City of Groveland

EVELYN WILSON
MAYOR

MIKE RADZIK
VICE MAYOR

Groveland
FLORIDA
City with Natural Charm™

MIKE SMITH
COUNCIL MEMBER

DINA SWEATT
COUNCIL MEMBER

RANDOLPH WAITE
COUNCIL MEMBER

CITY COUNCIL MEETING
SEPTEMBER 8, 2020
7:00 P.M.

ANITA GERACI-CARVER
CITY ATTORNEY

MIKE HEIN
CITY MANAGER

VIRGINIA WRIGHT
CITY CLERK

GENERAL INFORMATION AND INSTRUCTIONS

The Mayor will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Mayor, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, unless otherwise indicated by Council. These are routine items not anticipated to be controversial and are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parté communications.

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.

If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 3 business day prior to the meeting at virginia.wright@groveland-fl.gov.

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING SCHEDULED TO CONVENE AT 7:00 P.M. TUESDAY, SEPTEMBER 8, 2020
Please note: In order to reduce public gatherings and the spread of COVID-19, the September 8, 2020 City Council Meeting will be held using telephonic video conferencing as authorized by Governor DeSantis in Executive Order 20-69. The public can attend the virtual meeting. Instructions to participate have been posted to the city's website under "public notices" at www.groveland-fl.gov. However, the public is advised to check the City website www.groveland-fl.gov for up-to-date information on any changes to the manner in which the meetings will be held.

MAYOR	EVELYN WILSON	evelyn.wilson@groveland-fl.gov
VICE MAYOR	MIKE RADZIK	mike.radzik@groveland-fl.gov
COUNCIL MEMBER	MIKE SMITH	mike.smith@groveland-fl.gov
COUNCIL MEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCIL MEMBER	RANDOLPH WAITE	randolph.waite@groveland-fl.gov
CITY MANAGER	MICHAEL HEIN	michael.hein@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	shawn.ramsey@groveland-fl.gov
CITY CLERK	VIRGINIA WRIGHT	virginia.wright@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ	

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

CALL TO ORDER

PLEDGE OF CONDUCT

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

OPENING CEREMONIES

a. Pledge of Allegiance
b. Invocation

ROLL CALL

AGENDA

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

Police Department

- Officer of the Quarter - Sean Bauders

Fire Department

- Introduction of new Deputy Fire Chief Erich Thiemann
- Realignment of titles for both Fire Captains to Division Chiefs
- Introduction of new Fire Inspector and Fire Plans Examiner Frank Patterson
- Welcoming of Community Liaison Coordinator Lisa Riffle to the Fire Department Team

PUBLIC COMMENT

CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.

Consideration of Approval:

A. **July 27, 2020 Special City Council Meeting Minutes**

B. **August 10, 2020 Special City Council Meeting Minutes**

C. **August 11, 2020 Special City Council Meeting Minutes**

D. **Ordinance 2020-10: SECO Comprehensive Plan Amendment - Second Reading**
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.

A request to amend the future land use designation from City of Groveland Agriculture to City of Groveland Public/Institutional of property owned by Charles E. Bradshaw, Jr. Revocable Trust. The property consists of 5.5+/- acres, generally located on the south side of Sampey Road, northeast of N. Main Avenue.

E. **Ordinance 2020-11: SECO Rezoning - Second Reading**
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 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.

A request to rezone a 5.5 +/- acre parcel from City of Groveland Agriculture to City of Groveland Utilities District on the south side of Sampey Road, northeast of N. Main Avenue.

F. **Ordinance 2020-32: Amending Sewer Use Ordinance - Second Reading**
An ordinance of the City of Groveland, County of Lake, State of Florida, amending Chapter 78 of the Groveland Code of Ordinances to include regulations requiring food service establishments, as defined herein ,that are users of the City of Groveland's wastewater utility to have a grease trap or interceptor; prohibiting the introduction of fats, oils and greases into the City's wastewater utility; requiring inspection and sampling; providing definitions; providing for enforcement and penalties; providing for conflicts, codification and severability; providing for an effective date.

G. **Ordinance 2020-33: Creation of a Surplus Property Disposal Policy - Second Reading**
An ordinance of the City Council of the City of Groveland, Florida, creating a policy governing the sale, transfer, or other means of disposal of surplus property; providing for delegated authority of procedures of disposal of surplus city-owned property; providing for a policy for removal of assets from inventory; providing for an effective date.

OLD BUSINESS

1. **Consideration of Approval on Ordinance 2019-55: Indigo Lakes PUD Amendment - Second Reading**
An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, Amending Restating, and Replacing in its entirety Ordinance 2006-08-67, for the herein described property owned by Indigo Land Groveland LLC, and located at 17200 Villa City Road, Groveland, Lake County, Florida; directing the city manager to amend the zoning map as herein provided after the passage of this Ordinance; providing for severability; repealing all Ordinances in conflict herewith; and providing for an effective date.

A request to amend PUD Ordinance 2006-08-67, affecting 162.76 +/- acres of vacant property with a Future Land Use designation of City of Groveland Mixed Use and a Zoning designation of Planned Unit Development (PUD). The subject property is located on the east side of Villa City Road, west of Lake Lucy in the City of Groveland

NEW BUSINESS

None.

REPORTS

a. Council Member Reports
b. City Manager Report
c. City Attorney Report

ADJOURNMENT

Groveland Code of Ordinances Sec. 2-58 (f). *Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.*

If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.

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

****In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute,** persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 72 hours in advance of the meeting at (352) 429-2141, ext. 2014; (352) 232-9057 or via email at virginia.wright@groveland-fl.gov*

CONSENT AGENDA

City of Groveland
Minutes
Special City Council Meeting
Monday, August 10, 2020

The Groveland City Council held a Special City Council Meeting on Monday, August 10, 2020 at 12:00 Noon that was held using telephonic video conferencing in order to reduce public gatherings and the spread of COVID-19, as authorized by Governor DeSantis in Executive Order 20-69. The public was able to attend the virtual meeting. Instructions to participate were posted to the City's website under "Public Notices" at www.groveland-fl.gov and at City Hall in the display board.

Mayor Evelyn Wilson called the meeting to order at 12:00 p.m. with the following members present: Vice Mayor Mike Radzik and Council Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, Sergeant-at-Arms Chief Shawn Ramsey and City Attorney Anita Geraci-Carver.

Mayor Wilson read the following into the record: *Pursuant to Executive Order No. 20-69, issued by Governor DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location. Further, municipalities may utilize telephonic or video conferencing to hold public meetings.*

Thank you for joining us for the City's first Council meeting being held through the Zoom platform. On behalf of myself, all board members and staff we hope you and your families are well.

All votes will be received by roll call vote. For council member discussion I will call on each member individually to avoid members talking over one another. If you wish to speak again after your initial comments or have additional questions, please click on "Raise Hand" so you can be recognized.

We will be taking public comment during the meeting. The procedures for public participation will be explained by the City Attorney shortly.

Mayor Wilson noted a quorum was present.

OPENING CEREMONIES

a. Pledge of Allegiance led by Vice Mayor Radzik.

b. Invocation provided by Mayor Wilson.

