual Plan (Rezoning & Comprehensive Plan Amendment Only)
7. Provide legal description in Word Document.
8. Application fee.

**Application will not be distributed for city staff review until all of the above items are submitted.**

SIGNATURE OF OWNER/AUTHORIZED AGENT

ROXANNE MASTRANTONIC

2-13-2020

DATE



# 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: 2/11/2020

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

Applicant Name: SUMTER ELECTRIC Cooperative Applicant Phone# 352-569-9631  
1612A SECO Energy (SECO)  
Address: 330 So. US Hwy 301 Applicant Fax # 352-793-2563  
SUMTERVILLE, FL 33585 Email Address: roxanne.mastrantonio@secoenergy.com

Applicant is: ( ) Owner ( ) Agent ( ) Purchaser ( ) Lessee ( ) Optionee

Owners Name: Charles E. Bradshaw Jr. Trustee Owner's Phone # 352-408-3892  
Address: % Rick Gonzalez, Agent Owner's Fax # \_\_\_\_\_  
225 W. main St. Email Address: ricke@crobydirt.com  
Tavares, FL 32736

### Application Type:

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

Reason for Request: SECO is purchasing a portion of Bradshaw properties to add to its existing property to the W/SW to build a new Substation.

Project Title (Site Plans, future/existing subdivisions only): \_\_\_\_\_

Property Address: next to 6250 Phelps St. Groveland, FL Property Size: 5.5 acres

Alternate Key #s: A portion of Alt Key # 1103193 and # 3859067 to be combined with existing parcels (Alt Key #15 1438314 and 3791395)



## 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.*

Property Tax I.D. #s A portion of Alt Key #'s 1103193 and #3859067  
Proposed Use of Property: Electrical Substation  
Existing Zoning: Agricultural Existing Land Use: Agricultural  
Would like to change Zoning to: Utility  
Would like to change Land Use to: Public Institutional  
Current number of structures on the property: NONE

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:

SECO owns Alt Key #'s 1438314 and 3791395. Our substations is placed on #1438314 which serves customers in that area. SECO is purchasing a portion of Bradshaw's Alt Key #'s 1103193 and #3859067 (5.5ac) to build a new substation to serve members in that area. This will allow us to loop the substations so that if a outage occurs members will be re-routed to the looped substation automatically



# City of Groveland Planning and Zoning Application

## Submittal Requirements

### General Attachments for all Applications:

- Completed Planning & Zoning Application
- Copy of the Recorded Deed(s) for the property
- Owner's / Agent's Affidavit
- Copy of Property Record Card(s)
- Fee

### Specific Attachments:

- Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- Concurrency Review: Concurrency Application
- Site Plan Approval: *See separate sheet*
- Preliminary Plat Application: *See separate sheet*
- Construction Plan Approval: *See separate sheet*
- Final Plat Application: *See separate sheet*
- Architectural Design Review: *See separate sheet*
- Lot Split:
  - 1. Typed legal description of the parent parcel and of the new parcel(s)
  - 2. Copy of the original survey before the proposed lot split.
  - 3. Signed and sealed survey after the proposed lot split. New lots should be clearly marked.
- Lot Line Deviation:
  - 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
    - the overall legal description of the original parcel or parcels affected
    - the legal description of each parcel created
    - the legal descriptions of all existing easements
    - all existing structures
    - jurisdictional wetland line and/or environmental conservation easements
    - roadway centerline data and location
- Road / Lot / Utility Easement Vacation:
  - 1. Typed legal description of the road / lot / utility easement to be vacated
  - 2. Copy of the boundary survey indicating the appropriate road / lot / utility easement to be vacated.
- Special Exception / Conditional Use Permit: Materials as required in Appendix A – Zoning, Sec 10.02. *See separate sheets*
- Variance: Variance Application and supporting information as applicable



# Property Owner & Agent Affidavit

Date: 2/18/2020

Before me, the undersigned authority personally appeared, MICHAEL L. McCLANAHAN (property owner's name), who being by me duly sworn on oath, deposes and says: TRUSTEE

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to Make application for Zoning & Land Use change with lot split for parcel # 1103193 & 3859067
3. That said authority (property owner) has appointed ROXANNE MASTRANTONIC (agent's name) to act on his/her behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
  - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulation, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
  - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
  - C. Fees are non-refundable unless the application is withdrawn if writing within five (5) business days of submittal.

Property Owner's signature

[Signature] TRUSTEE

STATE OF FLORIDA  
COUNTY OF LAKE

Subscribed and sworn to (or affirmed) before on Feb 19, 2020 (date) by Michael McClanahan (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

as identification

PUBLIC NOTARY

[Signature]

Agent's signature

[Signature]

STATE OF FLORIDA  
COUNTY OF LAKE ROXANNE MASTRANTONIC

Subscribed and sworn to (or affirmed) before on Feb 21, 2020 (date) by ROXANNE MASTRANTONIC (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

as identification

PUBLIC NOTARY

[Signature]

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



Holly Hughes  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG233086  
Expires 6/29/2022

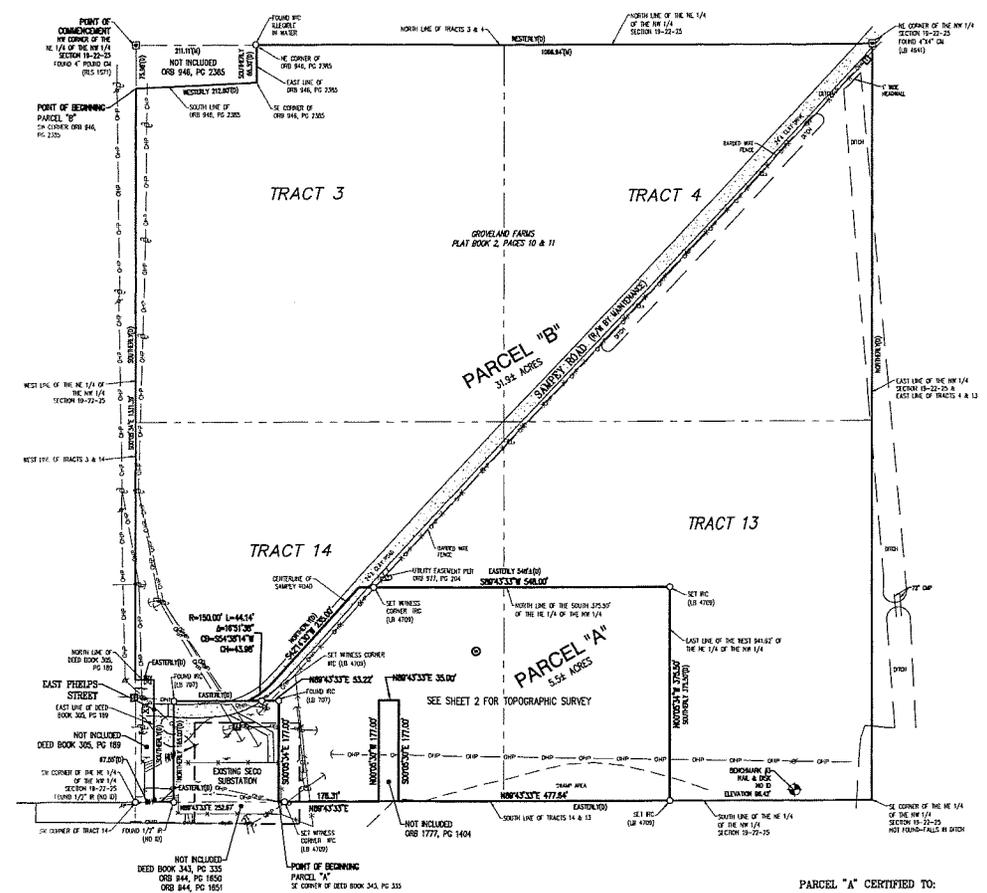
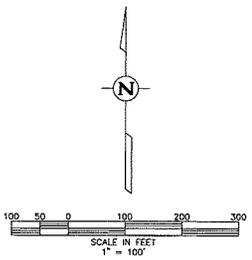


PAITO FIGUEROA  
Commission # GG 045963  
Expires November 8, 2020  
Bonded Thru Troy Falk Insurance 800-365-7818





# BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND	
DA	INDICATES CORNER MARKER
DC	INDICATES 5\"/>
DB	INDICATES 3\"/>
DD	INDICATES CENTER LINE ELEVATION
DE	INDICATES CORRODED METAL PIPE
DF	INDICATES DISCREPANT
DG	INDICATES BOUNDARY
DH	INDICATES PAVE
DI	INDICATES BOUNDARY
DJ	INDICATES IDENTIFICATION
DK	INDICATES BENCH MARK
DL	INDICATES IRON LINDS
DM	INDICATES IRON LINDS
DN	INDICATES IRON LINDS
DO	INDICATES IRON LINDS
DP	INDICATES IRON LINDS
DQ	INDICATES IRON LINDS
DR	INDICATES IRON LINDS
DS	INDICATES IRON LINDS
DT	INDICATES IRON LINDS
DU	INDICATES IRON LINDS
DV	INDICATES IRON LINDS
DW	INDICATES IRON LINDS
DX	INDICATES IRON LINDS
DY	INDICATES IRON LINDS
DZ	INDICATES IRON LINDS
EA	INDICATES IRON LINDS
EB	INDICATES IRON LINDS
EC	INDICATES IRON LINDS
ED	INDICATES IRON LINDS
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EF	INDICATES IRON LINDS
EG	INDICATES IRON LINDS
EH	INDICATES IRON LINDS
EI	INDICATES IRON LINDS
EJ	INDICATES IRON LINDS
EK	INDICATES IRON LINDS
EL	INDICATES IRON LINDS
EM	INDICATES IRON LINDS
EN	INDICATES IRON LINDS
EO	INDICATES IRON LINDS
EP	INDICATES IRON LINDS
EQ	INDICATES IRON LINDS
ER	INDICATES IRON LINDS
ES	INDICATES IRON LINDS
ET	INDICATES IRON LINDS
EU	INDICATES IRON LINDS
EV	INDICATES IRON LINDS
EW	INDICATES IRON LINDS
EX	INDICATES IRON LINDS
EY	INDICATES IRON LINDS
EZ	INDICATES IRON LINDS

ACREAGE SUMMARY	
PARENT PARCEL	37.4± ACRES
PARCEL "A"	5.5± ACRES
PARCEL "B"	31.9± ACRES

(ABOVE ACRES DO NOT INCLUDE ROAD RIGHT-OF-WAY BY MAINTENANCE)

**LEGAL DESCRIPTION**  
**PARENT PARCEL**  
 TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PARCELS COVERED BY THE FOLLOWING LEGS, OFFICIAL RECORDS BOOK 946, PAGE 2306; DEED BOOK 303, PAGE 189; OFFICIAL RECORDS BOOK 344, PAGE 1651; OFFICIAL RECORDS BOOK 344, PAGE 1650 AND OFFICIAL RECORDS BOOK 1777, PAGE 1404.

ALSO LESS THAT PORTION LYING WITHIN SUNTEP ROAD, LAKE COUNTY, FLORIDA.  
**PARCEL "A":**  
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED PLS NO. 1571) AT THE NORTHEAST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN SOUTHERLY A DISTANCE OF 153.36 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN N89°43'35"E A DISTANCE OF 25.67 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RUN N89°43'35"E A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY RUN N89°43'35"E A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN N89°43'35"E A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN S00°00'00"E A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'35"E A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN N89°43'35"E A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SUNTEP ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°15'00"W A DISTANCE OF 23.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET TO WHICH A RADIAL LINE BEARS S45°47'55"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 18°57'36"; CURVE BEARING AND DISTANCE OF S54°07'14"W 43.89 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE NORTHEASTERLY A DISTANCE OF 53.52 FEET TO AN IRON ROD & CAP (MARKED LBS 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN S00°00'00"E A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE, FOR SUNTEP ROAD.

**PARCEL "B"**  
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED PLS NO. 1571) AT THE NORTHEAST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN SOUTHERLY A DISTANCE OF 75.98 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN D.R. BOOK 346, PAGE 2306, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 303, PAGE 169, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE EASTERLY TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 303, PAGE 169; THENCE ALONG SAID EAST LINE RUN SOUTHERLY TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE EASTERLY TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING 62.56 FEET OF THE SOUTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHEASTERLY 80.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PROPERTY RUN EASTERLY TO THE CENTERLINE OF SUNTEP ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 37.50 FEET OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN EASTERLY 345 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/4 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID EAST LINE RUN SOUTHERLY 375.00 FEET TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN WESTERLY TO THE NORTHEAST CORNER OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 946, PAGE 2306; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN SOUTHERLY 62.50 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 212.80 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY FOR SUNTEP ROAD AND EAST PHILIPS STREET.

- NOTES:**
1. THE SURVEY MAP AND REPORT ON THE CORNER THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
  3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE WEST ZONE, NORTH AMERICAN DATUM OF 1983, POINT ADJUSTMENT AND REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AS BEING SOUTHWEST-C.
  4. THE LEGAL DESCRIPTION FOR PARENT PARCEL WAS SUPPLIED BY THE CLIENT. LEGAL DESCRIPTIONS FOR PARCELS A AND B WERE CREATED AT THE TIME OF THIS SURVEY.
  5. SURVEY PREPARED WITH BENEFIT OF EXAMINATION FOR TITLE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT DATE OCTOBER 27, 2018, COMMITMENT NO. 8007375.
  6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
  7. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN RULE 34-17.002 OF THE FLORIDA ADMINISTRATIVE CODE.
  8. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON THIS DATUM BY ABBN 540 IOD RL.
  9. VISIBLE EASEMENTS OR ENCROACHMENTS (IF ANY) ARE SHOWN OR NOTED HEREON.
  10. RIGHT-OF-WAY FOR SUNTEP ROAD APPEARS TO BE BY MAINTENANCE. LIMITS OF MAINTENANCE SHOWN HEREON IS APPROXIMATE.

**SURVEYOR'S NOTE:**  
 THIS MAP WAS PREPARED FOR THE PURPOSE OF SURVEYING AND DESCRIBING PARCEL "A" IN ACCORDANCE WITH CLIENT'S INSTRUCTIONS, DURING THE COURSE OF THE SURVEY BOUNDARIES ENCROACHMENTS WERE DISCOVERED WITH THE EXISTING SECO AND FLORIDA POWER PARCELS AS PREVIOUSLY SURVEYED BY OTHERS. THESE ISSUES WERE NOT ADDRESSED OR RESOLVED UNDER THE SCOPE OF THIS SURVEY.

**PARCEL "A" CERTIFIED TO:**  
 SUNTEP ELECTRIC COOPERATIVE, INC., D/B/A SECO ENERGY;  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
 SHARMA EMINENT DOMAIN LAWYERS, PLLC

**PARCEL "B" CERTIFIED TO:**  
 CHARLES E. BRADSHAW, JR. REVOCABLE TRUST DATED MAY 26, 2000

2/12/20  
 DATE

*[Signature]*  
 DATE BY JAMESON PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 9812

SHEET 1 OF 2		BOUNDARY & TOPOGRAPHIC SURVEY	
CLIENT	SECO	IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.	
JOB NO.	319281.0000	DATE	2/10/20
DRAWN BY	JL	CHECKED BY	GMJ
ACAD FILE	319281 SECO BND TOPO WEST ZONE.DWG	REVISIONS	DATE
TITLE WORK	JL	DATE	2/12/20

# National Flood Hazard Layer FIRMette



28°33'59.27"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone D
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2020 at 4:01:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

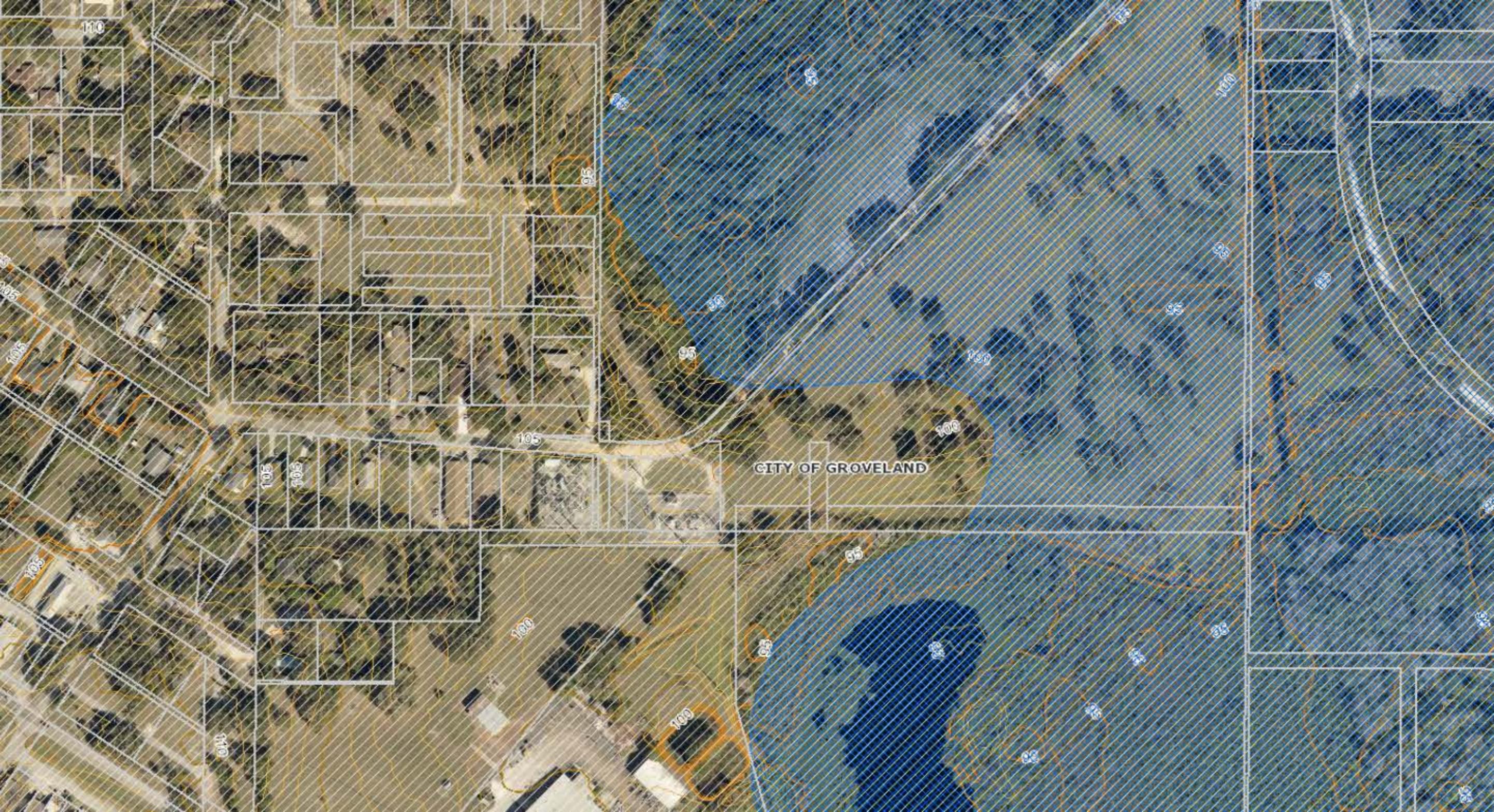
USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet 1:6,000

28°33'27.67"N



81-5041.31W



CITY OF GROVELAND

# TRACT 14

CENTERLINE OF SAMPEY ROAD

U.G. FEEDER EXITS

DRA

FPC

UNDERGROUND FEEDER EXITS

DRA

EXISTING SECO SUBSTATION

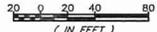
N89° 43'33"E 477.64'

NOT INCLUDED ORB 1777, PG 1404

Revison:	BY:	Date:	Drawn by: BHT	Provided by: SECO ENERGY SUMTerville, FLORIDA 16 SUMTER	Approved Date	Date 05/15/2020	GROVELAND SUBSTATION PROPOSED NEW SUBSTATION SUBSTATION LAYOUT PLAN	Work Order
			Scale NTS		Approved By BD	Engineer BHT		Drawing # GR- 03 -100B