City Attorney Geraci-Carver provided explanation for the public notice and public participation instructions as follows:

Public notice of this meeting was provided on the City's website and posted at City Hall. The public notice included directions for how members of the public can participate. The public has the option to join the Zoom meeting remotely using a computer to watch and listen to the meeting. Or the public can call into the meeting on their telephone and listen to the meeting. Regardless of which option, all attendees from the public are added in listen-mode only.

The notice also provided direction for members of the public who need special accommodation to participate in the meeting in accordance with the ADA to contact the City Clerk not later than 3 business days before the meeting.

The public was given the opportunity to submit public comments in advance of the meeting by e-mailing the City Clerk. Public comments received before 9 a.m. on the meeting date would be shared with the City Council prior to the meeting. The Clerk would read the comments into the record during the meeting. Any public comments received after 9 a.m. would be shared with the City Council after the meeting and will be retained as a public record.

The Public Comment portion of the meeting was moved up on the agenda to be received prior to the Consent Agenda. At that time the Clerk would read the public comments into the record. Comments are limited to five minutes per person.

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

None.

PUBLIC COMMENT

City Clerk Wright reported the City received one public comment via email, and read it into the record as follows:

> The email is regarding Palisades Golf Course Annexation Ordinance.
> My name is Dr. Rishit Patel. I reside at 16288 Spring View Court, Clermont, Florida in the Palisades community. I will not be able to attend the meeting on August 10th due to work commitments. Here are a few questions I have. 1. Will my home address change to Groveland City instead of Clermont? 2. Will the school zone change? These are very important to us as we moved last year to our new house assuming it's a part of Clermont. I would appreciate a reply to my question via email. Thank you, Dr. Rishit Patel.

Mr. Hein reported no residential property would be annexed into the City with the annexing of the Palisades golf course.

CONSENT AGENDA

Consideration of Approval:

A. **Economic Development Incentive for Traffic Control Devices**

B. **Ordinance 2020-12: South Lake High School Annexation - First Reading**
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 Statues (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 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.

C. **Ordinance 2020-15: Loma Linda Annexation – Second Reading**
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 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.

D. **Ordinance 2020-16: Loma Linda Annexation - Second Reading**
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 210.05 +/- 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.

E. **Ordinance 2020-19: Palisades Golf Course Annexation - Second Reading**
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.

F. Ordinance 2020-22: Trailside Industrial Annexation – Second Reading

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 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.

G. Ordinance 2020-23: Amended Chapter 62 Solid Waste to provide for Exclusive Franchise – Second Reading

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida amending various sections in Chapter 62 of the Code of Ordinances of the City of Groveland relating to existing non-exclusive franchise agreements and transitioning to the award of an exclusive franchise agreement for commercial containers effective October 1, 2020; deleting obsolete language and clarifying provisions; providing for codification; providing for severability; providing for conflict; providing for an effective date.

H. Ordinance 2020-31: Neighborhood Greenspace Grant Program – Second Reading

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida Amending Chapter 22 – Community Development in the Code of Ordinances of the City of Groveland to provide for and implement the Neighborhood Greenspace Grant; providing for codification; providing for severability; providing for conflict; providing for an effective date.

City Clerk Wright read the headnotes into the record as follows:

Ordinance 2020-12; Ordinance 2020-15; Ordinance 2020-16; Ordinance 2020-19; Ordinance 2020-22; Ordinance 2020-23; and Ordinance 2020-31.

Motion: Councilwoman Sweatt moved to approve the Consent Agenda; seconded by Council Member Smith.

Motion passed with all Council Members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

Council Member Waite

- August 1st attended the backpack giveaway event that was held at Hope International Church.
- August 4th attended the food bank event held at Hope International Church. Boxes of food were provided to those families in need.
- August 6th meeting with City Manager Hein.
- Attended a ribbon cutting for Golden Touch of Central Florida. This organization provides services to assist special needs adults to secure employment.

Council Member Smith

Nothing to report at this time.

Councilwoman Sweatt

- August 1st attended the backpack giveaway event that was held at Hope International Church.
- Continuing to volunteer at Faith Neighborhood 4 days per week.
- Attended a Keep Lake Beautiful (KLB) meeting via Zoom. KLB is seeking volunteers to work in small groups to pick up trash around the City.
- Bi-weekly meeting with City Manager Hein.
- Attended Zoom meeting with Gray-Robinson.

Vice Mayor Radzik

- August 6th bi-weekly meeting with City Manager Hein.

Vice Mayor Radzik inquired if the KLB small volunteer groups were for City resident participation. Councilwoman Sweatt stated anyone wishing to volunteer would need to organize the one hour clean-up and let KLB know the details. KLB would provide the necessary supplies, to be returned by the group once the clean-up is completed.

Mayor Wilson

- August 1st attended the backpack giveaway event that was held at Hope International Church.
- Has reached out to staff members regarding questions from residents.
- Is in contact with Congressman Spano's office to pass on resident inquiries and concerns.
- August 8th handed out face masks to citizens at the Ace Hardware store.
- Faith Neighborhood is seeking 2,000 face masks. The Mayor was able to obtain those masks from the City of Mascotte. Councilwoman Sweatt stated she gave 50 face masks to Faith Neighborhood. Mayor Wilson stated she received 3,000

from City of Mascotte Mayor Mike Sykes. She encouraged everyone to wear face masks when out in public.

City Manager

Nothing to report at this time.

City Attorney

- The closing for Brigmond properties was last week and went well.
- The Bradshaw closing has been delayed until the end of the month due to encroachment issues, as well as title and survey matters that are being resolved.

ADJOURNMENT

Mayor Wilson adjourned the meeting at 12:21 p.m.

Groveland
FLORIDA
City with Natural Charm

_____
Evelyn Wilson, Mayor

Attest: ----------
Virginia Wright, City Clerk

City of Groveland
Minutes
Special City Council Meeting
Tuesday, August 11, 2020

The Groveland City Council held a Special City Council Meeting on Tuesday, August 11, 2020 at 12:00 Noon that was held using telephonic video conferencing in order to reduce public gatherings and the spread of COVID-19, as authorized by Governor DeSantis in Executive Order 20-69. The public was able to attend the virtual meeting. Instructions to participate were posted to the City's website under "Public Notices" at www.groveland-fl.gov and at City Hall in the display board.

Mayor Evelyn Wilson called the meeting to order at 12:00 p.m. with the following members present: Vice Mayor Mike Radzik and Council Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, Sergeant-at-Arms Chief Shawn Ramsey and City Attorney Anita Geraci-Carver.

Mayor Wilson read the following into the record: *Pursuant to Executive Order No. 20-69, issued by Governor DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location. Further, municipalities may utilize telephonic or video conferencing to hold public meetings.*

Thank you for joining us for the City's first Council meeting being held through the Zoom platform. On behalf of myself, all board members and staff we hope you and your families are well.

All votes will be received by roll call vote. For council member discussion I will call on each member individually to avoid members talking over one another. If you wish to speak again after your initial comments or have additional questions, please click on "Raise Hand" so you can be recognized.

We will be taking public comment during the meeting. The procedures for public participation will be explained by the City Attorney shortly.

Mayor Wilson noted a quorum was present.

OPENING CEREMONIES

a. Pledge of Allegiance led by Vice Mayor Radzik.

b. Invocation provided by Mayor Wilson.

City Attorney Geraci-Carver provided explanation for the public notice and public participation instructions as follows:

Public notice of this meeting was provided on the City's website and posted at City Hall. The public notice included directions for how members of the public can participate. The public has the option to join the Zoom meeting remotely using a computer to watch and listen to the meeting. Or the public can call into the meeting on their telephone and listen to the meeting. Regardless of which option, all attendees from the public are added in listen-mode only.

The notice also provided direction for members of the public who need special accommodation to participate in the meeting in accordance with the ADA to contact the City Clerk not later than 3 business days before the meeting.

The public was given the opportunity to submit public comments in advance of the meeting by e-mailing the City Clerk. Public comments received before 9 a.m. on the meeting date would be shared with the City Council prior to the meeting. The Clerk would read the comments into the record during the meeting. Any public comments received after 9 a.m. would be shared with the City Council after the meeting and will be retained as a public record.

The Public Comment portion of the meeting was moved up on the agenda to be received prior to the Consent Agenda. At that time the Clerk would read the public comments into the record. Comments are limited to five minutes per person.

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Consideration of Approval:

A. Ordinance 2020-12: South Lake High School Annexation - Second Reading

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 Statues (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 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.

B. **Resolution 2020-37: Interlocal Agreement between the City of Groveland, Florida and Lake County Board of County Commissioners for the Placement of a Temporary Fire Station on Property Owned by the Lake County Board of County Commissioners**
A Resolution of the City Council of the City of Groveland, Florida, approving the Temporary Fire Station Interlocal Agreement between the City of Groveland and Lake County, Florida; authorizing execution of the agreement; providing for an effective date.

C. **Resolution 2020-38: Authorizing Execution of Mutual Release and Settlement Agreement between Terrance Gallagher and the City of Groveland**
A Resolution of the City Council of the City of Groveland, Florida, approving the Mutual Release and Settlement Agreement between Terrance Gallagher and the City of Groveland; authorizing execution of the agreement; providing for an effective date.

City Clerk Wright read the headnotes into the record as follows:

Ordinance 2020-12; Ordinance 2020-37; and Ordinance 2020-38.

Motion: Council Member Waite moved to approve the Consent Agenda; seconded by Council Member Smith.

Council Member Smith stated he felt the Interlocal Agreement with Lake County Board of County Commissioners was a great idea as it will save the City a lot of money.

Vice Mayor Radzik stated with the high school annexation the City would be able to better maintain the right of way and sidewalks associated with that parcel.

Mayor Wilson thanked staff for handling the mutual release and settlement agreement with Terrance Gallagher and stated Mr. Gallagher seemed pleased as well.

Motion passed with all Council Members present voting aye.

OLD BUSINESS
None.

NEW BUSINESS
None.

REPORTS

Council Member Waite
Nothing to report at this time.

Council Member Smith
Nothing to report at this time.

Councilwoman Sweatt
Nothing to report at this time.

Vice Mayor Radzik
Vice Mayor Radzik stated he is hopeful the Council will be able to discuss the Future Land Use Code at the August 24th meeting.

Mayor Wilson
- Mayor Wilson read the following email she received from Gary Mann on August 10th:

  I was passing through Groveland today and stopped at Lake David Park near the museum for a moment to make a phone call about 10:45. As I sat for a few minutes I noticed a city worker cleaning the benches and even the trash receptacles. I haven't seen such diligent and complete cleaning in a restaurant let alone outside furniture during the pandemic. The man was an example of what quality work looks like. I wish I had taken a moment to get his name. He appeared to be the only one providing service at the time. I hope you will take the time to identify him and thank him for doing your city proud and protecting your citizens. Gary Mann

City Manager
Nothing to report at this time.

City Attorney
Nothing to report at this time.

ADJOURNMENT
Mayor Wilson adjourned the meeting at 12:17 p.m.

Groveland
FLORIDA
City with Natural Charm

_____
Evelyn Wilson, Mayor

Attest: ----------
Virginia Wright, City Clerk

City of Groveland
Minutes
Special City Council Meeting
Monday, July 27, 2020

The Groveland City Council held a regular City Council Meeting on Monday, July 27, 2020 at 5:00 p.m. that was held using telephonic video conferencing in order to reduce public gatherings and the spread of COVID-19, as authorized by Governor DeSantis in Executive Order 20-69. The public was able to attend the virtual meeting. Instructions to participate were posted to the City's website under "Public Notices" at www.groveland-fl.gov and at City Hall in the display board.

Mayor Evelyn Wilson called the meeting to order at 5:00 p.m. with the following members present: Vice Mayor Mike Radzik and Council Members Mike Smith, Dina Sweatt and Randolph Waite. City officials present were City Manager Mike Hein, City Clerk Virginia Wright, Sergeant-at-Arms Chief Shawn Ramsey and City Attorney Anita Geraci-Carver.

Mayor Wilson read the following into the record: *Pursuant to Executive Order No. 20-69, issued by Governor DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location. Further, municipalities may utilize telephonic or video conferencing to hold public meetings.*

Thank you for joining us for the City's Council meeting being held through the Zoom platform. On behalf of myself, all board members and staff we hope you and your families are well.

All votes will be received by roll call vote. For council member discussion I will call on each member individually to avoid members talking over one another. If you wish to speak again after your initial comments or have additional questions, please click on "Raise Hand" so you can be recognized.

We will be taking public comment during the meeting. The procedures for public participation will be explained by the City Attorney shortly.

Mayor Wilson noted a quorum was present.

OPENING CEREMONIES

a. Pledge of Allegiance led by Vice Mayor Radzik.

b. Invocation provided by Mayor Wilson.

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

A. Ordinance 2020-26: Filling any Vacancy by Appointment of Remaining Council – Second Reading

An ordinance of the City of Groveland, County of Lake, State of Florida, providing for an amendment of the Charter of the City of Groveland by amending Article III, Section 3.06(d) to provide for a vacancy in the City Council to be filled by a majority vote of the remaining council members and not by special election regardless of the time remaining in the unexpired term or a reduction of the council to less than a quorum; providing specifying requisite ballot language for submission to electors; requesting the Supervisor of Elections to place the ballot language on the ballot for the November 2020, general election; providing for severability and conflicts; providing for inclusion in the charter; and providing for an effective date.

B. Ordinance 2020-27: Interim Council Appointed by the Governor and a Transition Schedule – Second Reading

An ordinance of the City of Groveland, County of Lake, State of Florida, providing for an amendment of the Charter of the City of Groveland by amending article III, Section 3.06(e) to provide that the terms of office for an Interim Council appointed by the Governor will be until the next regular election rather than until vacancies are filled by special election and to provide a transition schedule for terms of office; providing specifying requisite ballot language for submission to electors; requesting the Supervisor of Elections to place the ballot language on the ballot for the November 2020, general election; providing for severability and conflicts; providing for inclusion in the Charter; and providing for an effective date.

C. Ordinance 2020-28: Eliminating References to Special Election in the Charter – Second Reading

An ordinance of the City of Groveland, County of Lake, State of Florida, providing for an amendment of the Charter of the City of Groveland authorizing language relating to special elections to be deleted in Section 3.03 if appropriate to accommodate revisions to the Charter; providing specifying requisite ballot language for submission to electors; requesting the Supervisor of Elections to place the ballot language on the ballot for the November 3, 2020, general election; providing for severability and conflicts; providing for inclusion in the Charter; and providing for an effective date.