Exhibit "A"



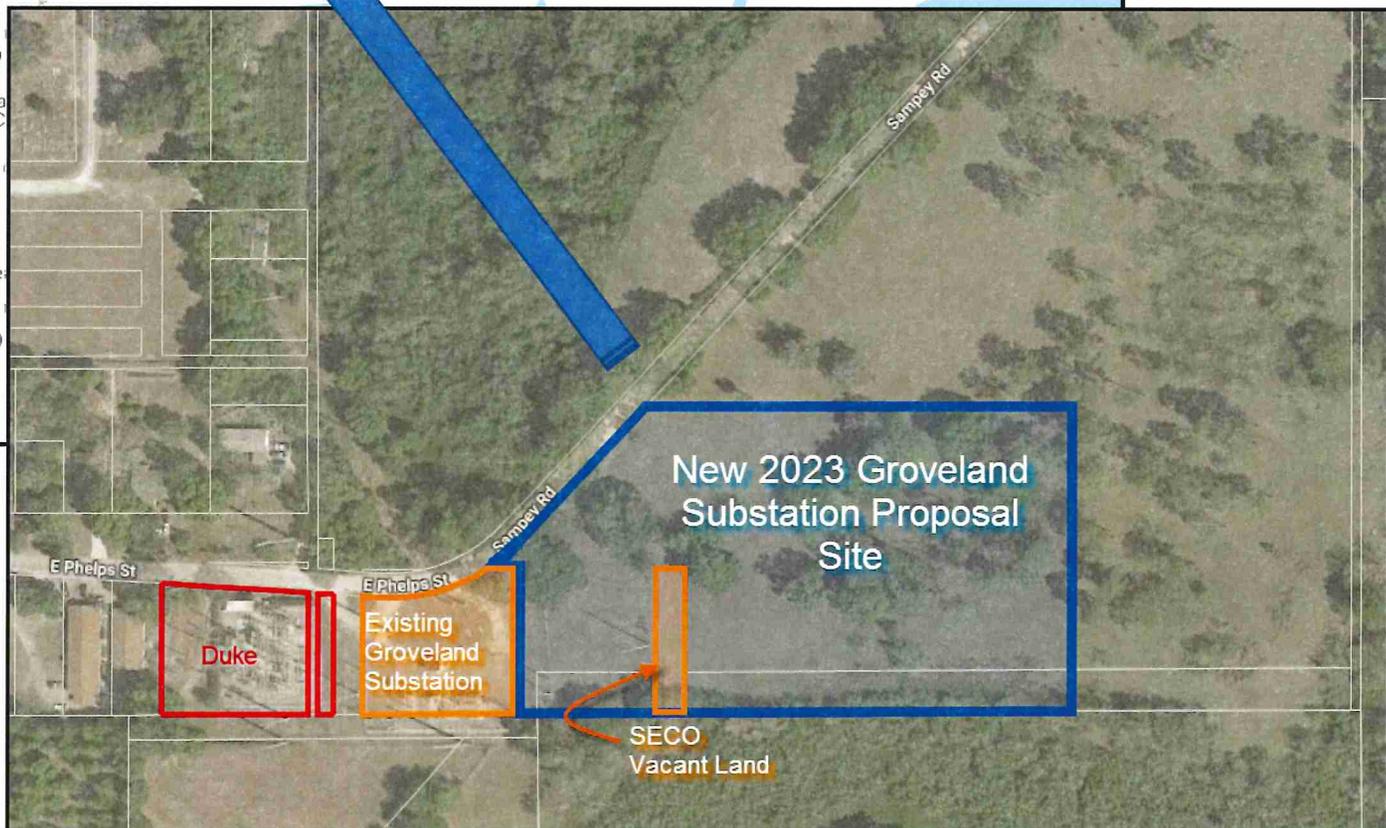
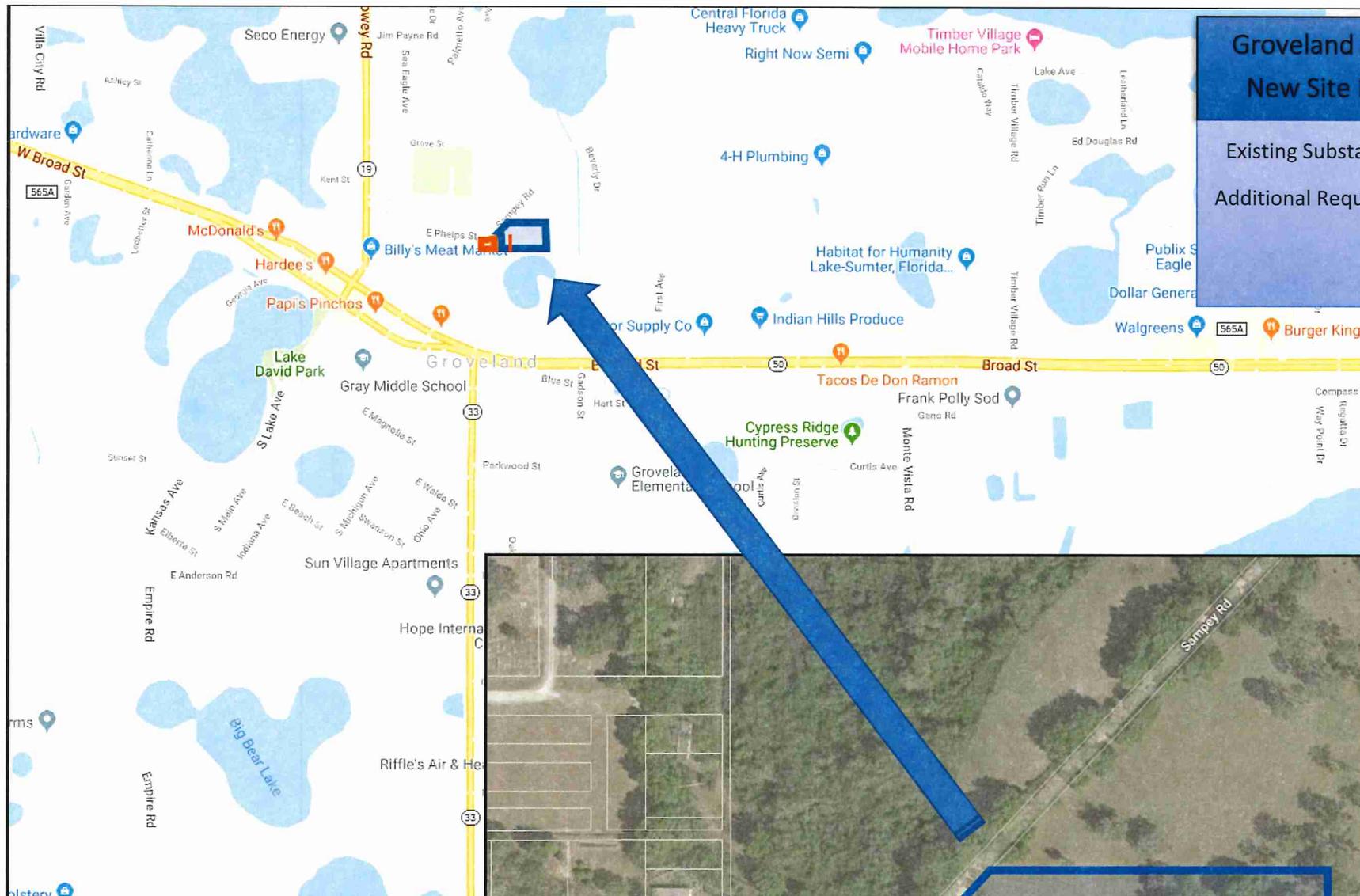
EXISTING SUBSTATION AREA = 0.92 ACRES  
 ADDITIONAL REQUIRED LAND = 5.46 ACRES  
 TOTAL = 6.38 ACRES

Revision:	BY:	Date:	Drawn by: BHT	Provided by: 	Approved Date	Date 9/6/2019	GROVELAND SUBSTATION 2023 NEW RING BUS STATION SITE PLAN PROPOSAL 1	Work Order
			Scale NTS		Approved By KJR	Engineer BHT		Drawing # GR - 02 - 111



# Groveland Substation 2023 New Site Plan Proposal 1

Existing Substation Area = 0.92 Acres  
Additional Required Land = 5.46 Acres  
Total = 6.38 Acres



Prepared by and Return to:  
James F. Basque, Esq.  
Shuffield, Lowman & Wilson, P.A.  
Post Office Box 1010  
Orlando, Florida 32802



Property Appraisers Parcel  
Identification (Folio) No. (s): 19-22-25-00100010000; 19-22-25-000200001700; 19-22-25-000200001201; 19-22-  
25-000200000800; 01-22-24-420500300000; 01-22-24-420501300000

### QUIT CLAIM DEED

This QUIT-CLAIM DEED, executed this 7th day of November, 2012, by CHARLES E. BRADSHAW, JR., a single person, whose address is Post Office Box 3508, Orlando, Florida 32802 ("first party") to CHARLES E. BRADSHAW, JR., as Trustee of the CHARLES E. BRADSHAW, JR. REVOCABLE TRUST dated May 26, 2000, as amended, whose address is Post Office Box 3508, Orlando, Florida 32802 ("second party"):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of LAKE, State of Florida, to-wit:

See attached EXHIBIT "A"

THE PROPERTY CONVEYED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE FIRST PARTY OR CONTIGUOUS THERETO, AND NEITHER THE FIRST PARTY NOR ANYONE FOR WHOSE SUPPORT THE FIRST PARTY IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

**TO HAVE AND TO HOLD** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

The second party, as Trustee for the respective Trust named herein, shall have the full power and authority to protect, conserve, sell, lease, encumber, transfer, assign, convey, grant and otherwise to manage and dispose of the property, it being the intent to vest in the second party as Trustees as aforesaid, full rights of ownership over both the legal and beneficial interest in the real estate conveyed as authorized and contemplated by Section 689.071, Florida Statutes.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above, and any presently outstanding as well as those yet to be accrued taxes and assessments; however, reference herein shall not reimpose same.

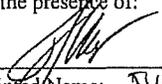
This Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

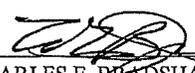
Because this Deed is given to a trustee from a grantor who has the power to revoke the trust instrument, minimum documentary stamps are affixed.

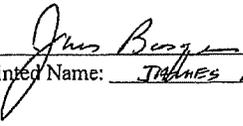
(Signature and Acknowledgment on following page)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Printed Name: JULIA D. NIKULINA

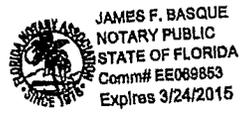
  
CHARLES E. BRADSHAW, JR.

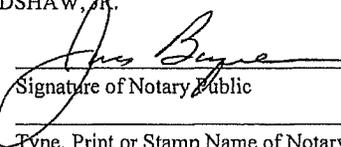
  
Printed Name: JAMES BASQUE

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of November, 2012, by CHARLES E. BRADSHAW, JR.

(SEAL)



  
Signature of Notary Public  
Type, Print or Stamp Name of Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced: \_\_\_\_\_

## EXHIBIT "A"

19-22-25-00100010000

That part of the former CSX transportation operating corridor located in the City of Groveland, in the Northwest ¼ and the Northeast ¼ of Section 19, Township 22 South, Range 25 East, Lake County, Florida, more fully described as follows:

Commence at a concrete monument at the East line of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, that is 8.78 feet South of the centerline of the tracks of the said former CSX transportation operating corridor; thence run South 00°13'10" East along the said East line of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, a distance of 90.46 feet to the old Northerly right of way line of State Road No. 50 (said right of way line being 40 feet distant from and parallel to the centerline of State Road No. 50), said right of way line also being on a curve, concave Northerly and having a radius of 2,824.93 feet and a radial bearing of North 18°19'05" East; thence run Northwesterly along the arc of said curve, through a central angle of 12°10'10", a distance of 600.00 feet to a point; thence run North 33°18'07" East, a distance of 6.93 feet to an iron rod with cap marked R.L.S. #2142; thence continue North 33°18'07" East a distance of 92.77 feet to the Southerly line of said former CSX transportation operating corridor and point of beginning; thence along the said Southerly line of the former CSX transportation operating corridor run in a Southeasterly direction, a distance of 190 feet, more or less, to the Westerly line of that certain deed dated March 18, 1976 between Seaboard Coast Line Railroad Co and Kermit F. Clay and Leila Clay, recorded in the Official Records of Lake County, Florida; thence along the lines of said deed in a Northerly direction a distance of 28 feet more or less (as measured at right angles to the centerline of the railroad); thence in a Southeasterly direction a distance of 100 feet more or less to the Westerly line of that certain deed dated May 30, 1986 between Seaboard System Railroad, Inc. and Roland P. Martin recorded in the Official Records of Lake County, Florida; thence South to a point 25 feet Southwesterly as measured radially from the centerline of the main track of the former CSX transportation operating corridor, thence in a Southeasterly direction along the said operating line, concentric with the centerline of the main line, to the East line of the Southwest ¼ of the Northwest ¼ of said Section 19, thence South to the South line of said former operating corridor, thence Southeasterly concentric to the centerline of the main line to a point 59.2 feet East of the East line of the Northwest ¼, thence North to the South line of Lot 10 in Block 8 of Beverly Hills subdivision as shown in Plat Book 11, Page 44 of the Public Records of Lake County, Florida, thence West to the East line of the Northwest ¼ of said Section 19, thence North to the North line of the former operating corridor, thence Northwesterly along the said North line, concentric to the centerline of said former operating corridor to the West line of said Section 19, thence South along the section line to the Southern line of said former operating corridor; thence Southeasterly along said former operating corridor to the point of beginning. Less and except that portion deeded to Roland P. Martin and recorded in Official Records Book 314, Page 409. Also less and except that portion deeded to Kermit F. Clay and Leila E. Clay, recorded in Official Records Book 611, Page 2111. Also less and except that portion deeded by C. Jeffrey Arnold, et al, to Krispy's Fried Chicken, Inc., recorded in Official Records Book 835, Page 815. Also less and except that portion deeded to Roland Martin and recorded in Official Records Book 884, Page 1786. Also less and except that portion deeded to Edge Mercantile Company and recorded in Official Records Book 1166, Page 639. Also less and except that portion deeded to W. Don Wynn, recorded in Official Records Book 1239, Page 1894, all in Public Records of Lake County, Florida.

Less that part conveyed by deed in Book 4137, Page 1620, Public Records of Lake County, Florida.

**19-22-25-000200001700**

That part of the Northeast ¼ of the Southwest ¼ of the Northwest ¼ and that part of the Southeast ¼ of the Northwest ¼ of Section 19, Township 22 South, Range 25 East lying North of Deeds Book 3256, Page 861; and Official Records Book 3454, Page 1703;

And

Begin at the intersection of the East line of the SW ¼ of the NW ¼ and the Southwesterly railroad right of way in Section 19, Township 22 South, Range 25 East, run Southeasterly along railroad right of way to South line of NW ¼, West to Northeasterly right of way of State Road No. 50, Northwesterly along said right of way to point South of point of beginning, North to point of beginning, all lying and being in Lake County, Florida.

**19-22-25-000200001201**

The Northeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, Township 22 South, range 25 East, in the City of Groveland, Florida, less and except North 300 feet;

Also less those parcels conveyed by the following deeds:

Official Records Book 3256, Page 861; and Official Records Book 3454, Page 1703, Public Records of Lake County, Florida.

**19-22-25-000200000800**

That part of the Southeast ¼ of the Northwest ¼ of Section 19, Township 22 South, Range 25 East, in the town of Groveland, Florida, lying North of the Northerly line of the right of way of the Atlantic Coast Line Railroad.

Less those parcels conveyed by the following deeds:

Official Records Book 3256, Page 861; and Official Records Book 3454, Page 1703.

And less that part lying North of said deeds.

**01-22-24-420500300000 and 01-22-24-420501300000**

Tract 3, 4, 13 and 14 in Section 19, Township 22 South, Range 25 East, in Groveland Farms, a subdivision in the town of Groveland, Florida, according to the plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Less and except those parcels conveyed by the following deeds:

Official Records Book 916, Page 2385  
Official Records Book 305, Page 189  
Official Records Book 944, Page 1651  
Official Records Book 944, Page 1650  
Official Records Book 1777, Page 1404

Also less that portion lying within Sampey Road, Lake County, Florida.

PARENT PARCEL

TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS: OFFICIAL RECORDS BOOK 946, PAGE 2385; DEED BOOK 305, PAGE 189; OFFICIAL RECORDS BOOK 944, PAGE 1651; OFFICIAL RECORDS BOOK 944, PAGE 1650 AND OFFICIAL RECORDS BOOK 1777, PAGE 1404.

ALSO LESS THAT PORTION LYING WITHIN SAMPEY ROAD, LAKE COUNTY, FLORIDA.

PARCEL "A":

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 13 AND 14, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S00°05'34"E A DISTANCE OF 1331.39 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N89°43'33"E A DISTANCE OF 252.67 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RUN N89°43'33"E A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1777, PAGE 1404, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PROPERTY RUN N00°05'30"W A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN N89°43'33"E A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN S00°05'30"E A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'33"E A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 941.62 FEET OF THE AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°05'34"W A DISTANCE 375.50

FEET; THENCE PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S89°43'33"W A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°14'30"W A DISTANCE OF 235.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET TO WHICH A RADIAL LINE BEARS S43°47'35"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 16°51'38", CHORD BEARING AND DISTANCE OF S54°38'14"W, 43.98 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE RUN N89°43'33"E A DISTANCE OF 53.22 FEET TO AN IRON ROD & CAP (MARKED LB 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN S00°05'34"E A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE FOR SAMPEY ROAD.