D. Ordinance 2020-31: Neighborhood Greenspace Grant Program – First Reading

An ordinance of the City Council of the City of Groveland, County of Lake, State of Florida Amending Chapter 22 – Community Development in the Code of Ordinances of the City of Groveland to provide for and implement the Neighborhood Greenspace Grant; providing for codification; providing for severability; providing for conflict; providing for an effective date.

City Clerk Wright read the following ordinance head notes into the record:

Ordinances 2020-26, 2020-27, 2020-28, and 2020-31.

Motion: Vice Mayor Radzik moved to approve the Consent Agenda; seconded by Councilwoman Sweatt.

Vice Mayor Radzik stated he was happy to see the Neighborhood Greenspace Grant Program on the agenda; Councilwoman Sweatt concurred.

Motion passed with all Council Members present voting aye.

OLD BUSINESS

None.

NEW BUSINESS

1. **Consideration of Acceptance: FY2018-2019 Audit – Presentation by Carr, Riggs and Ingram.**

Finance Director John Ter Louw introduced Yvonne Clayborne of Carr, Riggs and Ingram (CRI) Auditors.

Ms. Clayborne provided a PowerPoint presentation as follows:

- The City is required to allow retirees to continue to participate in its health insurance plan until the retiree reaches the age of qualification for Medicare. However, the City is not required to pay for any portion of the premiums. The total impact to the City was $755,286 as of September 30, 2018.

  Vice Mayor Radzik asked if the retirement requirement would be a cash adjustment or a liability that is paid after the fact. Ms. Clayborne stated it is paid after the fact, as you go using future taxes.

- Health insurance discounts were carried as an outstanding item on bank reconciliations. Cash was understated and accounts payable were overstated. The total impact was $89,021 as of September 30, 2018.

- There were no material impacts on total revenues. Receivables due from other governments and the fund balance were understated. The total impact was $551,186 as of September 30, 2018.

- Currently, the City has no asset retirement obligations (ARO) such as a retired treatment plant or underground fuel tank.

- The Statement of Net Position on pages 14-15 of the audit shows an unrestricted net position of $1,471,000 in governmental activities and $7,980,000 in business-type activities. It also shows other post-employment benefits (OPEB) liability of $817,000.

- The Statement of Activities on pages 16-17 was formatted to show the portion of activities supported by general revenues. This included $7,225,000 of governmental activities covered by taxes, intergovernmental revenues, and investment earnings. Business-type activities had a small operating loss of $145,000.

- The Fund Financial Statements beginning on page 18 shows an unrestricted fund balance in the general fund assigned for subsequent years' expenditures of $380,000. The General Sinking Fund was $1,884,015 as of September 30, 2018.

- $11.5 million was transferred out of the General Fund and the Water & Sewer Fund to open an Impact Fee Fund.

- The Enterprise Funds on pages 27-30 show an unrestricted net position of $6,783,000 in Water & Sewer and $1,198,000 in Sanitation. The Water & Sewer Sinking Fund Reserve requirement of $1,349,037 was met.

- Internal Control and Compliance on page 67 show there were no instances of noncompliance with laws, regulations, contracts, and grants.

- Three (3) material weaknesses found were related to the prior period adjustments. There was also a significant deficiency related to census data.

- The Management Letter on page 73 is additional reporting or testing required by Florida Statutes. Two (2) comments from prior years were resolved. There are also two (2) current year comments related to statutory compliance.

- Compliance with investment policies are on page 77. No instances of noncompliance were noted.

Council thanked staff and the CRI team for a job well done on the audit.

Motion: Vice Mayor Radzik moved to accept the FY2018-2019 audit; seconded by Councilwoman Sweatt.

Motion passed with all Council Members present voting aye.

2. **Consideration of Approval: Resolution 2020-30 Adoption of a Not-to-Exceed Millage Rate for Fiscal Year 2020-2021**

Motion: Councilwoman Sweatt moved to approve Resolution 2020-30 Adoption of a Not-to-Exceed Millage Rate for Fiscal Year 2020-2021; seconded by Council Member Waite.

Mr. Ter Louw reported to date not all of revenue estimates from the State have been received. Those estimates that have been received were underestimated, leaving the City in a better position than expected. The discretionary and half cent tax are still outstanding from the State.

Vice Mayor Radzik inquired if the reserves could be funded with the potential additional revenues of actual and expected State funds. City Manager Hein reported yes. He stated there would be policy discussions about what to do with the change in allocation of the approximate $5 million Utility Fund. With the 5.2 millage rate and reserves greater than 15%, it can be bolstered if revenues come in higher than anticipated. City Manager Hein noted as of yet, the City has not received some of the big estimates from the State.

Council Member Smith stated he appreciated the hard work and efforts that were put into the budget. He thanked City Manager Hein and Mr. Ter Louw for their efforts.

Motion passed with all Council Members present voting aye.

REPORTS

Vice Mayor Radzik

- Vice Mayor Radzik stated he was made aware of a possible issue regarding the cleanliness of the port-o-lets at Lake David Park. Staff will check into this item.

Council Member Waite

- Nothing to report at this time.

Council Member Smith:

- Nothing to report at this time.

Councilwoman Sweatt

- Attended the community meeting of Florida National Cemetery.

Mayor Wilson

- Distributed 1,500 face masks over the past week and will be distributing face masks again this week.

City Manager

- Reminded all there would not be Council meetings on August 3rd or August 17th. Two Special City Council Meetings have been scheduled for August 10th and 11th at 12:00 Noon which will include the annexation of South Lake High School. The meetings have been advertised for both virtual or in person, as the executive order is unclear.
- A Special City Council Meeting has been scheduled for August 24th at 5:00 p.m. in which the Indigo Lake PUD Amendment will be on the agenda.

City Attorney

- Bradshaw Trust property will need to be continued again due to encroachment issues. However, this item is moving forward.
- The anticipated closing date for Brigmond Property is August 4th. The surveys should be back by August 3rd.

ADJOURNMENT

Mayor Wilson adjourned the meeting at 5:56 p.m.

Groveland
FLORIDA
City with Natural Charm

_____
Evelyn Wilson, Mayor

Attest: ----------
Virginia Wright, City Clerk

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-10 – SECO SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (SECOND READING)

DATE: SEPTEMBER 8, 2020

GENERAL SUMMARY/BACKGROUND:
City Community Development Staff received an application from Sumter Electric Cooperative Inc. (SECO), representing property owner Charles E. Bradshaw Jr. Trustee requesting a Small Scale Comprehensive Plan Amendment from City of Groveland Agriculture to City of Groveland Public Instituional for a 5.5 +/- acre parcel, generally located north of SR50 and on the south side of Sampey Road. The applicant is concurrently requesting a rezoning from City of Groveland Agriculture to City of Groveland Utilities District. The subject property is currently vacant with a proposed future development of a SECO Substation.

On August 6, 2020, the P&Z Board voted unanimously to recommend approval of Ordinance 2020-10.

Staff recommends approval of Ordinance 2020-10.