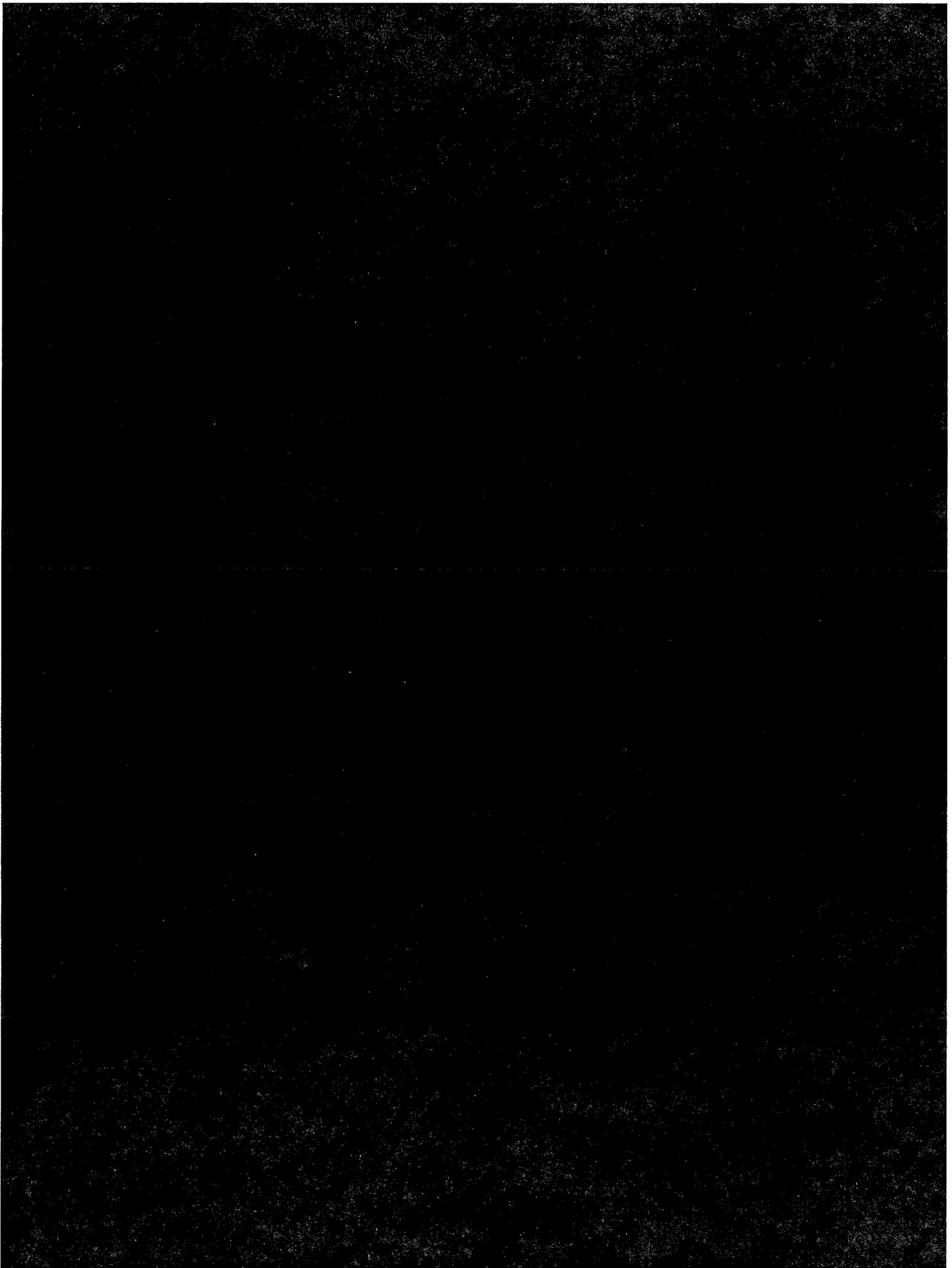
#### PARCEL "B"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN SOUTHERLY A DISTANCE OF 75.98 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 946, PAGE 2385, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 305, PAGE 189, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE RUN EASTERLY TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 305, PAGE 189; THENCE ALONG SAID EAST LINE RUN SOUTHERLY TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING 67.55 EAST OF THE SOUTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 185.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PROPERTY RUN EASTERLY TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE RUN NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 375.50 FEET OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE

ALONG SAID NORTH LINE RUN EASTERLY 548 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 941.62 FEET OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN SOUTHERLY 375.50 FEET TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG THE EAST LINE THEREOF RUN NORTHERLY TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN WESTERLY TO THE NORTHEAST CORNER OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 946, PAGE 2385; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN SOUTHERLY 66.30 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 212.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR SAMPEY ROAD AND EAST PHELPS STREET.



[Select Language](#) ▼**PROPERTY RECORD CARD****General Information**

<b>Owner Name:</b>	BRADSHAW CHARLES E JR TRUSTEE	<b>Alternate Key:</b>	1103193
<b>Mailing Address:</b>	26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-24-4205- 003-00000
		<b>Millage Group and City:</b>	0GR1 (GROVELAND)
		<b>Total Certified Millage Rate:</b>	18.915
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	SAMPEY RD GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>

**Property Description:** GROVELAND, GROVELAND FARMS 19-22-25 TRACT 3--LESS BEG NW COR| SAID TRACT 3 RUN N 89-33-0 E 212.63 FT, S 0-08-22 E 66.30 FT| S 86-56-34 W 212.80 FT, N 0-13-08 W 75.98 FT TO POB--TRACTS | 4, 13, BEG 32.55 FT E OF SW COR OF TRACT 14 RUN E 35 FT, N | 177 FT, E 185 FT, S 177 FT, E 407.45 FT, N 660 FT, W 660 FT,| S 445 FT, E 32.55 FT, S TO POB--LESS W 35 FT OF E 220 FT OF | S 177.FT OF TRACT 14 & LESS THAT PART OF LAND LYING WITHIN | FOLLOWING DESCRIBED PROPERTY: FROM INTERSECTION OF W LINE OF| NE 1/4 OF SW 1/4 OF NW 1/4 & N R/W LINE OF SCL RR R/W RUN S | 56-33-0 E ALONG SAID N R/W LINE 469.92 FT TO THE BEGINNING | OF A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT | & A CHORD BEARING OF S 61-05-48 E, THENCE RUN SE'LY ALONG | SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF 295.21| FT THRU A CENTRAL ANGLE OF 09-05-36 FOR POB, CONT ALONG SAID| N R/W LINE & A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF | 1860.08 FT & A CHORD BEARING OF 66-12-42 E, THENCE RUN SE'LY| ALONG SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF | 36.90 FT THRU A CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID| CURVE, THENCE RUN N 43-40-21 E 519.18 FT, N 16-21-22 W | 374.52 FT, N 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S |

89-52-33 E 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E |  
 1368.89 FT TO S LINE OF SCL RR R/W, S 89-23-30 W ALONG  
 SAID |  
 S LINE 502.40 FT TO THE BEGINNING OF A NON-TANGENT  
 CURVE |  
 CONCAVE TO THE N, HAVING A RADIUS OF 1960.08 FT & A  
 CHORD |  
 BEARING OF N 87-46-32 W, THENCE RUN W'LY ALONG THE ARC  
 OF |  
 SAID CURVE FOR A DIST OF 193.83 FT THRU A CENTRAL  
 ANGLE OF |  
 05-39-57 TO THE N R/W LINE OF SR 50, THENCE RUN S 89-32-52  
 W |  
 ALONG SAID N R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE  
 |  
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,  
 HAVING A |  
 RADIUS OF 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, |  
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF  
 SAID |  
 CURVE FOR A DIST OF 359.63 FT THRU A CENTRAL ANGLE OF |  
 07-19-12, THENCE RUN S 15-42-48 W ALONG SAID N R/W LINE  
 4.25 |  
 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE  
 TO THE |  
 NE, HAVING A RADIUS OF 2819.18 FT & A CHORD BEARING OF  
 N |  
 72-57-16 W, THENCE RUN NW'LY ALONG SAID N R/W LINE &  
 THE ARC |  
 OF SAID CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL  
 ANGLE |  
 OF 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--PB 2  
 |  
 PGS 10-11 |  
 ORB 944 PG 1655 ORB 4249 PG 1673 |

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

**Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	18.55	AC	\$6,493.00	\$250,425.00
2	WETLAND (9600)	0	0		15	AC	\$675.00	\$675.00

[Click here for Zoning Info](#)  [Map](#)

[FEMA Flood](#)

**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4249 / 1673</a>	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
<a href="#">944 / 1652</a>	11/1/1987	Tax Deed	Multi-Parcel	Vacant	\$1,200,000.00
<a href="#">944 / 1655</a>	11/1/1987	Quit Claim Deed	Unqualified	Vacant	\$0.00
<a href="#">761 / 663</a>	11/1/1982	Warranty Deed	Unqualified	Vacant	\$1.00

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

### Values and Estimated Ad Valorem Taxes

**Values shown below are 2020 WORKING VALUES.**  
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$251,100	\$7,168	\$7,168	5.07340	\$36.37
LAKE COUNTY MSTU AMBULANCE	\$251,100	\$7,168	\$7,168	0.46290	\$3.32
SCHOOL BOARD STATE	\$251,100	\$7,168	\$7,168	3.88500	\$27.85
SCHOOL BOARD LOCAL	\$251,100	\$7,168	\$7,168	2.99800	\$21.49
CITY OF GROVELAND	\$251,100	\$7,168	\$7,168	5.20000	\$37.27
ST JOHNS RIVER FL WATER MGMT DIST	\$251,100	\$7,168	\$7,168	0.24140	\$1.73
LAKE COUNTY VOTED DEBT SERVICE	\$251,100	\$7,168	\$7,168	0.11000	\$0.79
LAKE COUNTY WATER AUTHORITY	\$251,100	\$7,168	\$7,168	0.35570	\$2.55
SOUTH LAKE HOSPITAL DIST	\$251,100	\$7,168	\$7,168	0.00000	\$0.00
				<b>Total:</b>	<b>Total:</b>
				18.3264	\$131.37

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark

Homestead Exemption (first 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)	<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 and Permanent 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 and Permanent 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>
First Responder Total and Permanent Disability 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>
Economic Development Exemption	<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>

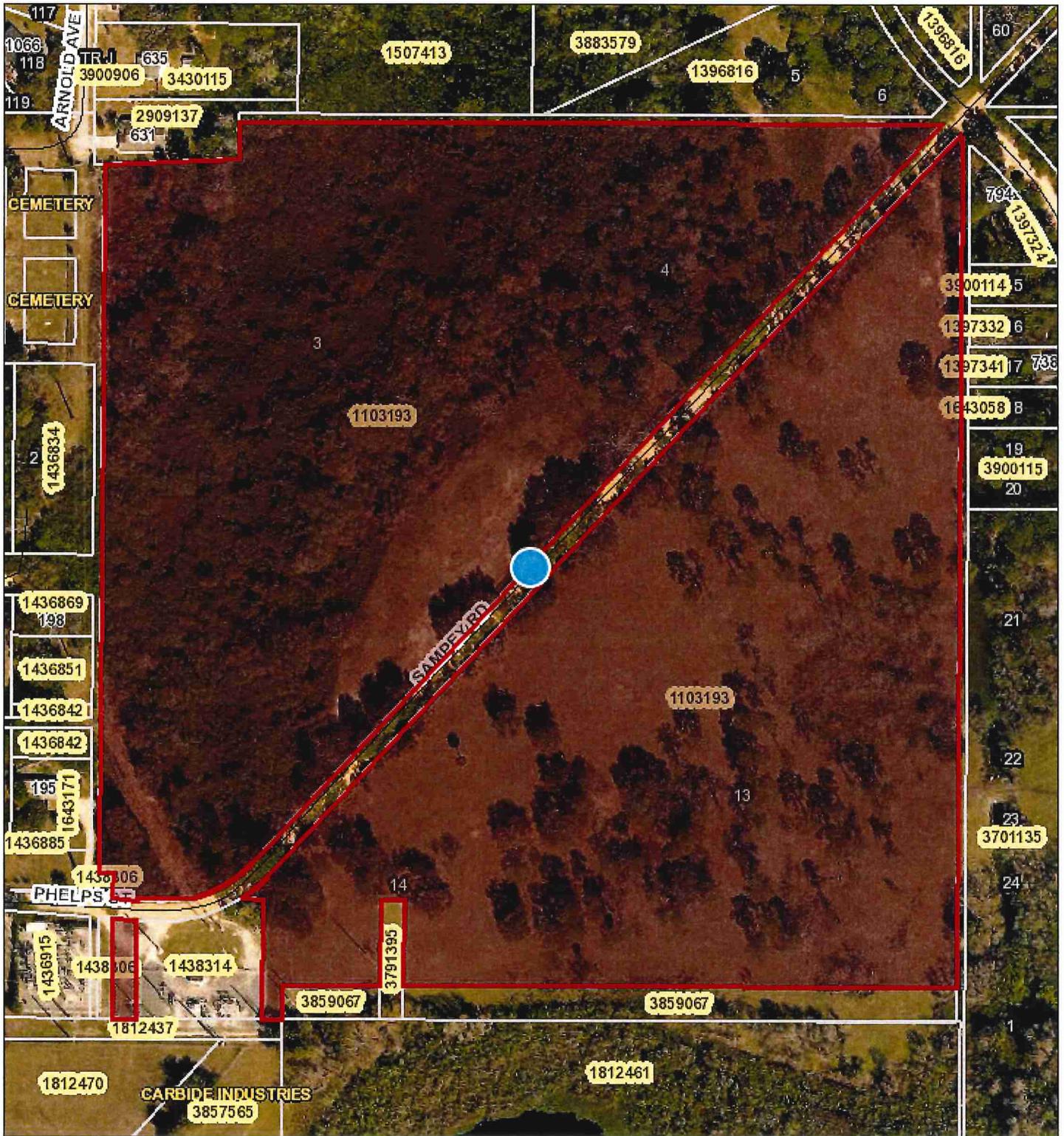
### Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$4,470.40**

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**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

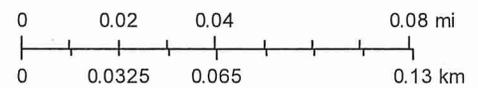
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Property data last updated on December 1, 2019.  
Site Notice



December 16, 2019

1:2,500

- |                 |   |                           |
|-----------------|---|---------------------------|
| pointLayer      | — | Local Streets             |
|                 | + | Subdivision Lot Numbers   |
| Override 1      | + | Address Locations         |
| polygonLayer    |   | Property Name             |
|                 |   | Tax Parcels Alternate Key |
|                 |   | Tax Parcels               |
| County Boundary |   | Surrounding Counties      |
| Street Names    |   |                           |



Lake BCC

## PROPERTY RECORD CARD

### General Information

<b>Owner Name:</b>	BRADSHAW CHARLES E JR TRUSTEE	<b>Alternate Key:</b>	3859067
<b>Mailing Address:</b>	26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-24-4205- 013-00000
		<b>Millage Group and City:</b>	0GR1 (GROVELAND)
		<b>Total Certified Millage Rate:</b>	18.915
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	PHELPS ST GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>

**Property Description:** GROVELAND, GROVELAND FARMS 19-22-25 THAT PART OF TRACTS 13 & 14 LYING WITHIN FOLLOWING DESCRIBED PROPERTY: FROM | INTERSECTION OF W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 & N R/W | LINE OF SCL RR R/W RUN S 56-33-0 E ALONG SAID N R/W LINE | 469.92 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE NE, | HAVING A RADIUS OF 1860.08 FT & A CHORD BEARING OF S | 61-05-48 E, THENCE RUN SE'LY ALONG SAID N R/W LINE & THE ARC | OF SAID CURVE FOR A DIST OF 295.21 FT THRU A CENTRAL ANGLE | OF 09-05-36 FOR POB, CONT ALONG SAID N R/W LINE & A CURVE | CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT & A CHORD | BEARING OF 66-12-42 E, THENCE RUN SE'LY ALONG SAID N R/W | LINE & THE ARC OF SAID CURVE FOR A DIST OF 36.90 FT THRU A | CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID CURVE, THENCE | RUN N 43-40-21 E 519.18 FT, N 16-21-22 W 374.52 FT, N | 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S 89-52-33 E | 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E 1368.89 FT TO S | LINE OF SCL RR R/W, S 89-23-30 W ALONG SAID S LINE 502.40 FT | TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE N, | HAVING A RADIUS OF 1960.08 FT & A CHORD BEARING OF N | 87-46-32 W, THENCE RUN W'LY ALONG THE ARC OF SAID CURVE FOR | A DIST OF 193.83 FT THRU A CENTRAL ANGLE OF 05-39-57 TO

THE |  
 N R/W LINE OF SR 50, THENCE RUN S 89-32-52 W ALONG SAID  
 N |  
 R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE BEGINNING OF  
 A |  
 NON-TANGENT CURVE CONCAVE TO THE NE, HAVING A  
 RADIUS OF |  
 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, THENCE  
 RUN |  
 NW'LY ALONG SAID N R/W LINE & THE ARC OF SAID CURVE  
 FOR A |  
 DIST OF 359.63 FT THRU A CENTRAL ANGLE OF 07-19-12,  
 THENCE |  
 RUN S 15-42-48 W ALONG SAID N R/W LINE 4.25 FT TO THE |  
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,  
 HAVING A |  
 RADIUS OF 2819.18 FT & A CHORD BEARING OF N 72-57-16 W, |  
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF  
 SAID |  
 CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL ANGLE OF |  
 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--LESS W  
 35 |  
 FT OF E 220 FT OF S 177 FT OF TRACT 14--PB 2 PGS 10-11 |  
 ORB 944 PG 1655 ORB 4249 PG 1673 |

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

**Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL UNBUILDABLE WITH VALUE (0006)	0	0		0.96	AC	\$0.00	\$3,600.00

[Click here for Zoning Info](#)   
[Map](#)

[FEMA Flood](#)

**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4249 / 1673	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

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

**Values and Estimated Ad Valorem Taxes** 

**Values shown below are 2020 WORKING VALUES.**

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$3,600	\$3,600	\$3,600	5.07340	\$18.26
LAKE COUNTY MSTU AMBULANCE	\$3,600	\$3,600	\$3,600	0.46290	\$1.67
SCHOOL BOARD STATE	\$3,600	\$3,600	\$3,600	3.88500	\$13.99
SCHOOL BOARD LOCAL	\$3,600	\$3,600	\$3,600	2.99800	\$10.79
CITY OF GROVELAND	\$3,600	\$3,600	\$3,600	5.20000	\$18.72
ST JOHNS RIVER FL WATER MGMT DIST	\$3,600	\$3,600	\$3,600	0.24140	\$0.87
LAKE COUNTY VOTED DEBT SERVICE	\$3,600	\$3,600	\$3,600	0.11000	\$0.40
LAKE COUNTY WATER AUTHORITY	\$3,600	\$3,600	\$3,600	0.35570	\$1.28
SOUTH LAKE HOSPITAL DIST	\$3,600	\$3,600	\$3,600	0.00000	\$0.00
				<b>Total:</b> 18.3264	<b>Total:</b> \$65.98

### Exemptions Information

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

Homestead Exemption (first 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) ⓘ	<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 and Permanent 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 and Permanent 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>
First Responder Total and Permanent Disability 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>
Economic Development Exemption	<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 

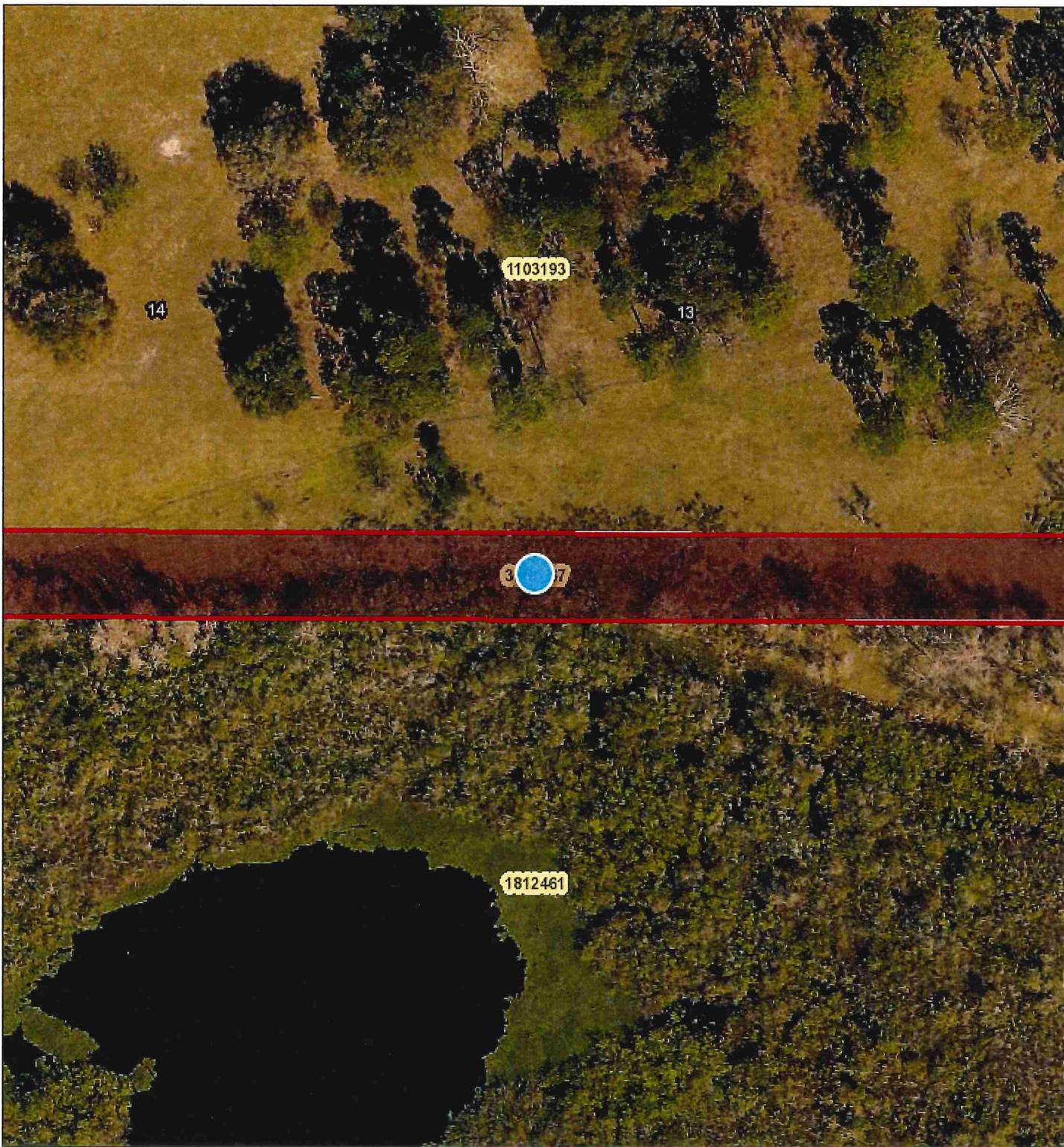
Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn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