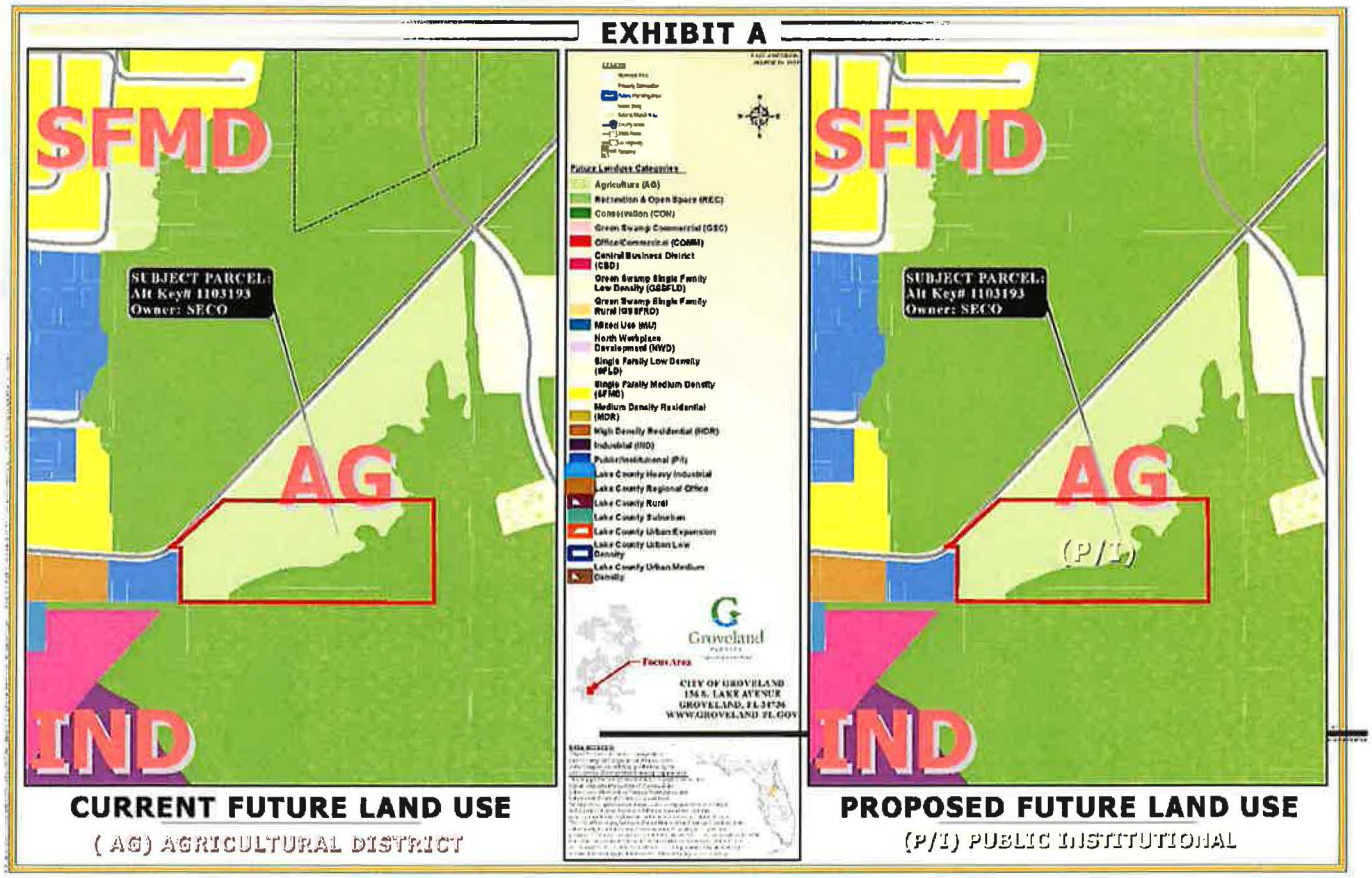
ECONOMIC REVENUE IMPACT:
The site will be developed for expansion of utilities to support growth and job creation.

LEGAL NOTE:
None.

STAFF RECOMMENDATION:
Community Development Staff- Approval of Ordinance 2020-10.
Planning & Zoning Board- Approval of Ordinance 2020-10.

ATTACHMENTS:

Attachment 1 Ordinance 2020-10 with legal description and Future Land Use Map
Attachment 2 Application Submittal, SECO Flood Maps, SECO Conceptual Plan, SR50 Realignment/SECO property layer & Support Documents
Attachment 3 Notice Support Documentation



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 31st 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

Groveland
FLORIDA
City with Natural Charm

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.

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: DEWAYNE JONES, PLANNER I

SUBJECT: CONSIDERATION OF APPROVAL ON ORDINANCE 2020-11 – SECO REZONING (SECOND READING)

DATE: SEPTEMBER 8, 2020

GENERAL SUMMARY/BACKGROUND:

City Community Development Staff received an application from Sumter Electric Cooperative Inc. (SECO), representing property owner Charles E. Bradshaw Jr. Trustee, requesting a rezoning of a 5.5 +/- acre parcel, generally located north of SR50 and on the south side of Sampey Road. The applicant is requesting a rezoning from City of Groveland Agriculture to City of Groveland Utilities District. The subject property is currently vacant with a proposed future development of a SECO Substation.

The tables below summarize the proposed development standards for the Utilities District.

Development Program
Land Use
Utilities

Utilities Development Standards	
Standard	**Total**
Max. Impervious Coverage	70%
Max. Height	35 ft.
Setbacks *(plant facilities)*	
Front	50 ft.
Side	30 ft.
Rear	50 ft.

On August 6, 2020, the P&Z Board voted unanimously to recommend approval of Ordinance 2020-11.

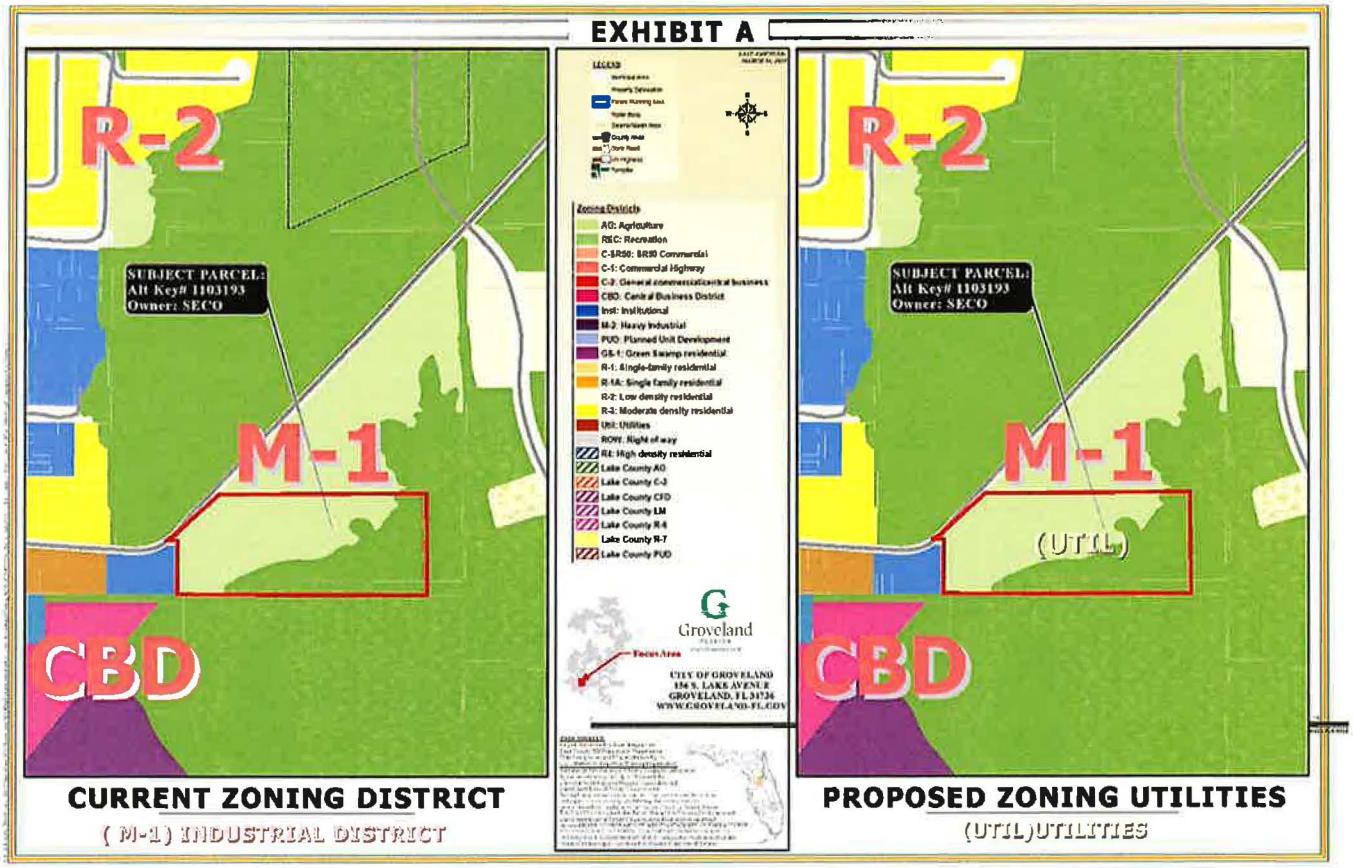
Staff recommends approval of Ordinance 2020-11.

ECONOMIC REVENUE IMPACT:
The site will be developed for expansion of utilities to support growth and job creation.

LEGAL NOTE:
None.

STAFF RECOMMENDATION:
Community Development Staff- Approval of Ordinance 2020-11.
Planning & Zoning Board- Approval of Ordinance 2020-11.

ATTACHMENTS:
Attachment 1 Ordinance 2020-11 with legal description and Rezoning Map
Attachment 2 Application Submittal, SECO Flood Maps, SECO Conceptual Plan, SR50 Realignment/SECO property layer & Support Documents
Attachment 3 Notice Support Documentation



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

Groveland
FLORIDA
City with Natural Charm

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.

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: T.J. FISH, DIRECTOR OR TRANSPORTATION & PUBLIC WORKS

SUBJECT: CONSIDERATION OF APPROVAL: ORDINANCE 2020-32 AMENDING SEWER USE ORDINANCE – SECOND & FINAL READING

DATE: SEPTEMBER 8, 2020

GENERAL SUMMARY/BACKGROUND:
The Department of Transportation & Public Works and utilities consultants Woodard & Curran have partnered the last year in developing sewer use programs that will enhance safety and operations while protecting health, safety, and welfare as well as the environment. Last year Ordinance 2019-51 was adopted by the City Council adding an article to Chapter 78, Utilities, of the Code of Ordinances creating an Industrial Pre-treatment Program. As that program has been implemented as permitting and enforcement are underway, staff is recommending the City move forward on the next phase of protecting the integrity if the City wastewater systems.

Ordinance 2020-32 adds to Chapter 78, Utilities, Article IX, which would effectively enable staff and consultants to implement a FOG Program to regulate the introduction of fats, oils, and grease (FOG) into the wastewater systems. The article defines Food Service Establishments (FSEs) as those with commercial kitchens. The article requires grease traps or interceptors as applicable. Inspections will be required and the provisions of the article will be actively enforced. This next phase in regulating use of the City's sewer utilities is a significant second step in a comprehensive strategy.

BUDGET IMPACT:
The FOG Program is included in the draft FY 2020-21 budget.

LEGAL NOTICE:
Not required.

STAFF RECOMMENDATION:
Staff recommends approval of Ordinance 2020-32 establishing a FOG Program to regulate Food Service Establishments regarding fats, oils, and grease being introduced into the City's wastewater utilities.

ATTACHMENTS:
Attachment 1 Ordinance 2020-32, with Exhibit

ORDINANCE 2020-32

AN ORDINANCE OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING CHAPTER 78 OF THE GROVELAND CODE OF ORDINANCES TO INCLUDE REGULATIONS REQUIRING FOOD SERVICE ESTABLISHMENTS, AS DEFINED HEREIN, THAT ARE USERS OF THE CITY OF GROVELAND'S WASTEWATER UTILITY TO HAVE A GREASE TRAP OR INTERCEPTOR; PROHIBITING THE INTRODUCTION OF FATS, OILS AND GREASES INTO THE CITY'S WASTEWATER UTILITY; REQUIRING INSPECTION AND SAMPLING; PROVIDING DEFINITIONS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR CONFLICTS, CODIFICATION AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Groveland provides wastewater utility services within the City of Groveland's utility district established pursuant to §180, *Florida Statutes*;

WHEREAS, the introduction of fats, oils and grease into the City's Publicly Owned Treatment Works must be prohibited to protect the City's infrastructure from the damaging effects of fats, oils and grease, and to prevent sanitary sewage overflows that subject the City to unsanitary wastewater exposure; and

WHEREAS, it is prudent for the City to require food service establishments as defined herein to have a grease trap or interceptor, to require inspection by the City to ensure adequate grease intercepting equipment is in place, and allow sampling; and

WHEREAS, it is necessary to provide for enforcement remedies for violations of this ordinance; and

WHEREAS, City Council is authorized by Ch. 166, Florida Statutes, and Ch. 180, Florida Statutes to enact legislation regulating use of its wastewater utility system and for the promotion of the public health, safety and welfare of its citizens, businesses and utility users.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, as follows:

SECTION 1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this ordinance.

SECTION 2. Article IX in Chapter 78 of the Code of Ordinances, City of Groveland, Florida, is hereby created to read as follows:

ARTICLE IX. – Regulations for food service establishments.

Exhibit A attached hereto is incorporated as though fully set forth herein.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed and all ordinances or parts of ordinances not in conflict herewith are hereby continued in full force and effect.

SECTION 4. It is the intent of the City Council of the City of Groveland that the provisions of this chapter shall become and made a part of the City of Groveland Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5. If any portion, clause, phrase, sentence or classification of this ordinance is held or declared to be either unconstitutional, invalid, inapplicable, inoperative or void, then such declaration shall not be construed to affect other portions of the ordinance; it is hereby declared to be the express opinion of the City Council of the City of Groveland that any such unconstitutional, invalid, inapplicable, inoperative or void portion or portions of this ordinance did not induce its passage, and that without the inclusion of any such portion or portions of this ordinance, the City Council would have enacted the valid constitutional portions thereof.

SECTION 6. The provisions within this ordinance shall take effect immediately upon adoption.