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on December 1, 2019.  
[Site Notice](#)



December 16, 2019

1:1,000

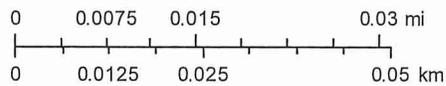
pointLayer



polygonLayer



- Local Streets
- Subdivision Lot Numbers
- + Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



Lake BCC

# ATTACHMENT 3

AltKey	ParcelType	ParcelNum	OwnerNar	OwnerAdd	OwnerCity	OwnerStat	OwnerZip	PropertyAc	Subdivisor
1103193	Land Base	1.22E+16	BRADSHAV	26603 W C TAVARES	FL		32778	SAMPEY RI	GROVELAN
1812437	Land Base	1.92E+17	BRADSHAV	26603 W C TAVARES	FL		32778	PHELPS ST	
1812461	Land Base	1.92E+17	BRADSHAV	26603 W C TAVARES	FL		32778	711 EAST B	
3859067	Land Base	1.22E+16	BRADSHAV	26603 W C TAVARES	FL		32778	PHELPS ST	GROVELAN
1436885	Land Base	1.92E+17	BRIGMONI	11710 MOI	CLERMONT	FL	34711	193 EAST P	EDGE'S SEC
3857565	Land Base	1.92E+17	CARBIDE H	314 E CRIT	GROVELAN	FL	34736	300 CRITTE	
1812470	Land Base	1.92E+17	CITY OF GR	156 S LAKE	GROVELAN	FL	34736	CRITTENDE	
1643171	Land Base	1.92E+17	CRISP JIMM	195 E PHEL	GROVELAN	FL	34736	195 EAST P	EDGE'S SEC
3825799	Land Base	1.92E+17	DIAZ GUAP	162 E PHEL	GROVELAN	FL	34736	162 EAST P	EDGE'S SEC
1438306	Land Base	1.22E+16	DUKE ENEF	550 S TRYC	CHARLOTTI	NC	28202	PHELPS ST	GROVELAN
1436915	Land Base	1.92E+17	DUKE ENEF	550 S TRYC	CHARLOTTI	NC	28202	6212 PHEL	EDGE'S SEC
1436842	Land Base	1.92E+17	FLORES JAN	1003 HISP	FORT PIER	FL	34982	PHELPS ST	EDGE'S SEC
1643180	Land Base	1.92E+17	JACKSON L	161 PHELP	GROVELAN	FL	34736	161 PHELP	EDGE'S SEC
1436851	Land Base	1.92E+17	ORLANDO	11748 GRA	CLERMONT	FL	34711	EAST GREE	EDGE'S SEC
3825793	Land Base	1.92E+17	SINGH RAM	PO BOX 88	GROVELAN	FL	34736	172 PHELP	EDGE'S SEC
1436923	Land Base	1.92E+17	SINGH RAM	PO BOX 88	GROVELAN	FL	34736	192 PHELP	EDGE'S SEC
1438314	Land Base	1.22E+16	SUMTER EI	PO BOX 30	SUMTERVII	FL	33585	PHELPS ST	GROVELAN
3791395	Land Base	1.22E+16	SUMTER EI	PO BOX 30	SUMTERVII	FL	33585	SAMPEY RI	GROVELAN
1812496	Land Base	1.92E+17	THOMPSON	233 RICE C	GROVELAN	FL	34736	233 RICE C	

YearBuilt	LandValue	BuildingVal	TotalJustVa	MiscValue	LastSalePri	LastSaleDa	Millage	LastTaxAm	LandUseDe
	251100		251100		1200000	#####	OGR1	136	PASTURE II
	16000		16000		50000	7/2/2004	OGR1	123	VACANT RE
	274500		274500			1/1/1970	OGR1	5192	VACANT IN
	3600		3600			1/1/1970	OGR1	68	
1962	25000	67308	92308		28100	1/4/2011	OGR1	1642	DRY SFR LC
1979	359450	1019794	1435500	56256	1375000	#####	OGR1	27143	LIGHT MAN
1980	918000	36055	971527	17472	1500000	6/8/2007	OGR1	0	MUNICIPAI
1972	20000	52692	72692		60000	#####	OGR1	1086	DRY SFR LC
2018	20000	104366	124366		25000	#####	OGR1	1579	DRY SFR LC
	3920		3920			1/1/1970	OGR1	65	UTILITIES
	15588		37112	21524		1/1/1970	OGR1	620	UTILITIES
	4000		4000			1/1/1970	OGR1	76	
2016	24000	105483	129483		21000	#####	OGR1	1475	DRY SFR LC
	16000		16000		2200	#####	OGR1	215	VACANT RE
1984	20000	132391	152391		86000	#####	OGR1	2555	MULTI FAN
1984	20000	127945	147945		100000	#####	OGR1	2471	MULTI FAN
	15971		24615	8644		1/1/1970	OGR1	437	UTILITIES
	525		525		2500	#####	OGR1	10	UTILITIES
1951	40000	19846	59846			1/1/1970	OGR1	108	DRY SFR LC

PropertyCl: Acres

PASTURE II	35.0552
VACANT RE	0.351442
VACANT IN	29.28065
VACANT RE	1.129132
SINGLE FAM	0.495862
LIGHT MAN	10.46275
MUNICIPAL	6.894095
SINGLE FAM	0.371897
SINGLE FAM	0.235949
UTILITIES	0.087247
UTILITIES	0.650637
VACANT RE	0.179063
SINGLE FAM	0.371897
VACANT RE	0.275479
MULTI FAM	0.230264
MULTI FAM	0.224579
UTILITIES	0.666635
UTILITIES	0.142218
SINGLE FAM	1.818169



156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

**VERIFIED AFFIDAVIT RE: PUBLIC NOTICE PROVIDED TO PROPERTY OWNERS INCLUDED ON PROPERTY OWNER'S LIST**

**In accordance with Sec. 101-45**

**Chapter 101 Land Development Use and Development Regulations of the City of Groveland**

STATE OF FLORIDA  
COUNTY OF LAKE

COMES NOW DelWayne Jones, who under oath, affirms and states as follows:  
(City of Groveland employee name - Affiant)

- Affiant's name is DelWayne Jones (City of Groveland Employee/Authorized Agent Name). Affiant is over the age of 18 years of age and voluntarily makes this Verified Affidavit.
- Affiant is an employee, or authorized agent of the City of Groveland.
- This affidavit is provided for the following community development project:

Name of Project: SECO  
 Application Number Assigned Project: 2020-10 & 2020-11  
 Applicant's Name: SECO  
 Type(s) of approval being requested for which public notice is being provided (check all that apply):

- Rezoning
- Large-scale Comprehensive Plan Amendment
- Small-scale Comprehensive Plan Amendment
- Variance
- Special Exception Use
- Vacate public rights of way
- Annexation
- Vacate plat
- Lot split

- Affiant prepared mail notice of a public hearing consistent with Sec. 101-45 of the Land Development Use and Development Regulations and mailed all required notices to all property owners included in the property owner's list. The property owner's list is attached hereto as Exhibit A.



352-429-2141  
planning@groveland-fl.gov

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5. I mailed the public notices via first class U.S. Mail, on the following date July, 27, 2020.

I have read the above and foregoing Verified Affidavit and do hereby swear or affirm I have personal knowledge of each and every statement of fact contained herein and each and every statement of fact is true and correct.

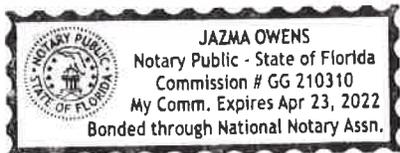
DeWayne Jones  
(Employee's/Agent's Signature)

Print: DeWayne Jones

Date: 7/27/20

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 27<sup>th</sup> day of July, 2020, by the Affiant, DeWayne Jones, who:

is personally known to me, or has provided  
 identification as follows: \_\_\_\_\_



Jazma Owens  
Notary Public, State of Florida



VERIFIED AFFIDAVIT
RE: POSTING OF PUBLIC NOTICE

(In accordance with Sec. 101-45, Chapter 101 Land Development Use and Development Regulations of the City of Groveland)

STATE OF FLORIDA, COUNTY OF LAKE

COMES NOW DelWayne Jones, who under oath, affirms and states as follows: (Name of employee)

- 1. Affiant's name is DelWayne Jones (Name of employee). Affiant is over the age of 18 years of age and voluntarily makes this Verified Affidavit.
2. Affiant is the applicant for the following community development project:

Name of Project: SECO
Application Number Assigned project: 2020-10 & 2020-11
Applicant's Name: SECO
Type(s) of approval being requested for which public notice is being posted (check all that apply):

- Rezoning
Large-scale Comprehensive Plan Amendment
Small-scale Comprehensive Plan Amendment
Variance
Special Exception Use
Vacate public rights of way
Annexation
Vacate plat
Lot split

- 3. Affiant installed on the property, which is the subject of the above named project, public notice signs on the following date, July 27, 2020. Affiant installed a total of 1 (insert number) public notice signs in compliance with Sec. 101-45 of the Land Development Use and Development Regulations.
4. Affiant photographed the posted sign(s) on the date installed. Attached to this affidavit is a copy of the photograph(s).
5. Affiant shall notify the City if the sign(s) are damaged, lost, or stolen and obtain a replacement sign(s).
6. Affiant is responsible for the removal of the sign(s) after the final public hearing.

I have read the above and foregoing Verified Affidavit and do hereby swear or affirm I have personal knowledge of each and every statement of fact contained herein and each and every statement of fact is true and correct.

DeWayne Jones

(Employee's Signature)

Print: DeWayne Jones

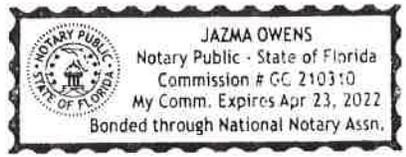
Date: 7/27/20

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 27<sup>th</sup> day of July, 2020 by the Affiant, \_\_\_\_\_, who:

is personally known to me, or has provided  
 identification as follows: \_\_\_\_\_

Jazma Owens  
Notary Public, State of Florida

SEAL





# CITY OF GROVELAND

THIS PROPERTY WILL BE CONSIDERED FOR:

SECO

CASE NO 2020-10 & 2020-11

APPLICANT SECO

ACTION REQUESTED

Comprehensive Plan Amend  
Rezoning

This application will be considered at the following public meeting(s) at the date(s) and time(s) specified. Interested parties may appear at the meeting(s):

Planning and Zoning Board August 6, 2020 at 3:00 p.m.

City Council \_\_\_\_\_ at \_\_\_\_\_

City Council \_\_\_\_\_ at \_\_\_\_\_

The meeting(s) will be held at the E.L. Puryear Bldg. located at 243 S. Lake Ave., Groveland, FL 34736.  
or further information or to review the file:

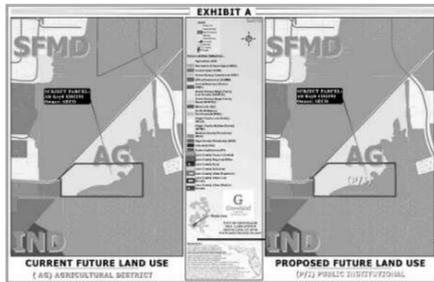
**CALL: (352) 429-2141 EXT. 4001 or 4003**  
**156 S. LAKE AVE., GROVELAND, FL**

## NOTICE OF PUBLIC HEARING

The City of Groveland proposes to adopt Comprehensive Plan Amendment Ordinance 2020-10 & Rezoning Ordinance 2020-11. The Planning and Zoning Board (P & Z) will hold a virtual public hearing on August 6, 2020 at 3:00 p.m. The City Council will hold a virtual public hearing on August 24, 2020 and September 7, 2020. The City Council public hearings to consider Ordinance 2020-10 and Ordinance 2020-11 begins at 5:00 p.m., or as soon thereafter as possible. The title of the ordinances are as follows:

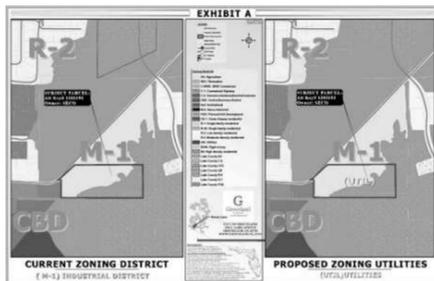
### ORDINANCE 2020-10

**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 CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND PUBLIC/INSTITUTIONAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 10 OR LESS ACRES OF LAND; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**



### ORDINANCE 2020-11

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND UTILITIES DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY THE CHARLES E. BRADSHAW, JR. REVOCABLE TRUST DATED MAY 26, 2000 AND LOCATED ON NORTH OF SR 50 AND SOUTH OF SAMPEY ROAD; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**



Interested parties may join by phone: Members of the public can join both the Planning & Zoning Board Meeting & City Council Meeting by calling the following telephone number: 1-346-248-7799. When prompted enter the Meeting ID: 885 5256 3884, and Password: 273625.

To join online: In addition to calling, persons may watch the meeting by going to <https://us02web.zoom.us/j/88552563884?pwd=MTFSdExiMFM4MHhPWtk4c0RSallsZz09> and entering Meeting ID: 885 5256 3884 and Password: 273625 prior to the start of the 12:00 p.m. meeting. If you have difficulty or are unable to hear the meeting, please check your audio settings. We encourage you to use the link above and follow the prompts to download the necessary software at no cost in advance of the meeting.

**PUBLIC COMMENT:** Persons desiring to provide public comment may do so by e-mail. Please include your name and address for the record. Comments will be limited to five minutes per person.

**VIA E-MAIL:** Persons can submit public comments in advance of the meeting by e-mailing the City Clerk at [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov). If submitted before 10:00 a.m. on the meeting date, the comments will be shared with the City Council prior to the City Council Meeting and read into the record during the meeting. If submitted after 10:00 a.m., the comments will be shared with the City Council after the meeting and retained as a public record.

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 3 BUSINESS DAYS PRIOR TO THE MEETING  
AT [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

If you would like a copy of the ordinance please contact the City Clerk's Office, Monday through Friday 8:00 a.m. – 5:00 p.m. at (352) 429-2141, ext. 2014 or ext. 2013; via email [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

\*Community Development

D053350 - July 26, 2020

**PROOF O.K. BY:** \_\_\_\_\_  **O.K. WITH CORRECTIONS BY:** \_\_\_\_\_  
PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

**LF-D053350 (100%)**

ADVERTISER: CITY OF GROVELAND  
SALES PERSON: LFD001  
SIZE: 2X15.5  
PUBLICATION: LF-DAILY COMMERCIAL

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PROOF DUE: 07/24/20 12:59:55

**OLD BUSINESS  
SECO REZONING  
ORDINANCE 2020-11**

# ATTACHMENT 1

**ORDINANCE 2020-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND UTILITIES DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY THE CHARLES E. BRADSHAW, JR. REVOCABLE TRUST DATED MAY 26, 2000 AND LOCATED ON NORTH OF SR 50 AND SOUTH OF SAMPEY ROAD; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SCRIVENER’S ERRORS AND SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the applicant, SECO Energy, a nonprofit, on behalf of the owner of the Property, the Charles E. Bradshaw, Jr. Revocable Trust dated May 26, 2000, requested a rezoning from City of Groveland Agriculture to City of Groveland Utilities District; and

**WHEREAS**, the subject property consists of two parcels located east of SECO Energy’s existing substation and is located on south of Sampey Road, and is more particularly described herein; and

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

**WHEREAS**, the proposed zoning is consistent with the future land use designation.

**WHEREAS**, the City of Groveland Planning and Zoning Board recommended approval of a change in the use of the Property;

**WHEREAS**, the City has held such public hearing and the records of the City provide that the owners of the land affected have been notified as required by law

**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 be hereafter be designated:

**City of Groveland Utilities District**

- A. The Property is legally described in **Exhibit A** attached hereto and incorporated herein, consisting of 5.5 acres, more or less, (the “Property”).
- B. The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

**Section 2: Zoning Classification.**

That the Property shall be designated as Utilities District in accordance with Land Development Code of the City of Groveland, Florida.

**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 directed to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation consistent with this Ordinance.

**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: Scrivener’s Errors.**

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 7: Conflict.**

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

**Section 8: Effective Date.**

This Ordinance shall become effective in accordance with Florida law.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Virginia Wright, 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
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

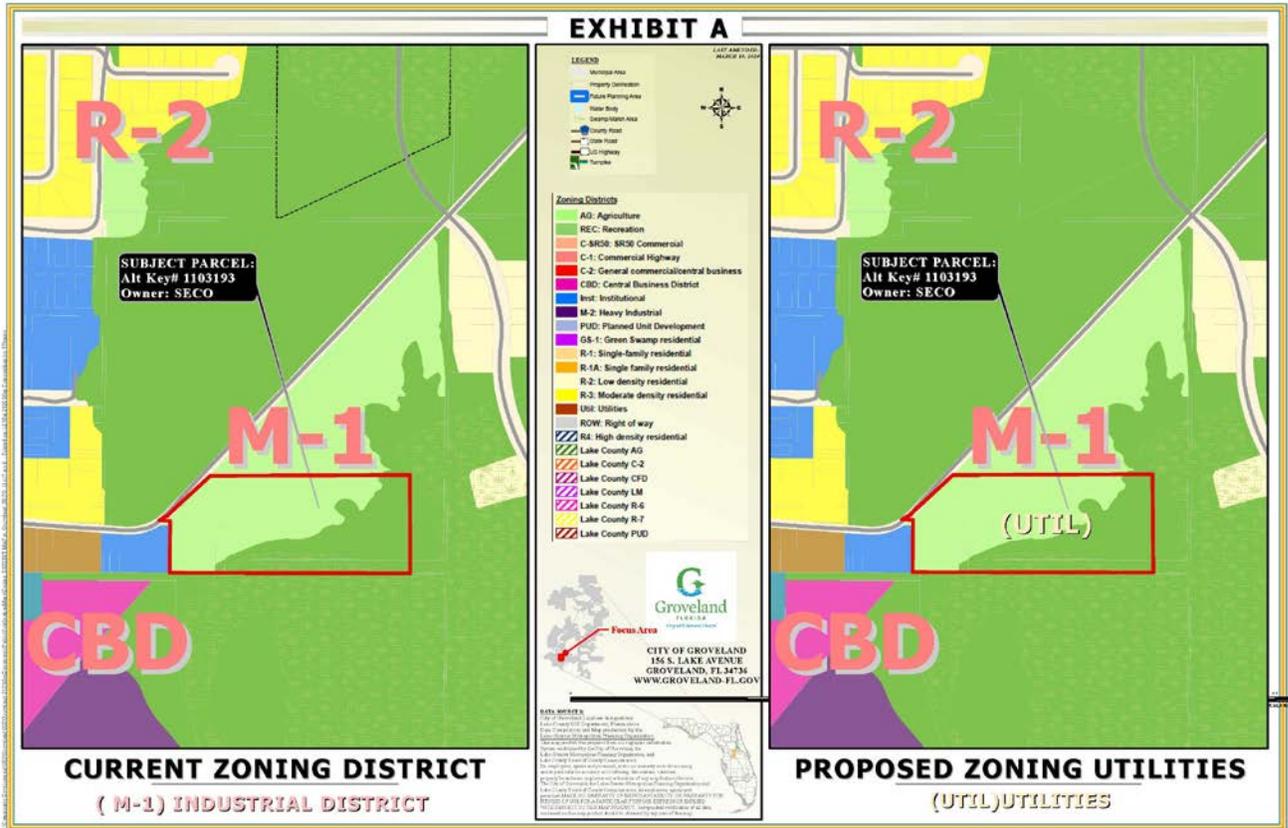
EXHIBIT "A"

PARCEL "A":

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 13 AND 14, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S00°05'34"E A DISTANCE OF 1331.39 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N89°43'33"E A DISTANCE OF 252.67 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RUN N89°43'33"E A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1777, PAGE 1404, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PROPERTY RUN N00°05'30"W A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN N89°43'33"E A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN S00°05'30"E A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'33"E A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 941.62 FEET OF THE AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°05'34"W A DISTANCE 375.50 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S89°43'33"W A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°14'30"W A DISTANCE OF 235.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET TO WHICH A RADIAL LINE BEARS S43°47'35"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 16°51'38", CHORD BEARING AND DISTANCE OF S54°38'14"W, 43.98 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE RUN N89°43'33"E A DISTANCE OF 53.22 FEET TO AN IRON ROD & CAP (MARKED LB 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN S00°05'34"E A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE FOR SAMPEY ROAD.