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

Groveland
FLORIDA
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____
Passed Second Reading _____

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

	YEA	NAY
Mike Radzik		
Mike Smith		
Dina Sweatt		
Randolph Waite		
Evelyn Wilson		

EXHIBIT A

Fats, Oils, and Grease Regulations for Food Service Establishments

1.1 PURPOSE

The purpose of this article is to protect public health and safety and water quality by regulating the discharge of fats, oils, and grease (FOG) from food service establishments into the public sewer system. This chapter establishes standards for managing FOG and maintaining the systems conveying, collecting, and storing FOG waste products. The goals of this chapter are to:
protect the City's infrastructure from the damaging effects of FOG, and,
prevent sanitary sewage overflows that subject the City of Groveland to unsanitary wastewater exposure, which in turn increases the potential of disease transmission and increases the risk of water pollution.

1.2 DEFINITIONS

Except where specific definitions are used within a specific section of this article for the purpose of such section(s), the following words and phrases are defined and shall have the meaning assigned except in those instances where the context clearly indicates a different meaning. The words "shall" and "will" are mandatory and not discretionary. The word "may" is permissive.

CITY: The City of Groveland
DIRECTOR: The person responsible for the day to day administration and management of the City of Groveland Department of Transportation and Public Works.
FOG (Fats, Oils and Grease): Organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are detectable and measurable using analytical test procedures established in the United States Code of Federal Regulations 40 CPR 136, as may be amended from time to time.
FOOD SERVICE ESTABLISHMENT (FSE): any facility engaged in preparing and/or packaging food or beverages for sale or consumption, on or off site, with the exception of private residences. Food Service Establishments (FSEs) shall include, but are not limited to food courts, food manufacturers, food packagers, restaurants, grocery stores, convenience stores, bakeries, cafeterias, lounges, hospitals, correctional facilities, hotels, nursing homes, churches and schools.
FLOATABLE GREASE: oil, fat or grease in a physical state such that it will separate, by gravity, from wastewater by treatment in an approved pretreatment device.
GARBAGE GRINDER: a device that shreds or grinds up solid or semisolid waste materials into smaller particles for discharge into the wastewater collection system.
GRAB SAMPLE: a sample that is taken from a wastewater discharge on a one-time basis with no regard to the volume of flow in the discharge.
GRAY WATER: all of the liquid contained in a grease interceptor that lies below the floating grease layer and above the food solids (sediment) layer. Wastewater that does not contain bodily fluids or waste products.
GREASE: a material either liquid or solid that is composed primarily of fat, oil, and grease from animal or vegetable sources. The terms "fats, oils, and grease" (FOG) and "oil and grease" shall be included within this definition.

GREASE INTERCEPTOR/SEPARATOR: a device located underground and outside of a FSE designed to collect, contain or remove food wastes and grease from the waste stream while allowing the liquid waste to discharge to the wastewater collection system by gravity.
GREASE TRAP: a device whose rated flow is less than 50 gpm, located in a FSE and/or under a sink designed to collect, contain or remove food wastes and grease from the waste stream while allowing the balance of the liquid waste to discharge to the wastewater collection system by gravity.
NOTICE OF VIOLATION (NOV): a written notice informing a user that a violation of this ordinance has occurred.
OWNER: An individual, person, firm, company, association, society, corporation, or group upon whose property the building or structure containing the FSE is located or will be constructed. "Owner" shall also include the owner of the FSE who may lease the building, structure, or a portion thereof, containing the FSE.
PLUMBING CODE: The current edition of the Florida Plumbing Code.
PUBLICLY OWNED TREATMENT WORKS (POTW): a treatment works, also referred to as a Wastewater Treatment Plant, as defined by Section 212, CWA, (33 U.S.C. 1292) which is owned by the City of Groveland. Any devices and systems used to pump, store, treat, recycle and reclaim municipal sewage or industrial wastes of a liquid nature. The POTW shall include the City of Groveland owned and maintained, mains, lift stations that convey wastewater to the POTW, any sewers that convey waste waters to the POTW from persons outside of a City of Groveland utility service area and any users of the POTW by contract or agreement with the City of Groveland.
REPLACEMENT COSTS: expenditures for obtaining and installing equipment, accessories or appurtenances necessary to retain design capacity and performance of the POTW throughout the jurisdiction of the City of Groveland.
SANITARY SEWER OVERFLOW: releases of untreated sewage into the environment.
USER: Any person, establishment, or facility, whether inside or outside the City limits, who contributes, causes, or permits the contribution of wastewater to the POTW.
WASTEWATER: the liquid and water containing industrial or domestic wastes from dwellings, commercial buildings, industrial facilities, institutions and any other source, whether treated or untreated which is contributed to or permitted to enter the POTW.

1.3 APPLICABILITY

A **Food Service Establishment** (FSE) is any facility engaged in preparing and/or packaging food or beverages for sale or consumption, except for private residences. FSEs shall include, but are not limited to food courts, food manufacturers, food packagers, restaurants, grocery stores, convenience stores, bakeries, cafeterias, lounges, hospitals, correctional facilities, hotels, nursing homes, churches, and schools.

All FSEs are required to have a grease interceptor. The requirements in this document are in addition to any requirements of the Florida Plumbing Code and the Standard Plumbing Code. Multi-family dwellings, such as triplexes, quadruples, townhouses, condominiums, apartment buildings, apartment complexes or areas of intensified dwellings shall install a grease interceptor, if the City determines that such a device is needed. All FSEs shall maintain records on the premises regarding the serving of and/or repairs to its grease interceptor(s) or grease trap(s). Said

record shall be made available for inspection by the City upon request. The record shall include receipts from the hauler servicing the interceptor/trap with the date and amount of wastes pumped. If a grease trap is serviced and/or cleaned by the establishment's employees, the record shall indicate who performed the service and cleaning and the date said service and cleaning took place.

Upon the adoption of this article, all FSEs are required to obtain a sewer use permit based on the following:

a) New FSEs including change of ownership shall meet all requirements of this article before applying for a sewer use permit.

b) Existing FSEs have sixty (60) days to meet the requirements of this article and obtain a sewer use permit. For the purpose of sizing and installation of grease interceptors, all FSEs existing within the City's utility service areas prior to adoption of this article shall be permitted to operate and maintain existing grease traps/interceptors provided same are in efficient operating condition. Upon the effective date of this article, the City may require an existing FSE to install, operate and maintain a new grease interceptor or trap that complies with the requirements of this article or to modify or repair any noncompliant plumbing or existing interceptor or trap within ninety (90) days of written notification by the City when any one or more of the following conditions exist:

    i. The FSE is found to be contributing oils and grease in quantities sufficient to cause line stoppages or necessitate increased maintenance on the wastewater collection system; and/or,

    ii. The FSE is found to be contributing oils and grease in quantities in excess of 50 mg/L; and/or,

    iii. The FSE has an undersized, irreparable or defective grease interceptor or trap; and/or,

    iv. The FSE has a garbage grinder not routed to a grease trap or interceptor; and/or,

    v. Remodeling of the food preparation or kitchen waste plumbing system is performed which requires a plumbing or building permit to be issued; and/or,

    vi. The existing FSE is sold or undergoes a change of ownership.

c) The City shall make the final determination on whether a facility qualifies as an FSE.