# ATTACHMENT 2



## ANNEXATION, REZONING, & COMPREHENSIVE PLAN AMENDMENT APPLICATION CHECKLIST

1. Planning and zoning application.
2. Copy of recorded deed.
3. Owner's/agent affidavits (original signatures, all owners).
4. Property record card.
5. Signed and Sealed Boundary and Topographical survey.
6. Conceptual Plan (Rezoning & Comprehensive Plan Amendment Only)
7. Provide legal description in Word Document.
8. Application fee.

**Application will not be distributed for city staff review until all of the above items are submitted.**

SIGNATURE OF OWNER/AUTHORIZED AGENT

ROXANNE MASTRANTONIC

2-13-2020

DATE



# 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: 2/11/2020

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

Applicant Name: SUMTER ELECTRIC Cooperative Applicant Phone # 352-569-9631  
1616A SECO Energy (SECO)  
 Address: 330 So. US Hwy 301 Applicant Fax # 352-793-2563  
SUMTERVILLE, FL 33585 Email Address: roxanne.mastrantonio@secoenergy.com

Applicant is: ( ) Owner ( ) Agent ( ) Purchaser ( ) Lessee ( ) Optionee

Owners Name: Charles E. Bradshaw Jr. Trustee Owner's Phone # 352-408-3892  
 Address: % Rick Gonzalez, Agent Owner's Fax # \_\_\_\_\_  
225 W. main St. Email Address: ricke@crobydirt.com  
Tavares, FL 32736

**Application Type:**

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

Reason for Request: SECO is purchasing a portion of Bradshaw properties to add to its existing property to the W/SW to build a new Substation.

Project Title (Site Plans, future/existing subdivisions only): \_\_\_\_\_

Property Address: next to 6250 Phelps St. Groveland, FL Property Size: 5.5 acres

Alternate Key #s: A portion of Alt Key # 1103193 and # 3859067 to be combined with existing parcels (Alt Key #15 1438314 and 3791395)



# 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.*

Property Tax I.D. #s A portion of Alt Key #'s 1103193 and #3859067  
Proposed Use of Property: Electrical Substation  
Existing Zoning: Agricultural Existing Land Use: Agricultural  
Would like to change Zoning to: Utility  
Would like to change Land Use to: Public Institutional  
Current number of structures on the property: NONE

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:

SECO owns Alt Key #'s 1438314 and 3791395. Our substations is placed on #1438314 which serves customers in that area. SECO is purchasing a portion of Bradshaw's Alt Key #'s 1103193 and #3859067 (5.5ac) to build a new substation to serve members in that area. This will allow us to loop the substations so that if a outage occurs members will be re-routed to the looped substation automatically



# City of Groveland Planning and Zoning Application

## Submittal Requirements

### General Attachments for all Applications:

- Completed Planning & Zoning Application
- Copy of the Recorded Deed(s) for the property
- Owner's / Agent's Affidavit
- Copy of Property Record Card(s)
- Fee

### Specific Attachments:

- Annexation / Rezoning / Comp Plan Amendment: *See separate sheet*
- Concurrency Review: Concurrency Application
- Site Plan Approval: *See separate sheet*
- Preliminary Plat Application: *See separate sheet*
- Construction Plan Approval: *See separate sheet*
- Final Plat Application: *See separate sheet*
- Architectural Design Review: *See separate sheet*
- Lot Split:
  - 1. Typed legal description of the parent parcel and of the new parcel(s)
  - 2. Copy of the original survey before the proposed lot split.
  - 3. Signed and sealed survey after the proposed lot split. New lots should be clearly marked.
- Lot Line Deviation:
  - 1. Boundary survey showing the intended lot line deviation prepared by a professional land surveyor registered in Florida, to include:
    - the overall legal description of the original parcel or parcels affected
    - the legal description of each parcel created
    - the legal descriptions of all existing easements
    - all existing structures
    - jurisdictional wetland line and/or environmental conservation easements
    - roadway centerline data and location
- Road / Lot / Utility Easement Vacation:
  - 1. Typed legal description of the road / lot / utility easement to be vacated
  - 2. Copy of the boundary survey indicating the appropriate road / lot / utility easement to be vacated.
- Special Exception / Conditional Use Permit: Materials as required in Appendix A – Zoning, Sec 10.02. *See separate sheets*
- Variance: Variance Application and supporting information as applicable



# Property Owner & Agent Affidavit

Date: 2/18/2020

Before me, the undersigned authority personally appeared, MICHAEL L. McCLANAHAN (property owner's name), who being by me duly sworn on oath, deposes and says: TRUSTEE

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires to Make application for Zoning & Land Use change with lot split for parcel # 1103193 & 3859067
3. That said authority (property owner) has appointed ROXANNE MASTRANTONIC (agent's name) to act on his/her behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:
  - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulation, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
  - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
  - C. Fees are non-refundable unless the application is withdrawn if writing within five (5) business days of submittal.

Property Owner's signature

[Signature] TRUSTEE

STATE OF FLORIDA  
COUNTY OF LAKE

Subscribed and sworn to (or affirmed) before on Feb 19, 2020 (date) by Michael McClanahan (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

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

PUBLIC NOTARY

[Signature]

Agent's signature

[Signature]

STATE OF FLORIDA  
COUNTY OF LAKE ROXANNE MASTRANTONIC

Subscribed and sworn to (or affirmed) before on Feb 21, 2020 (date) by ROXANNE MASTRANTONIC (name) or affiant, deponent, or other signer. He/she is personally known to me or has presented

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

PUBLIC NOTARY

[Signature]

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



Holly Hughes  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG233086  
Expires 6/29/2022

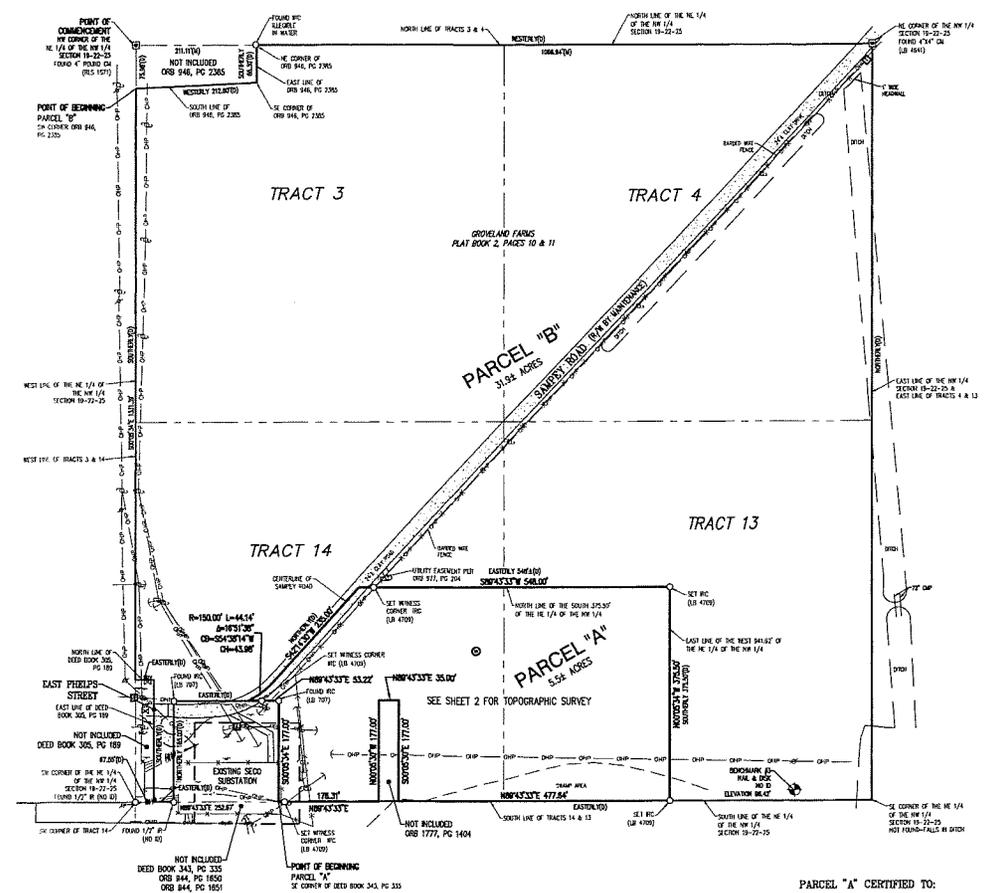
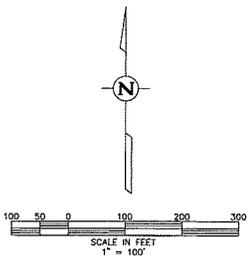


PAITO FIGUEROA  
Commission # GG 045963  
Expires November 8, 2020  
Bonded Thru Troy Falk Insurance 800-365-7818





# BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND	
DA	INDICATES CORNER MARKER
DC	INDICATES 5" IRON ROD & CAP
DM	INDICATES SURVIVOR
DL	INDICATES CENTER LINE ELEVATION
DP	INDICATES CORRODED METAL PIPE
DR	INDICATES DISCREPANT
DS	INDICATES BOUNDARY
DT	INDICATES PAIR
DU	INDICATES BOUNDARY
DV	INDICATES BOUNDARY
DW	INDICATES BOUNDARY
DX	INDICATES BOUNDARY
DY	INDICATES BOUNDARY
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EK	INDICATES BOUNDARY
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EN	INDICATES BOUNDARY
EO	INDICATES BOUNDARY
EP	INDICATES BOUNDARY
EQ	INDICATES BOUNDARY
ER	INDICATES BOUNDARY
ES	INDICATES BOUNDARY
ET	INDICATES BOUNDARY
EU	INDICATES BOUNDARY
EV	INDICATES BOUNDARY
EW	INDICATES BOUNDARY
EX	INDICATES BOUNDARY
EY	INDICATES BOUNDARY
EZ	INDICATES BOUNDARY

ACREAGE SUMMARY	
PARENT PARCEL	37.4± ACRES
PARCEL "A"	5.5± ACRES
PARCEL "B"	31.2± ACRES

(ABOVE ACRES DO NOT INCLUDE ROAD RIGHT-OF-WAY BY MAINTENANCE)

**LEGAL DESCRIPTION**  
**PARENT PARCEL:**  
 TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PARCELS COVERED BY THE FOLLOWING LEGS: OFFICIAL RECORDS BOOK 946, PAGE 2306; DEED BOOK 303, PAGE 189; OFFICIAL RECORDS BOOK 944, PAGE 1651; OFFICIAL RECORDS BOOK 944, PAGE 1650 AND OFFICIAL RECORDS BOOK 1777, PAGE 1404.

ALSO LESS THAT PORTION LYING WITHIN SUNTEP ROAD, LAKE COUNTY, FLORIDA.  
**PARCEL "A":**  
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED PLS NO. 1571) AT THE NORTHEAST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN SOUTHERLY A DISTANCE OF 153.36 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN NORTHEAST A DISTANCE OF 25.67 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RUN NORTHEAST A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY RUN NORTHEAST A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN NORTHEAST A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN SOUTHWEST A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN NORTHEAST A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 941.62 FEET OF THE AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN NORTHEAST A DISTANCE OF 375.50 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN SOUTHWEST A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SUNTEP ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°15'00"W A DISTANCE OF 23.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 160.00 FEET TO WHICH A RADIAL LINE BEARS S45°47'55"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 18°57'36"; CURVE BEARING AND DISTANCE OF S54°07'14"W 43.89 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE NORTHEAST A DISTANCE OF 53.52 FEET TO AN IRON ROD & CAP (MARKED LBS 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN SOUTHWEST A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE, FOR SUNTEP ROAD.

**PARCEL "B":**  
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED PLS NO. 1571) AT THE NORTHEAST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN SOUTHERLY A DISTANCE OF 75.90 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN D.R. BOOK 946, PAGE 2306, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 303, PAGE 189, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE EASTERLY TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 303, PAGE 189; THENCE ALONG SAID EAST LINE RUN SOUTHERLY TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE EASTERLY TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING 62.56 FEET OF THE SOUTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHEAST 90.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PROPERTY RUN EASTERLY TO THE CENTERLINE OF SUNTEP ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE RUN NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 375.50 FEET OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN EASTERLY; MORE OR LESS, TO THE EAST LINE OF THE WEST 941.62 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID EAST LINE RUN SOUTHERLY 375.50 FEET TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE EAST LINE THEREOF RUN NORTHERLY TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN WESTERLY TO THE NORTHEAST CORNER OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 946, PAGE 2306; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN SOUTHWEST 62.50 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 212.80 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT-OF-WAY FOR SUNTEP ROAD AND EAST PHILIPS STREET.

- NOTES:**
1. THE SURVEY MAP AND REPORT ON THE CORNER THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
  3. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE WEST ZONE, NORTH AMERICAN DATUM OF 1983, POINT ADJUSTMENT AND REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AS BEING SOUTHWEST.
  4. THE LEGAL DESCRIPTION FOR PARENT PARCEL WAS SUPPLIED BY THE CLIENT. LEGAL DESCRIPTIONS FOR PARCELS A AND B WERE CREATED AT THE TIME OF THIS SURVEY.
  5. SURVEY PREPARED WITH BENEFIT OF EXAMINATION FOR TITLE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT DATE OCTOBER 27, 2018, COMMITMENT NO. 8002753.
  6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
  7. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES OF PRACTICE AS CONTAINED IN RULE 54-17.000 OF THE FLORIDA ADMINISTRATIVE CODE.
  8. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON THIS DATUM BY ABBOT ROAD BL.
  9. VISIBLE EASEMENTS OR ENCROACHMENTS (IF ANY) ARE SHOWN OR NOTED HEREON.
  10. RIGHT-OF-WAY FOR SUNTEP ROAD APPEARS TO BE BY MAINTENANCE. LIMITS OF MAINTENANCE SHOWN HEREON IS APPROXIMATE.

**SURVEYOR'S NOTE:**  
 THIS MAP WAS PREPARED FOR THE PURPOSE OF SURVEYING AND DESCRIBING PARCEL "A" IN ACCORDANCE WITH CLIENT'S INSTRUCTIONS, DURING THE COURSE OF THE SURVEY BOUNDARY ENCROACHMENTS WERE DISCOVERED WITH THE EXISTING SECO AND FLORIDA POWER PARCELS AS PREVIOUSLY SURVEYED BY OTHERS. THESE ISSUES WERE NOT ADDRESSED OR RESOLVED UNDER THE SCOPE OF THIS SURVEY.

PARCEL "A" CERTIFIED TO:  
 SUNTEP ELECTRIC COOPERATIVE, INC., D/B/A SECO ENERGY;  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;  
 SHARMA EMINENT DOMAIN LAWYERS, PLLC

PARCEL "B" CERTIFIED TO:  
 CHARLES E. BRADSHAW, JR. REVOCABLE TRUST DATED MAY 26, 2000

2/12/20  
 DATE

*[Signature]*  
 DATE BY JAMESON PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 9812

SHEET 1 OF 2		BOUNDARY & TOPOGRAPHIC SURVEY	
CLIENT	SECO	IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.	
JOB NO.	519281.0000	FIELD BOOK	174-47-93
DATE	2/10/20	CHECKED BY	GMJ
DRAWN BY	JL	REVISIONS	DATE
ACAD FILE	519281 SECO BND TOPO WEST ZONE.DWG	TITLE WORK	JL
REVISIONS	DATE	FARNER & BAILEY 4048 W. 20TH AVE. • MELBOURNE, FL 32909 • (321) 744-3728 SURVEYING & MAPPING PLANNING & DESIGN	
DATE	2/12/20		

# National Flood Hazard Layer FIRMette



28°33'59.27"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>   |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>  |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone D</i> |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>   |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>   |
|                                    |  | Area with Flood Risk due to Levee <i>Zone D</i>   |
| <b>OTHER AREAS</b>                 |  | Area of Minimal Flood Hazard <i>Zone X</i>  |
|                                    |  | Effective LOMRs   |
| <b>GENERAL STRUCTURES</b>          |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
| <b>MAP PANELS</b>                  |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2020 at 4:01:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

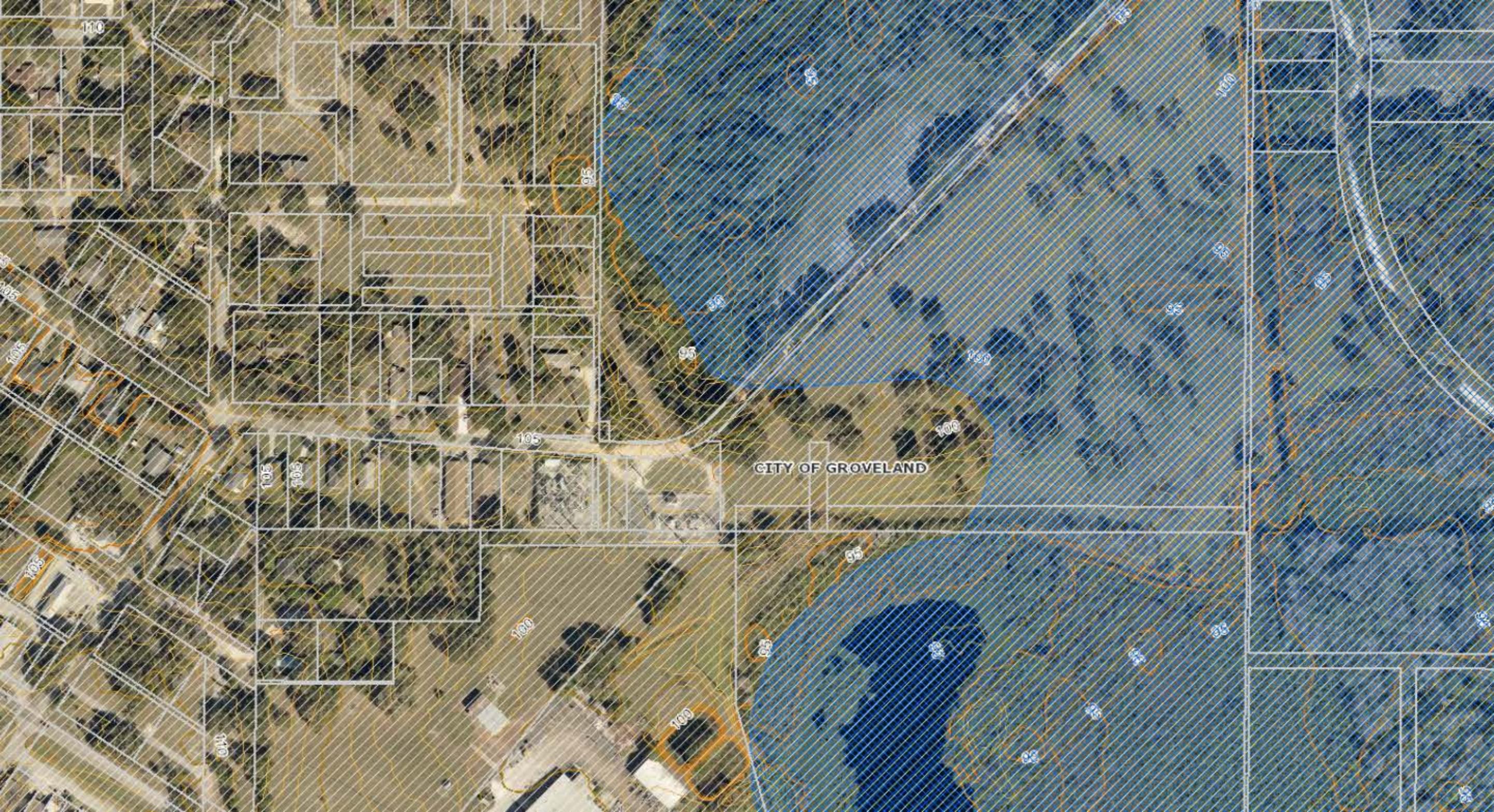
USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet 1:6,000

28°33'27.67"N



81-5041.31W



CITY OF GROVELAND

110

95

105

105

105

100

105

100

110

100

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110

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95

95

# TRACT 14

CENTERLINE OF SAMPEY ROAD

U.G. FEEDER EXITS

DRA

FPC

UNDERGROUND FEEDER EXITS

DRA

EXISTING SECO SUBSTATION

SWAMP AREA

NOT INCLUDED ORB 1777, PG 1404

$R=150.00'$   $L=44.14'$   
 $\Delta=16^\circ 51'38''$   
 $CB=S54^\circ 38'14''W$   
 $CH=43.98'$   
 $R=150.00'$   $L=44.14'$   
 $\Delta=16^\circ 51'38''$   
 $C$   $EASTERLY(D)$   $14''W$   
 $N89^\circ 43'33''E$   $35.00'$

$EASTERLY 548'\pm(D)$   
 $S89^\circ 43'33''W 548.00'$

$N00^\circ 05'34''W 375.50'$   
 $SOUTHERLY 375.50'(D)$

$N89^\circ 43'33''E 252.67'$   
 $N89^\circ 43'33''E 176.31'$

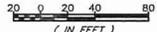
$N89^\circ 43'33''E 477.64'$

$EASTERLY(D)$   
 $SOUTH LINE OF TRACTS 14 & 13$

Revison:	BY:	Date:	Drawn by: BHT	Provided by: SECO ENERGY SUMTERVILLE, FLORIDA FLORIDA 16 SUMTER	Approved Date	Date 05/15/2020	GROVELAND SUBSTATION PROPOSED NEW SUBSTATION SUBSTATION LAYOUT PLAN	Work Order
			Scale NTS		Approved By BD	Engineer BHT		Drawing # GR- 03 -100B



Exhibit "A"



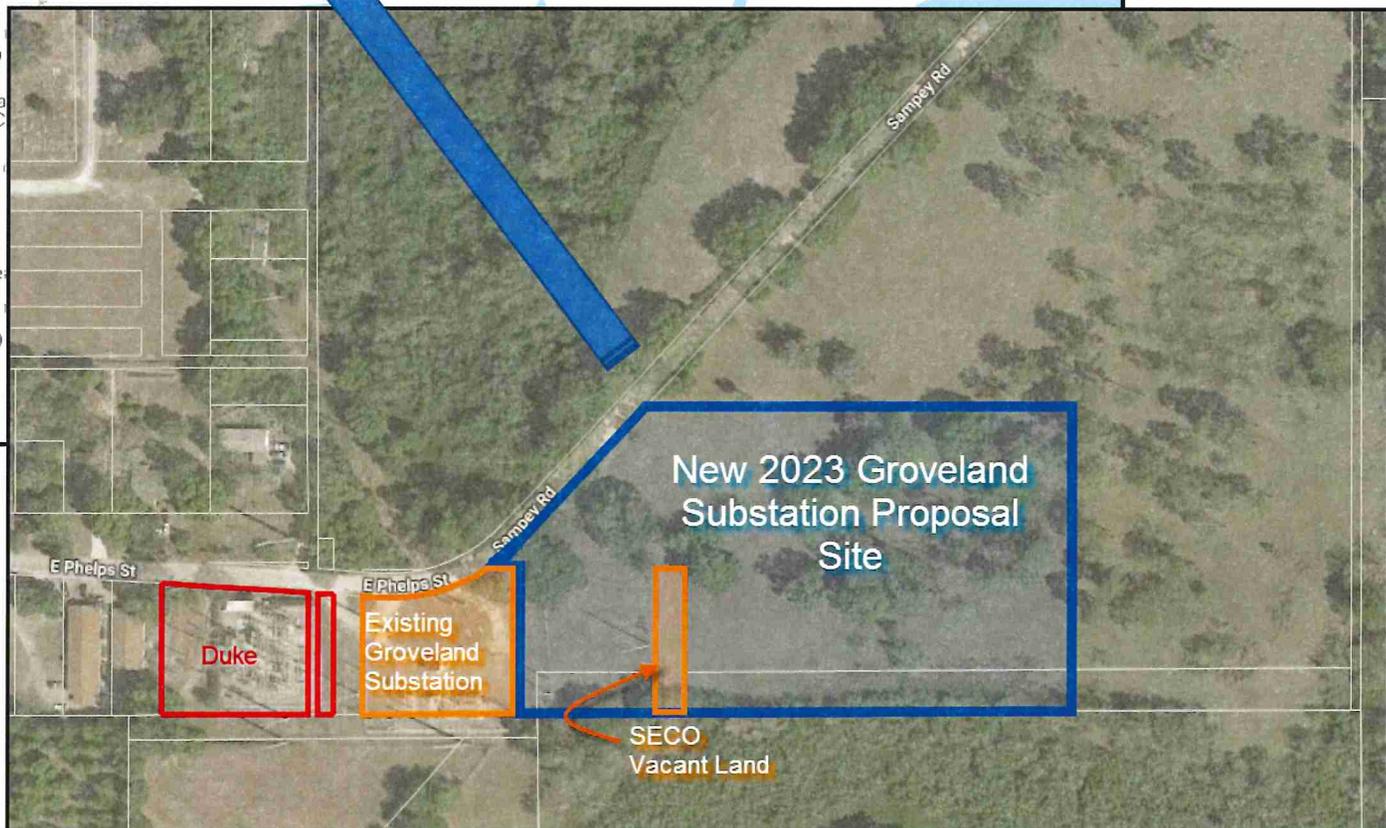
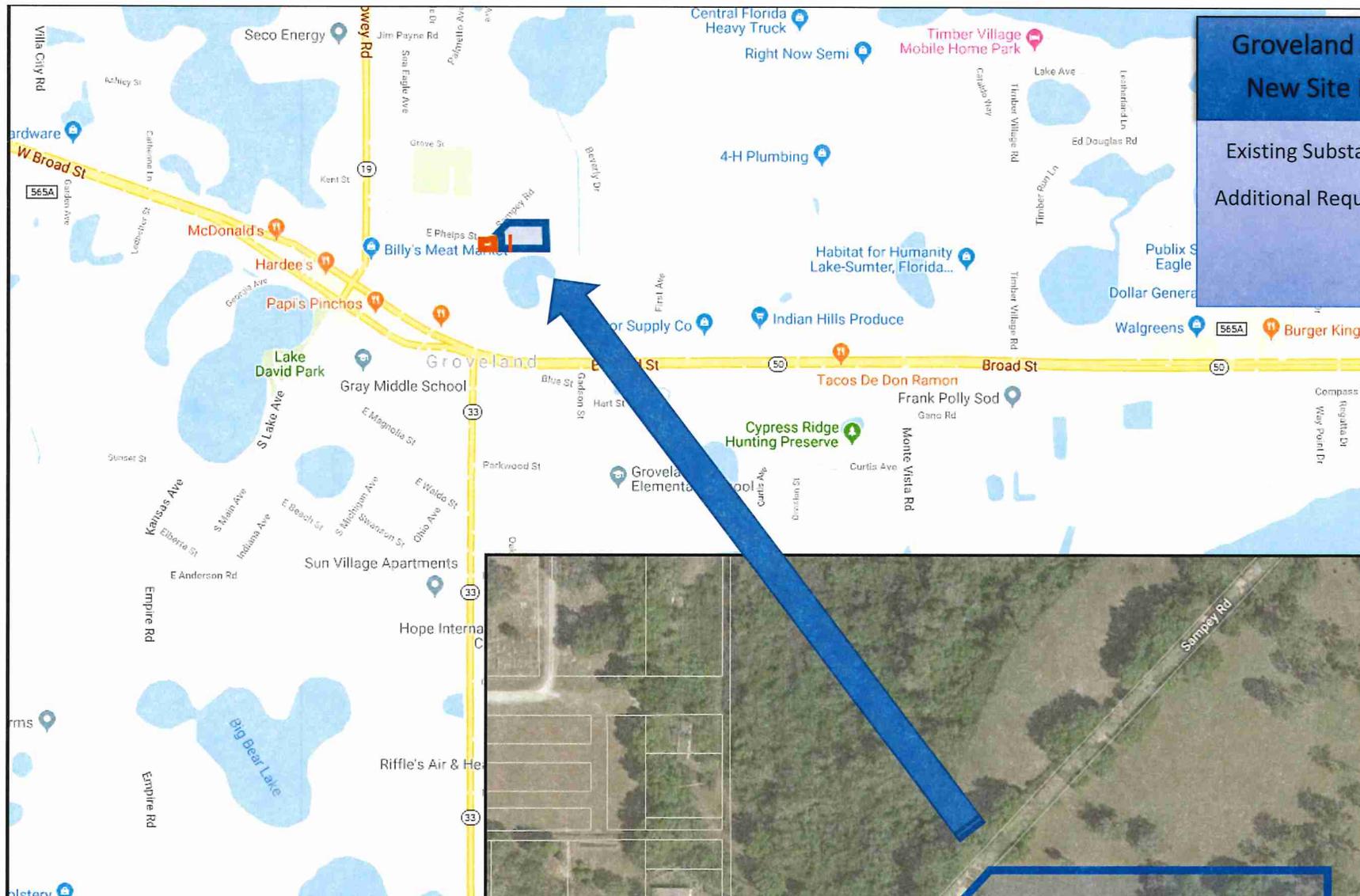
EXISTING SUBSTATION AREA = 0.92 ACRES  
 ADDITIONAL REQUIRED LAND = 5.46 ACRES  
 TOTAL = 6.38 ACRES

Revision:	BY:	Date:	Drawn by: BHT	Provided by: 	Approved Date	Date 9/6/2019	GROVELAND SUBSTATION 2023 NEW RING BUS STATION SITE PLAN PROPOSAL 1	Work Order
			Scale NTS		Approved By KJR	Engineer BHT		Drawing # GR - 02 - 111



# Groveland Substation 2023 New Site Plan Proposal 1

Existing Substation Area = 0.92 Acres  
Additional Required Land = 5.46 Acres  
Total = 6.38 Acres



Prepared by and Return to:  
James F. Basque, Esq.  
Shuffield, Lowman & Wilson, P.A.  
Post Office Box 1010  
Orlando, Florida 32802



Property Appraisers Parcel  
Identification (Folio) No. (s): 19-22-25-00100010000; 19-22-25-000200001700; 19-22-25-000200001201; 19-22-  
25-000200000800; 01-22-24-420500300000; 01-22-24-420501300000

### QUIT CLAIM DEED

This QUIT-CLAIM DEED, executed this 7th day of November, 2012, by CHARLES E. BRADSHAW, JR., a single person, whose address is Post Office Box 3508, Orlando, Florida 32802 ("first party") to CHARLES E. BRADSHAW, JR., as Trustee of the CHARLES E. BRADSHAW, JR. REVOCABLE TRUST dated May 26, 2000, as amended, whose address is Post Office Box 3508, Orlando, Florida 32802 ("second party"):

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of LAKE, State of Florida, to-wit:

See attached EXHIBIT "A"

THE PROPERTY CONVEYED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE FIRST PARTY OR CONTIGUOUS THERETO, AND NEITHER THE FIRST PARTY NOR ANYONE FOR WHOSE SUPPORT THE FIRST PARTY IS RESPONSIBLE, RESIDES ON OR ADJACENT TO SAID LAND.

**TO HAVE AND TO HOLD** The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

The second party, as Trustee for the respective Trust named herein, shall have the full power and authority to protect, conserve, sell, lease, encumber, transfer, assign, convey, grant and otherwise to manage and dispose of the property, it being the intent to vest in the second party as Trustees as aforesaid, full rights of ownership over both the legal and beneficial interest in the real estate conveyed as authorized and contemplated by Section 689.071, Florida Statutes.

This conveyance is subject to easements, restrictions, reservations and limitations of record and to any road right-of-ways applicable to said described property above, and any presently outstanding as well as those yet to be accrued taxes and assessments; however, reference herein shall not reimpose same.

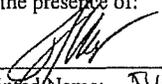
This Deed has been prepared without reference to any title work such as a title commitment, title policy or survey.

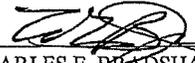
Because this Deed is given to a trustee from a grantor who has the power to revoke the trust instrument, minimum documentary stamps are affixed.

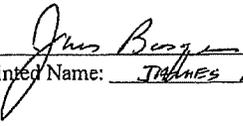
(Signature and Acknowledgment on following page)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Printed Name: JULIA D. NIKULINA

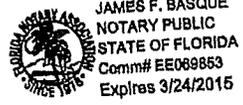
  
CHARLES E. BRADSHAW, JR.

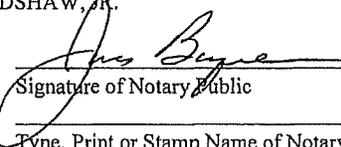
  
Printed Name: JAMES BASQUE

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of November, 2012, by CHARLES E. BRADSHAW, JR.

(SEAL)



  
Signature of Notary Public  
Type, Print or Stamp Name of Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced: \_\_\_\_\_

## EXHIBIT "A"

19-22-25-00100010000

That part of the former CSX transportation operating corridor located in the City of Groveland, in the Northwest ¼ and the Northeast ¼ of Section 19, Township 22 South, Range 25 East, Lake County, Florida, more fully described as follows:

Commence at a concrete monument at the East line of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, that is 8.78 feet South of the centerline of the tracks of the said former CSX transportation operating corridor; thence run South 00°13'10" East along the said East line of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, a distance of 90.46 feet to the old Northerly right of way line of State Road No. 50 (said right of way line being 40 feet distant from and parallel to the centerline of State Road No. 50), said right of way line also being on a curve, concave Northerly and having a radius of 2,824.93 feet and a radial bearing of North 18°19'05" East; thence run Northwesterly along the arc of said curve, through a central angle of 12°10'10", a distance of 600.00 feet to a point; thence run North 33°18'07" East, a distance of 6.93 feet to an iron rod with cap marked R.L.S. #2142; thence continue North 33°18'07" East a distance of 92.77 feet to the Southerly line of said former CSX transportation operating corridor and point of beginning; thence along the said Southerly line of the former CSX transportation operating corridor run in a Southeasterly direction, a distance of 190 feet, more or less, to the Westerly line of that certain deed dated March 18, 1976 between Seaboard Coast Line Railroad Co and Kermit F. Clay and Leila Clay, recorded in the Official Records of Lake County, Florida; thence along the lines of said deed in a Northerly direction a distance of 28 feet more or less (as measured at right angles to the centerline of the railroad); thence in a Southeasterly direction a distance of 100 feet more or less to the Westerly line of that certain deed dated May 30, 1986 between Seaboard System Railroad, Inc. and Roland P. Martin recorded in the Official Records of Lake County, Florida; thence South to a point 25 feet Southwesterly as measured radially from the centerline of the main track of the former CSX transportation operating corridor, thence in a Southeasterly direction along the said operating line, concentric with the centerline of the main line, to the East line of the Southwest ¼ of the Northwest ¼ of said Section 19, thence South to the South line of said former operating corridor, thence Southeasterly concentric to the centerline of the main line to a point 59.2 feet East of the East line of the Northwest ¼, thence North to the South line of Lot 10 in Block 8 of Beverly Hills subdivision as shown in Plat Book 11, Page 44 of the Public Records of Lake County, Florida, thence West to the East line of the Northwest ¼ of said Section 19, thence North to the North line of the former operating corridor, thence Northwesterly along the said North line, concentric to the centerline of said former operating corridor to the West line of said Section 19, thence South along the section line to the Southern line of said former operating corridor; thence Southeasterly along said former operating corridor to the point of beginning. Less and except that portion deeded to Roland P. Martin and recorded in Official Records Book 314, Page 409. Also less and except that portion deeded to Kermit F. Clay and Leila E. Clay, recorded in Official Records Book 611, Page 2111. Also less and except that portion deeded by C. Jeffrey Arnold, et al, to Krispy's Fried Chicken, Inc., recorded in Official Records Book 835, Page 815. Also less and except that portion deeded to Roland Martin and recorded in Official Records Book 884, Page 1786. Also less and except that portion deeded to Edge Mercantile Company and recorded in Official Records Book 1166, Page 639. Also less and except that portion deeded to W. Don Wynn, recorded in Official Records Book 1239, Page 1894, all in Public Records of Lake County, Florida.

Less that part conveyed by deed in Book 4137, Page 1620, Public Records of Lake County, Florida.

**19-22-25-000200001700**

That part of the Northeast ¼ of the Southwest ¼ of the Northwest ¼ and that part of the Southeast ¼ of the Northwest ¼ of Section 19, Township 22 South, Range 25 East lying North of Deeds Book 3256, Page 861; and Official Records Book 3454, Page 1703;

And

Begin at the intersection of the East line of the SW ¼ of the NW ¼ and the Southwesterly railroad right of way in Section 19, Township 22 South, Range 25 East, run Southeasterly along railroad right of way to South line of NW ¼, West to Northeasterly right of way of State Road No. 50, Northwesterly along said right of way to point South of point of beginning, North to point of beginning, all lying and being in Lake County, Florida.

**19-22-25-000200001201**

The Northeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 19, Township 22 South, range 25 East, in the City of Groveland, Florida, less and except North 300 feet;

Also less those parcels conveyed by the following deeds:

Official Records Book 3256, Page 861; and Official Records Book 3454, Page 1703, Public Records of Lake County, Florida.

**19-22-25-000200000800**

That part of the Southeast ¼ of the Northwest ¼ of Section 19, Township 22 South, Range 25 East, in the town of Groveland, Florida, lying North of the Northerly line of the right of way of the Atlantic Coast Line Railroad.

Less those parcels conveyed by the following deeds:

Official Records Book 3256, Page 861; and Official Records Book 3454, Page 1703.

And less that part lying North of said deeds.

**01-22-24-420500300000 and 01-22-24-420501300000**

Tract 3, 4, 13 and 14 in Section 19, Township 22 South, Range 25 East, in Groveland Farms, a subdivision in the town of Groveland, Florida, according to the plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Less and except those parcels conveyed by the following deeds:

Official Records Book 916, Page 2385  
Official Records Book 305, Page 189  
Official Records Book 944, Page 1651  
Official Records Book 944, Page 1650  
Official Records Book 1777, Page 1404

Also less that portion lying within Sampey Road, Lake County, Florida.

PARENT PARCEL

TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS: OFFICIAL RECORDS BOOK 946, PAGE 2385; DEED BOOK 305, PAGE 189; OFFICIAL RECORDS BOOK 944, PAGE 1651; OFFICIAL RECORDS BOOK 944, PAGE 1650 AND OFFICIAL RECORDS BOOK 1777, PAGE 1404.

ALSO LESS THAT PORTION LYING WITHIN SAMPEY ROAD, LAKE COUNTY, FLORIDA.

PARCEL "A":

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 13 AND 14, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S00°05'34"E A DISTANCE OF 1331.39 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 (ALSO BEING THE SOUTHWEST CORNER OF TRACT 14, GROVELAND FARMS); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N89°43'33"E A DISTANCE OF 252.67 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RUN N89°43'33"E A DISTANCE OF 176.31 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 1777, PAGE 1404, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID PROPERTY RUN N00°05'30"W A DISTANCE OF 177.00 FEET; THENCE ALONG THE NORTH BOUNDARY THEREOF RUN N89°43'33"E A DISTANCE OF 35.00 FEET; THENCE ALONG THE EAST BOUNDARY THEREOF RUN S00°05'30"E A DISTANCE OF 177.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG SAID SOUTH LINE RUN N89°43'33"E A DISTANCE OF 477.64 FEET TO A POINT ON THE EAST LINE OF THE WEST 941.62 FEET OF THE AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE PARALLEL WITH AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN N00°05'34"W A DISTANCE 375.50

FEET; THENCE PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN S89°43'33"W A DISTANCE OF 548.00 FEET TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE WITH THE FOLLOWING TWO (2) COURSES: RUN S42°14'30"W A DISTANCE OF 235.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET TO WHICH A RADIAL LINE BEARS S43°47'35"E; THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 16°51'38", CHORD BEARING AND DISTANCE OF S54°38'14"W, 43.98 FEET TO THE NORTH LINE OF AFORESAID PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335; THENCE ALONG SAID NORTH LINE RUN N89°43'33"E A DISTANCE OF 53.22 FEET TO AN IRON ROD & CAP (MARKED LB 707) AT THE NORTHEAST CORNER OF SAID DEED BOOK 343, PAGE 335; THENCE ALONG THE EAST LINE OF SAID PARCEL RUN S00°05'34"E A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY BY MAINTENANCE FOR SAMPEY ROAD.

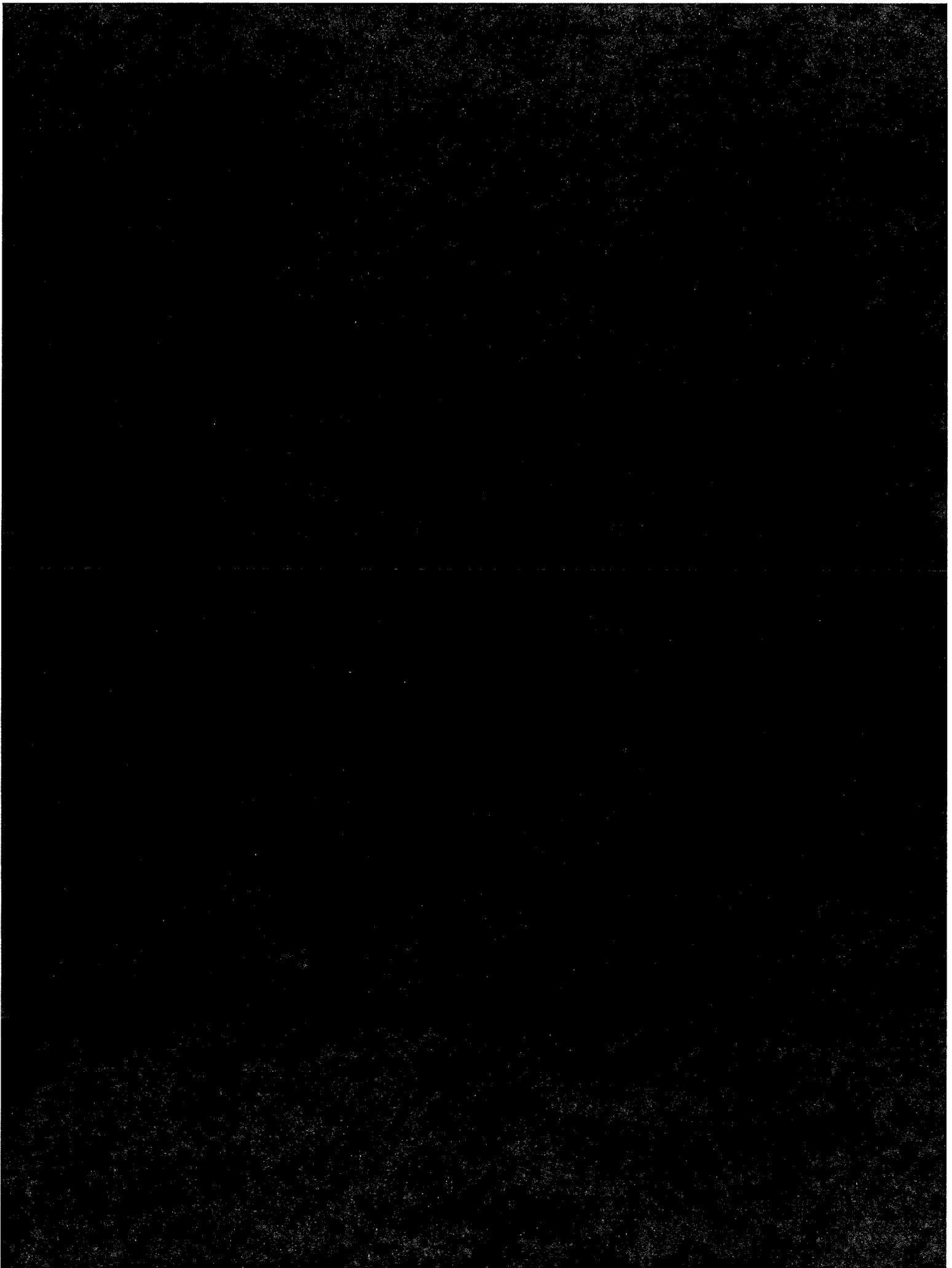
#### PARCEL "B"

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACTS 3, 4, 13 AND 14 IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN GROVELAND FARMS, A SUBDIVISION IN THE TOWN OF GROVELAND, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH ROUND CONCRETE MONUMENT (MARKED RLS NO. 1571) AT THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 RUN SOUTHERLY A DISTANCE OF 75.98 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN O.R. BOOK 946, PAGE 2385, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 305, PAGE 189, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE RUN EASTERLY TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 305, PAGE 189; THENCE ALONG SAID EAST LINE RUN SOUTHERLY TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED BOOK 343, PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID POINT BEING 67.55 EAST OF THE SOUTHWEST CORNER OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID WEST LINE RUN NORTHERLY 185.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PROPERTY RUN EASTERLY TO THE CENTERLINE OF SAMPEY ROAD (A CLAY ROAD WITH RIGHT-OF-WAY BY MAINTENANCE); THENCE ALONG SAID CENTERLINE RUN NORTHEASTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 375.50 FEET OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE

ALONG SAID NORTH LINE RUN EASTERLY 548 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 941.62 FEET OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN SOUTHERLY 375.50 FEET TO THE SOUTH LINE OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG THE EAST LINE THEREOF RUN NORTHERLY TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE RUN WESTERLY TO THE NORTHEAST CORNER OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 946, PAGE 2385; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN SOUTHERLY 66.30 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 212.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR SAMPEY ROAD AND EAST PHELPS STREET.



[Select Language](#) ▼**PROPERTY RECORD CARD****General Information**

<b>Owner Name:</b>	BRADSHAW CHARLES E JR TRUSTEE	<b>Alternate Key:</b>	1103193
<b>Mailing Address:</b>	26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-24-4205- 003-00000
		<b>Millage Group and City:</b>	0GR1 (GROVELAND)
		<b>Total Certified Millage Rate:</b>	18.915
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	SAMPEY RD GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>

**Property Description:** GROVELAND, GROVELAND FARMS 19-22-25 TRACT 3--LESS BEG NW COR| SAID TRACT 3 RUN N 89-33-0 E 212.63 FT, S 0-08-22 E 66.30 FT| S 86-56-34 W 212.80 FT, N 0-13-08 W 75.98 FT TO POB--TRACTS | 4, 13, BEG 32.55 FT E OF SW COR OF TRACT 14 RUN E 35 FT, N | 177 FT, E 185 FT, S 177 FT, E 407.45 FT, N 660 FT, W 660 FT,| S 445 FT, E 32.55 FT, S TO POB--LESS W 35 FT OF E 220 FT OF | S 177.FT OF TRACT 14 & LESS THAT PART OF LAND LYING WITHIN | FOLLOWING DESCRIBED PROPERTY: FROM INTERSECTION OF W LINE OF| NE 1/4 OF SW 1/4 OF NW 1/4 & N R/W LINE OF SCL RR R/W RUN S | 56-33-0 E ALONG SAID N R/W LINE 469.92 FT TO THE BEGINNING | OF A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT | & A CHORD BEARING OF S 61-05-48 E, THENCE RUN SE'LY ALONG | SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF 295.21| FT THRU A CENTRAL ANGLE OF 09-05-36 FOR POB, CONT ALONG SAID| N R/W LINE & A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF | 1860.08 FT & A CHORD BEARING OF 66-12-42 E, THENCE RUN SE'LY| ALONG SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF | 36.90 FT THRU A CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID| CURVE, THENCE RUN N 43-40-21 E 519.18 FT, N 16-21-22 W | 374.52 FT, N 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S |

89-52-33 E 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E |  
 1368.89 FT TO S LINE OF SCL RR R/W, S 89-23-30 W ALONG  
 SAID |  
 S LINE 502.40 FT TO THE BEGINNING OF A NON-TANGENT  
 CURVE |  
 CONCAVE TO THE N, HAVING A RADIUS OF 1960.08 FT & A  
 CHORD |  
 BEARING OF N 87-46-32 W, THENCE RUN W'LY ALONG THE ARC  
 OF |  
 SAID CURVE FOR A DIST OF 193.83 FT THRU A CENTRAL  
 ANGLE OF |  
 05-39-57 TO THE N R/W LINE OF SR 50, THENCE RUN S 89-32-52  
 W |  
 ALONG SAID N R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE  
 |  
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,  
 HAVING A |  
 RADIUS OF 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, |  
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF  
 SAID |  
 CURVE FOR A DIST OF 359.63 FT THRU A CENTRAL ANGLE OF |  
 07-19-12, THENCE RUN S 15-42-48 W ALONG SAID N R/W LINE  
 4.25 |  
 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE  
 TO THE |  
 NE, HAVING A RADIUS OF 2819.18 FT & A CHORD BEARING OF  
 N |  
 72-57-16 W, THENCE RUN NW'LY ALONG SAID N R/W LINE &  
 THE ARC |  
 OF SAID CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL  
 ANGLE |  
 OF 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--PB 2  
 |  
 PGS 10-11 |  
 ORB 944 PG 1655 ORB 4249 PG 1673 |

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

**Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	18.55	AC	\$6,493.00	\$250,425.00
2	WETLAND (9600)	0	0		15	AC	\$675.00	\$675.00

[Click here for Zoning Info](#)  [Map](#)

[FEMA Flood](#)

**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4249 / 1673</a>	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
<a href="#">944 / 1652</a>	11/1/1987	Tax Deed	Multi-Parcel	Vacant	\$1,200,000.00
<a href="#">944 / 1655</a>	11/1/1987	Quit Claim Deed	Unqualified	Vacant	\$0.00
<a href="#">761 / 663</a>	11/1/1982	Warranty Deed	Unqualified	Vacant	\$1.00

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

### Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$251,100	\$7,168	\$7,168	5.07340	\$36.37
LAKE COUNTY MSTU AMBULANCE	\$251,100	\$7,168	\$7,168	0.46290	\$3.32
SCHOOL BOARD STATE	\$251,100	\$7,168	\$7,168	3.88500	\$27.85
SCHOOL BOARD LOCAL	\$251,100	\$7,168	\$7,168	2.99800	\$21.49
CITY OF GROVELAND	\$251,100	\$7,168	\$7,168	5.20000	\$37.27
ST JOHNS RIVER FL WATER MGMT DIST	\$251,100	\$7,168	\$7,168	0.24140	\$1.73
LAKE COUNTY VOTED DEBT SERVICE	\$251,100	\$7,168	\$7,168	0.11000	\$0.79
LAKE COUNTY WATER AUTHORITY	\$251,100	\$7,168	\$7,168	0.35570	\$2.55
SOUTH LAKE HOSPITAL DIST	\$251,100	\$7,168	\$7,168	0.00000	\$0.00
				<b>Total:</b>	<b>Total:</b>
				18.3264	\$131.37

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first 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) 	<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 and Permanent 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 and Permanent 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>
First Responder Total and Permanent Disability 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>
Economic Development Exemption	<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>

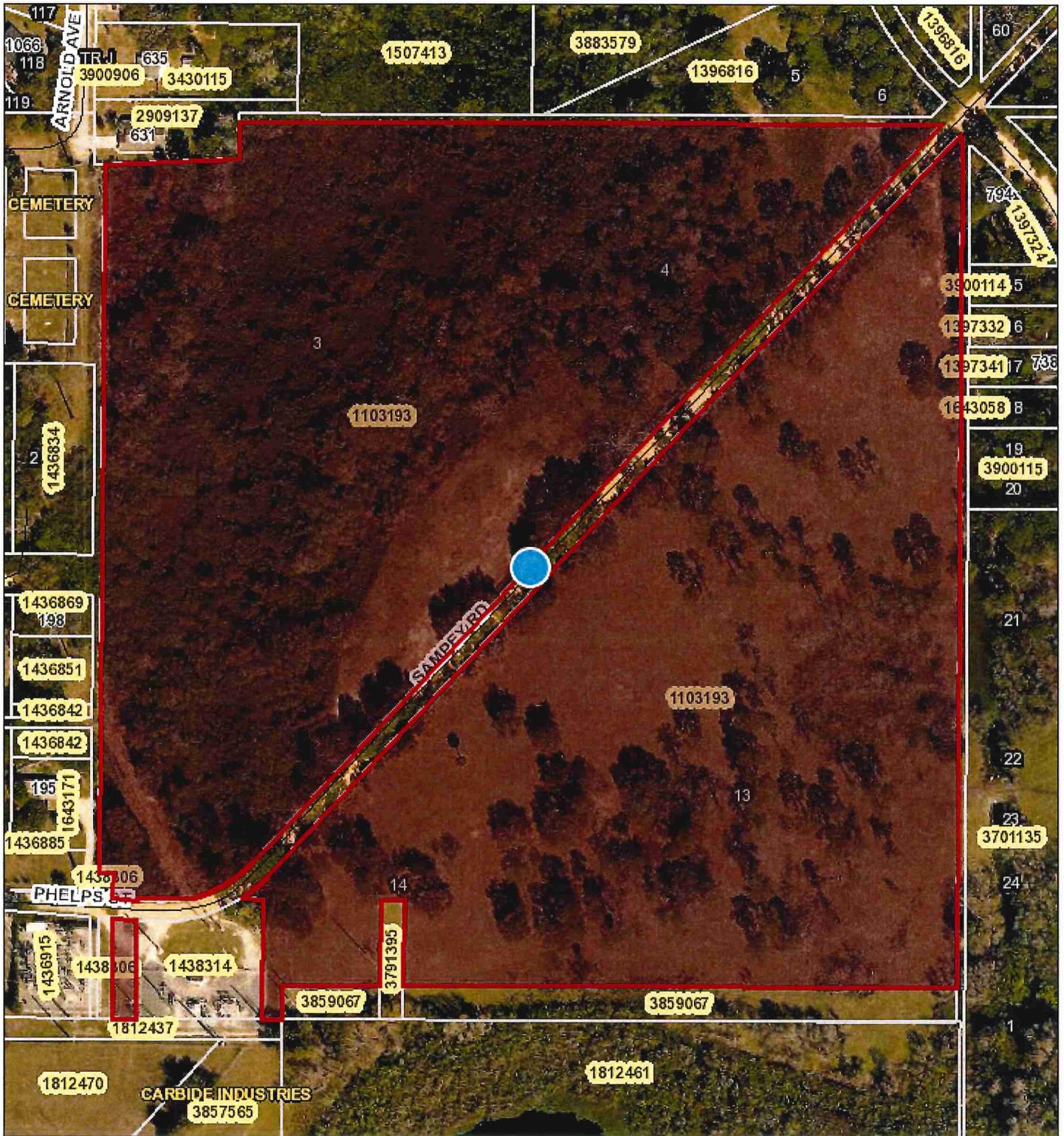
### Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$4,470.40**

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**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

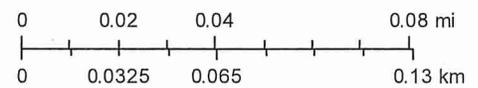
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Property data last updated on December 1, 2019.  
Site Notice



December 16, 2019

1:2,500

- |   |   |                           |
|---|---|---------------------------|
| pointLayer  | —   | Local Streets             |
|  | +   | Subdivision Lot Numbers   |
|   |   | Address Locations         |
| polygonLayer  |   | Property Name             |
|  |   | Tax Parcels Alternate Key |
|  |   | Tax Parcels               |
|   |  | Surrounding Counties      |
|   |   | Street Names              |



Lake BCC

## PROPERTY RECORD CARD

### General Information

<b>Owner Name:</b>	BRADSHAW CHARLES E JR TRUSTEE	<b>Alternate Key:</b>	3859067
<b>Mailing Address:</b>	26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	01-22-24-4205- 013-00000
		<b>Millage Group and City:</b>	0GR1 (GROVELAND)
		<b>Total Certified Millage Rate:</b>	18.915
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	PHELPS ST GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>

**Property Description:** GROVELAND, GROVELAND FARMS 19-22-25 THAT PART OF TRACTS 13 & 14 LYING WITHIN FOLLOWING DESCRIBED PROPERTY: FROM | INTERSECTION OF W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 & N R/W | LINE OF SCL RR R/W RUN S 56-33-0 E ALONG SAID N R/W LINE | 469.92 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE NE, | HAVING A RADIUS OF 1860.08 FT & A CHORD BEARING OF S | 61-05-48 E, THENCE RUN SE'LY ALONG SAID N R/W LINE & THE ARC | OF SAID CURVE FOR A DIST OF 295.21 FT THRU A CENTRAL ANGLE | OF 09-05-36 FOR POB, CONT ALONG SAID N R/W LINE & A CURVE | CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT & A CHORD | BEARING OF 66-12-42 E, THENCE RUN SE'LY ALONG SAID N R/W | LINE & THE ARC OF SAID CURVE FOR A DIST OF 36.90 FT THRU A | CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID CURVE, THENCE | RUN N 43-40-21 E 519.18 FT, N 16-21-22 W 374.52 FT, N | 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S 89-52-33 E | 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E 1368.89 FT TO S | LINE OF SCL RR R/W, S 89-23-30 W ALONG SAID S LINE 502.40 FT | TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE N, | HAVING A RADIUS OF 1960.08 FT & A CHORD BEARING OF N | 87-46-32 W, THENCE RUN W'LY ALONG THE ARC OF SAID CURVE FOR | A DIST OF 193.83 FT THRU A CENTRAL ANGLE OF 05-39-57 TO

THE |  
 N R/W LINE OF SR 50, THENCE RUN S 89-32-52 W ALONG SAID  
 N |  
 R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE BEGINNING OF  
 A |  
 NON-TANGENT CURVE CONCAVE TO THE NE, HAVING A  
 RADIUS OF |  
 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, THENCE  
 RUN |  
 NW'LY ALONG SAID N R/W LINE & THE ARC OF SAID CURVE  
 FOR A |  
 DIST OF 359.63 FT THRU A CENTRAL ANGLE OF 07-19-12,  
 THENCE |  
 RUN S 15-42-48 W ALONG SAID N R/W LINE 4.25 FT TO THE |  
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,  
 HAVING A |  
 RADIUS OF 2819.18 FT & A CHORD BEARING OF N 72-57-16 W, |  
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF  
 SAID |  
 CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL ANGLE OF |  
 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--LESS W  
 35 |  
 FT OF E 220 FT OF S 177 FT OF TRACT 14--PB 2 PGS 10-11 |  
 ORB 944 PG 1655 ORB 4249 PG 1673 |

**NOTE:** This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

**Land Data**

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL UNBUILDABLE WITH VALUE (0006)	0	0		0.96	AC	\$0.00	\$3,600.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

**Miscellaneous Improvements**

There is no improvement information to display.

**Sales History**

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4249 / 1673	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

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

**Values and Estimated Ad Valorem Taxes**

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$3,600	\$3,600	\$3,600	5.07340	\$18.26
LAKE COUNTY MSTU AMBULANCE	\$3,600	\$3,600	\$3,600	0.46290	\$1.67
SCHOOL BOARD STATE	\$3,600	\$3,600	\$3,600	3.88500	\$13.99
SCHOOL BOARD LOCAL	\$3,600	\$3,600	\$3,600	2.99800	\$10.79
CITY OF GROVELAND	\$3,600	\$3,600	\$3,600	5.20000	\$18.72
ST JOHNS RIVER FL WATER MGMT DIST	\$3,600	\$3,600	\$3,600	0.24140	\$0.87
LAKE COUNTY VOTED DEBT SERVICE	\$3,600	\$3,600	\$3,600	0.11000	\$0.40
LAKE COUNTY WATER AUTHORITY	\$3,600	\$3,600	\$3,600	0.35570	\$1.28
SOUTH LAKE HOSPITAL DIST	\$3,600	\$3,600	\$3,600	0.00000	\$0.00
				<b>Total:</b> 18.3264	<b>Total:</b> \$65.98

### Exemptions Information

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

Homestead Exemption (first 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) ⓘ	<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 and Permanent 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 and Permanent 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>
First Responder Total and Permanent Disability 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>
Economic Development Exemption	<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 

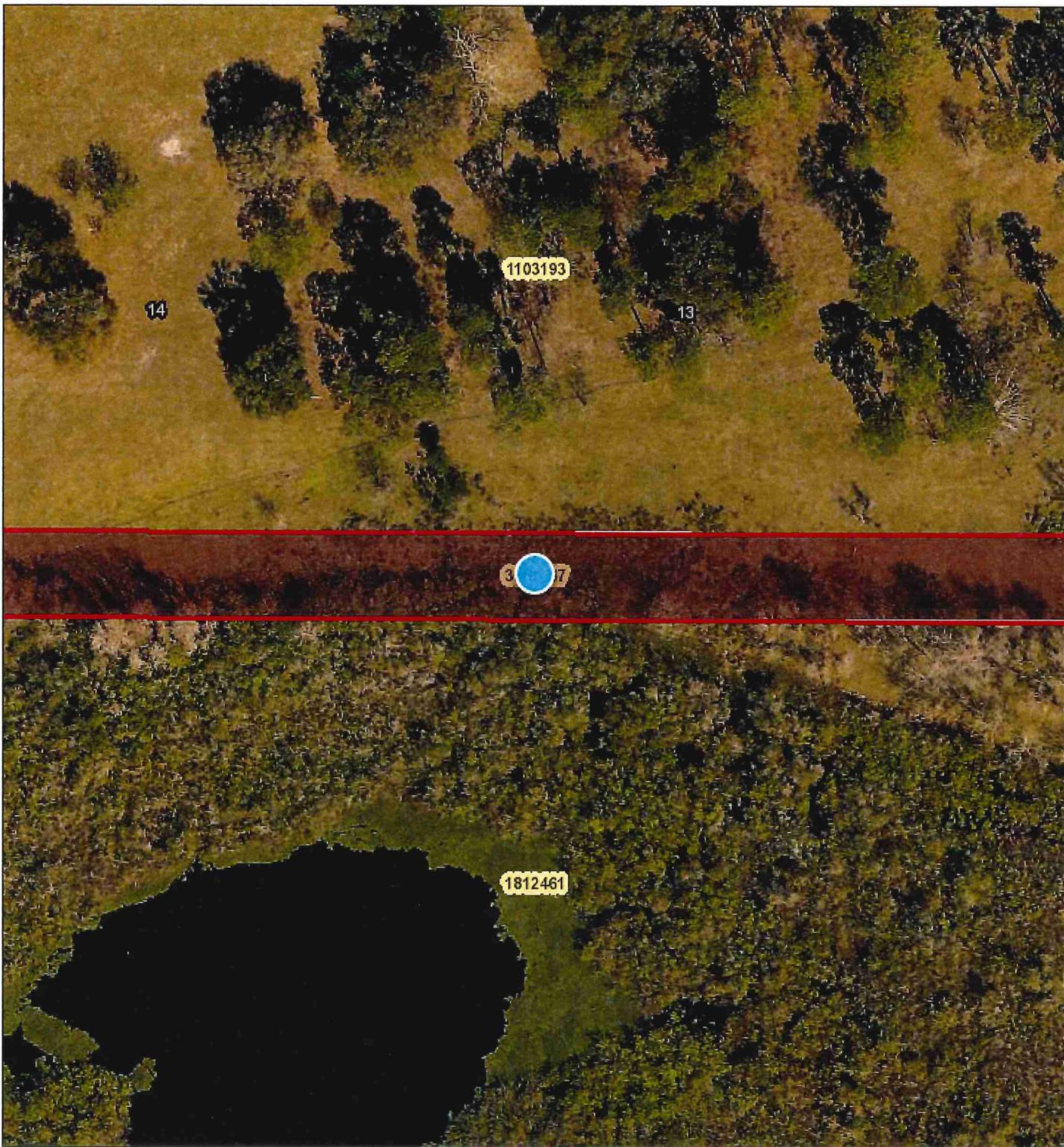
Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn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

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on December 1, 2019.  
[Site Notice](#)



December 16, 2019

1:1,000

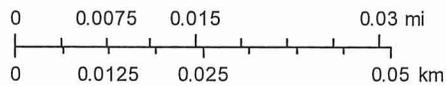
pointLayer



polygonLayer



- Local Streets
- Subdivision Lot Numbers
- + Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



Lake BCC

# ATTACHMENT 3

AltKey	ParcelType	ParcelNum	OwnerNar	OwnerAdd	OwnerCity	OwnerStat	OwnerZip	PropertyAc	Subdivisor
1103193	Land Base	1.22E+16	BRADSHAV	26603 W C TAVARES	FL		32778	SAMPEY RI	GROVELAN
1812437	Land Base	1.92E+17	BRADSHAV	26603 W C TAVARES	FL		32778	PHELPS ST	
1812461	Land Base	1.92E+17	BRADSHAV	26603 W C TAVARES	FL		32778	711 EAST B	
3859067	Land Base	1.22E+16	BRADSHAV	26603 W C TAVARES	FL		32778	PHELPS ST	GROVELAN
1436885	Land Base	1.92E+17	BRIGMONI	11710 MOI	CLERMONT	FL	34711	193 EAST P	EDGE'S SEC
3857565	Land Base	1.92E+17	CARBIDE H	314 E CRIT	GROVELAN	FL	34736	300 CRITTE	
1812470	Land Base	1.92E+17	CITY OF GR	156 S LAKE	GROVELAN	FL	34736	CRITTENDE	
1643171	Land Base	1.92E+17	CRISP JIMM	195 E PHEL	GROVELAN	FL	34736	195 EAST P	EDGE'S SEC
3825799	Land Base	1.92E+17	DIAZ GUAP	162 E PHEL	GROVELAN	FL	34736	162 EAST P	EDGE'S SEC
1438306	Land Base	1.22E+16	DUKE ENEF	550 S TRYC	CHARLOTTI	NC	28202	PHELPS ST	GROVELAN
1436915	Land Base	1.92E+17	DUKE ENEF	550 S TRYC	CHARLOTTI	NC	28202	6212 PHELI	EDGE'S SEC
1436842	Land Base	1.92E+17	FLORES JAN	1003 HISP	FORT PIERC	FL	34982	PHELPS ST	EDGE'S SEC
1643180	Land Base	1.92E+17	JACKSON L	161 PHELP	GROVELAN	FL	34736	161 PHELP	EDGE'S SEC
1436851	Land Base	1.92E+17	ORLANDO	11748 GRA	CLERMONT	FL	34711	EAST GREE	EDGE'S SEC
3825793	Land Base	1.92E+17	SINGH RAM	PO BOX 88	GROVELAN	FL	34736	172 PHELP	EDGE'S SEC
1436923	Land Base	1.92E+17	SINGH RAM	PO BOX 88	GROVELAN	FL	34736	192 PHELP	EDGE'S SEC
1438314	Land Base	1.22E+16	SUMTER EI	PO BOX 30	SUMTERVII	FL	33585	PHELPS ST	GROVELAN
3791395	Land Base	1.22E+16	SUMTER EI	PO BOX 30	SUMTERVII	FL	33585	SAMPEY RI	GROVELAN
1812496	Land Base	1.92E+17	THOMPSON	233 RICE C	GROVELAN	FL	34736	233 RICE C	

YearBuilt	LandValue	BuildingVal	TotalJustVa	MiscValue	LastSalePri	LastSaleDa	Millage	LastTaxAm	LandUseDe
	251100		251100		1200000	#####	OGR1	136	PASTURE II
	16000		16000		50000	7/2/2004	OGR1	123	VACANT RE
	274500		274500			1/1/1970	OGR1	5192	VACANT IN
	3600		3600			1/1/1970	OGR1	68	
1962	25000	67308	92308		28100	1/4/2011	OGR1	1642	DRY SFR LC
1979	359450	1019794	1435500	56256	1375000	#####	OGR1	27143	LIGHT MAN
1980	918000	36055	971527	17472	1500000	6/8/2007	OGR1	0	MUNICIPAI
1972	20000	52692	72692		60000	#####	OGR1	1086	DRY SFR LC
2018	20000	104366	124366		25000	#####	OGR1	1579	DRY SFR LC
	3920		3920			1/1/1970	OGR1	65	UTILITIES
	15588		37112	21524		1/1/1970	OGR1	620	UTILITIES
	4000		4000			1/1/1970	OGR1	76	
2016	24000	105483	129483		21000	#####	OGR1	1475	DRY SFR LC
	16000		16000		2200	#####	OGR1	215	VACANT RE
1984	20000	132391	152391		86000	#####	OGR1	2555	MULTI FAN
1984	20000	127945	147945		100000	#####	OGR1	2471	MULTI FAN
	15971		24615	8644		1/1/1970	OGR1	437	UTILITIES
	525		525		2500	#####	OGR1	10	UTILITIES
1951	40000	19846	59846			1/1/1970	OGR1	108	DRY SFR LC

PropertyCl: Acres

PASTURE II	35.0552
VACANT RE	0.351442
VACANT IN	29.28065
VACANT RE	1.129132
SINGLE FAM	0.495862
LIGHT MAN	10.46275
MUNICIPAL	6.894095
SINGLE FAM	0.371897
SINGLE FAM	0.235949
UTILITIES	0.087247
UTILITIES	0.650637
VACANT RE	0.179063
SINGLE FAM	0.371897
VACANT RE	0.275479
MULTI FAM	0.230264
MULTI FAM	0.224579
UTILITIES	0.666635
UTILITIES	0.142218
SINGLE FAM	1.818169



156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

**VERIFIED AFFIDAVIT RE: PUBLIC NOTICE PROVIDED TO PROPERTY OWNERS INCLUDED ON PROPERTY OWNER'S LIST**

**In accordance with Sec. 101-45**

**Chapter 101 Land Development Use and Development Regulations of the City of Groveland**

STATE OF FLORIDA  
COUNTY OF LAKE

COMES NOW DelWayne Jones, who under oath, affirms and states as follows:  
(City of Groveland employee name - Affiant)

- Affiant's name is DelWayne Jones (City of Groveland Employee/Authorized Agent Name). Affiant is over the age of 18 years of age and voluntarily makes this Verified Affidavit.
- Affiant is an employee, or authorized agent of the City of Groveland.
- This affidavit is provided for the following community development project:

Name of Project: SECO  
 Application Number Assigned Project: 2020-10 & 2020-11  
 Applicant's Name: SECO  
 Type(s) of approval being requested for which public notice is being provided (check all that apply):

- Rezoning
- Large-scale Comprehensive Plan Amendment
- Small-scale Comprehensive Plan Amendment
- Variance
- Special Exception Use
- Vacate public rights of way
- Annexation
- Vacate plat
- Lot split

- Affiant prepared mail notice of a public hearing consistent with Sec. 101-45 of the Land Development Use and Development Regulations and mailed all required notices to all property owners included in the property owner's list. The property owner's list is attached hereto as Exhibit A.



352-429-2141  
planning@groveland-fl.gov

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5. I mailed the public notices via first class U.S. Mail, on the following date July, 27, 2020.

I have read the above and foregoing Verified Affidavit and do hereby swear or affirm I have personal knowledge of each and every statement of fact contained herein and each and every statement of fact is true and correct.

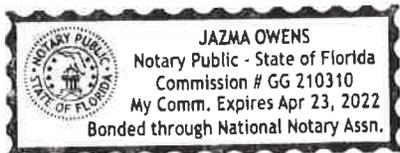
DeWayne Jones  
(Employee's/Agent's Signature)

Print: DeWayne Jones

Date: 7/27/20

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 27<sup>th</sup> day of July, 2020, by the Affiant, DeWayne Jones, who:

is personally known to me, or has provided  
 identification as follows: \_\_\_\_\_



Jazma Owens  
Notary Public, State of Florida



VERIFIED AFFIDAVIT
RE: POSTING OF PUBLIC NOTICE

(In accordance with Sec. 101-45, Chapter 101 Land Development Use and Development Regulations of the City of Groveland)

STATE OF FLORIDA, COUNTY OF LAKE

COMES NOW DelWayne Jones, who under oath, affirms and states as follows: (Name of employee)

- 1. Affiant's name is DelWayne Jones (Name of employee). Affiant is over the age of 18 years of age and voluntarily makes this Verified Affidavit.
2. Affiant is the applicant for the following community development project:

Name of Project: SECO
Application Number Assigned project: 2020-10 & 2020-11
Applicant's Name: SECO
Type(s) of approval being requested for which public notice is being posted (check all that apply):

- Rezoning
Large-scale Comprehensive Plan Amendment
Small-scale Comprehensive Plan Amendment
Variance
Special Exception Use
Vacate public rights of way
Annexation
Vacate plat
Lot split

- 3. Affiant installed on the property, which is the subject of the above named project, public notice signs on the following date, July 27, 2020. Affiant installed a total of 1 (insert number) public notice signs in compliance with Sec. 101-45 of the Land Development Use and Development Regulations.
4. Affiant photographed the posted sign(s) on the date installed. Attached to this affidavit is a copy of the photograph(s).
5. Affiant shall notify the City if the sign(s) are damaged, lost, or stolen and obtain a replacement sign(s).
6. Affiant is responsible for the removal of the sign(s) after the final public hearing.

I have read the above and foregoing Verified Affidavit and do hereby swear or affirm I have personal knowledge of each and every statement of fact contained herein and each and every statement of fact is true and correct.

DeWayne Jones

(Employee's Signature)

Print: DeWayne Jones

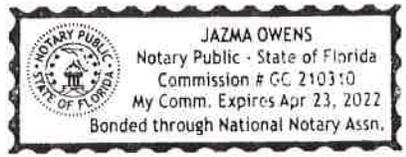
Date: 7/27/20

The foregoing Affidavit was sworn to, subscribed and acknowledged before me this 27<sup>th</sup> day of July, 2020 by the Affiant, \_\_\_\_\_, who:

is personally known to me, or has provided  
 identification as follows: \_\_\_\_\_

Jazma Owens  
Notary Public, State of Florida

SEAL





# CITY OF GROVELAND

THIS PROPERTY WILL BE CONSIDERED FOR:

SECO

CASE NO 2020-10 & 2020-11

APPLICANT SECO

ACTION REQUESTED

Comprehensive Plan Amend  
Rezoning

This application will be considered at the following public meeting(s) at the date(s) and time(s) specified. Interested parties may appear at the meeting(s):

Planning and Zoning Board August 6, 2020 at 3:00 p.m.

City Council \_\_\_\_\_ at \_\_\_\_\_

City Council \_\_\_\_\_ at \_\_\_\_\_

The meeting(s) will be held at the E.L. Puryear Bldg. located at 243 S. Lake Ave., Groveland, FL 34736.  
or further information or to review the file:

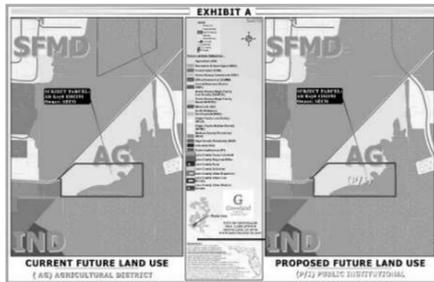
**CALL: (352) 429-2141 EXT. 4001 or 4003**  
**156 S. LAKE AVE., GROVELAND, FL**

## NOTICE OF PUBLIC HEARING

The City of Groveland proposes to adopt Comprehensive Plan Amendment Ordinance 2020-10 & Rezoning Ordinance 2020-11. The Planning and Zoning Board (P & Z) will hold a virtual public hearing on August 6, 2020 at 3:00 p.m. The City Council will hold a virtual public hearing on August 24, 2020 and September 7, 2020. The City Council public hearings to consider Ordinance 2020-10 and Ordinance 2020-11 begins at 5:00 p.m., or as soon thereafter as possible. The title of the ordinances are as follows:

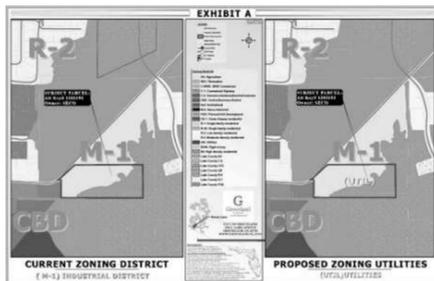
### ORDINANCE 2020-10

**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 CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND PUBLIC/INSTITUTIONAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 10 OR LESS ACRES OF LAND; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**



### ORDINANCE 2020-11

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM CITY OF GROVELAND AGRICULTURE TO CITY OF GROVELAND UTILITIES DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY THE CHARLES E. BRADSHAW, JR. REVOCABLE TRUST DATED MAY 26, 2000 AND LOCATED ON NORTH OF SR 50 AND SOUTH OF SAMPEY ROAD; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**



Interested parties may join by phone: Members of the public can join both the Planning & Zoning Board Meeting & City Council Meeting by calling the following telephone number: 1-346-248-7799. When prompted enter the Meeting ID: 885 5256 3884, and Password: 273625.

To join online: In addition to calling, persons may watch the meeting by going to <https://us02web.zoom.us/j/88552563884?pwd=MTFSdExiMFM4MHhPWtk4c0RSallsZz09> and entering Meeting ID: 885 5256 3884 and Password: 273625 prior to the start of the 12:00 p.m. meeting. If you have difficulty or are unable to hear the meeting, please check your audio settings. We encourage you to use the link above and follow the prompts to download the necessary software at no cost in advance of the meeting.

**PUBLIC COMMENT:** Persons desiring to provide public comment may do so by e-mail. Please include your name and address for the record. Comments will be limited to five minutes per person.

**VIA E-MAIL:** Persons can submit public comments in advance of the meeting by e-mailing the City Clerk at [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov). If submitted before 10:00 a.m. on the meeting date, the comments will be shared with the City Council prior to the City Council Meeting and read into the record during the meeting. If submitted after 10:00 a.m., the comments will be shared with the City Council after the meeting and retained as a public record.

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 3 BUSINESS DAYS PRIOR TO THE MEETING  
AT [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

If you would like a copy of the ordinance please contact the City Clerk's Office, Monday through Friday 8:00 a.m. – 5:00 p.m. at (352) 429-2141, ext. 2014 or ext. 2013; via email [virginia.wright@groveland-fl.gov](mailto:virginia.wright@groveland-fl.gov)

Persons are advised that if they decide to appeal any decision made at the meetings, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings are made which include the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

\*Community Development

D053350 - July 26, 2020

**PROOF O.K. BY:** \_\_\_\_\_  **O.K. WITH CORRECTIONS BY:** \_\_\_\_\_  
PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

**LF-D053350 (100%)**

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