1.4 ADMINISTRATION

The City of Groveland Department of Public Works shall administer, implement, and enforce this article. Any powers granted to or duties imposed upon the City of Groveland (the City) may be delegated to its employees or any other authorized agent. For the purposes of this article, any of the following shall be deemed an authorized agent: The City of Groveland Director of Transportation and Public Works, utility staff, the city building official, the city building inspector, county health inspector, city or county engineers, and fire or police personnel.

1.5 INSTALLATION OF GREASE TRAPS OR GREASE INTERCEPTORS

Grease traps or interceptors must be installed by a plumbing contractor licensed by the State of Florida. The FSE is responsible for all costs to obtain and install grease trap or interceptor. Grease traps or interceptors must be located between sewer discharge point and all fixtures which may introduce grease into the sewer system. Such fixtures include sinks, dishwashers, automatic hood wash units, floor drains, and any other fixture deemed to be a potential grease source. Any garbage grinders installed within the FSE must be routed to the grease trap or interceptor. Wastewater from sanitary facilities and other similar fixtures shall not be introduced into the grease interceptor or trap under any circumstances.

1.5.1 Grease traps versus grease interceptors

Grease Traps shall be prohibited for new FSEs, except those facilities where inadequate space is available for the installation of a grease interceptor. Approval of the installation of a grease trap instead of a grease interceptor at a new FSE shall meet the following criteria:

a) Trap design and location: Grease traps shall conform to the standards in the Plumbing and Drainage Institute (PDI) Standard- G101 document. Grease traps shall be installed in strict accordance with the manufacturer's instructions. Grease traps shall be equipped with a cover that can be opened for inspection and sampling and a mechanism for secure closing.
b) Trap Capacity: The capacity of the grease trap shall be related to the flow rate as indicated in the table below:

Flow Rates and Grease Retention Capacity Ratings for Grease Interceptors For Commercial and Institutional Use

Flow Rate (GPM)	Grease Retention Capacity Rating (Pounds)	Maximum Capacity of Fixtures Connected to Interceptor (Gallons)
10	20	25.0
15	30	37.5
20	40	50.0
25	50	62.5
35	70	87.5
50	100	125.0

c) Flow-through Rate: Flow-through rates shall be calculated in accordance with the procedures in the PDI Standards G101 document.
d) Flow Control Device: Grease traps shall be equipped with a device to control the rate of low through the unit. The rate of flow shall not exceed the manufacturers rated capacity recommended in gallons per minute for the grease trap.
e) Venting: The flow-control device and the grease trap shall be vented in accordance with the Florida Plumbing Code current edition. The vent shall terminate not less than

six (6) inches above the flood-rim level or in accordance with the manufacturers' instructions.

1.5.2 Grease Interceptors

Grease interceptors shall be installed at all new FSEs except where physical space is limited. All new and existing grease interceptors shall meet the following criteria:

a) Interceptor Design and Location: Grease interceptors shall have a minimum of two (2) compartments and shall be capable of separation and retention of grease and storage of settled solids. Interceptor design shall conform to the requirements of Florida Plumbing Code Sections 10035.1 and 1003.5.2. A control manhole over each compartment for monitoring purposes shall be required and installed at the owner/operators sole expense. Covers shall have a gas tight fit. The grease interceptor shall be designed, constructed and installed with an H-20 traffic bearing capacity. Flow control devices shall be required where the water flow through the interceptor may exceed it rated flow. Interceptors shall be installed in a location outside of the building, which provides easy access at all times for inspections, cleaning and proper maintenance, including pumping.

b) Interceptor Capacity: Grease interceptor capacity calculations shall be performed by each FSE based on size and type of operation according to the formula contained in Table 1003.4.1 and Table 1003.5.1 of the Florida Plumbing Code. Minimum capacity of any one unit shall be seven hundred fifty (750) gallons as required by the Florida Plumbing Code and maximum capacity shall be one thousand two hundred fifty (1,250) gallons. Where sufficient capacity cannot be achieved with a single unit, installation of grease interceptors in series is required. The capacity of the grease interceptor required for food manufacturing or processing facilities or multi-family dwellings which are not covered by the Florida Plumbing Code shall be approved by the City utilizing the mass and type of food prepared, the wastewater volume produced from food preparation or manufacture, total hours of operation per day, and a load factor depending on the installed equipment.

c) Inspection, Pumping, and Maintenance: Each FSE shall be responsible for the costs of installing, inspecting, pumping, cleaning, and maintaining its grease interceptor. Pumping services shall include the complete removal of all contents, including floating materials, wastewater, and bottom sludge and solids from the interceptor. Grease interceptor cleaning shall include scraping excessive solids from the walls, floors, baffles, and all pipe work. The return of gray water back into the grease interceptor from which the wastes are removed will not be allowed. It shall be the responsibility of each FSE to inspect its grease interceptor during the pumping procedure to ensure that the interceptor is properly cleaned out and that all fittings and fixtures inside the interceptor are in working condition and functioning properly.

d) Interceptor Pumping Frequency: All grease interceptors shall be pumped and serviced a minimum of every 120 calendar days. The City reserves the right to require a more frequent servicing schedule based on its periodic evaluation of the cleaning and

maintenance record for each individual grease interceptor. Each FSE shall determine the frequency at which its interceptor(s) shall be pumped according to the following criteria:

i. When the floatable grease layer exceeds six inches (6") in depth as measured by an approved dipping method; or,
ii. When the settable solids layer exceeds eight inches (8") in depth as measured by an approved dipping method; or,
iii. When the total volume of settable solids is more than three quarters (3/4) of the total clearance of the outlet pipe located at the bottom of the interceptor; or,
iv. When the total volume of captured grease and solid material displaces more than twenty percent (20%) of the capacity of the interceptor as calculated using an approved dipping method; or,
v. When the interceptor is not retaining/capturing oils and greases; or the oil/grease concentration of the water being discharged, as determined through sampling and analysis, is greater than 50 mg/L.

e) Repairs: Each FSE shall be responsible for the cost and scheduling of all repairs to its grease interceptor(s). Repairs required by the City shall be corrected within ten (10) calendar days after the date of written notice or requiring the repairs is received by the facility unless notice from the City establishes a different compliance date.
f) Disposal: Wastes removed from each grease interceptor shall be disposed of at a facility permitted to receive such wastes. Neither grease nor solid materials removed from interceptors shall be returned to any grease interceptor, private wastewater system, storm water collection system, or to any portion of the City's wastewater collection system.
g) Interceptor Additives: Any chemicals, enzymes, emulsifiers, live bacteria or other grease cutters or additives shall be approved by the City prior to their use by the FSE or the grease hauler. Material Safety Data Sheets and any other applicable information concerning the composition, frequency of use and mode of action of the proposed additive shall be sent to the City together with a written statement outlining the proposed use of the additive(s). Based upon the information received and any other information solicited from the potential user or supplier, the City shall permit or deny the use of the additive in writing. All additives shall be evaluated by the City to determine if they will be compatible with the City's WWTF and wastewater collection system. Permission to use any specific additive may be withdrawn by the City at any time. The addition of any of these chemicals or additives does not eliminate the need to pump and service a grease trap or interceptor.
h) Alternative Grease Removal Devices or Technologies: Alternative devices and technologies such as automatic grease removal systems shall be subject to written approval by the City prior to installation. Approval of the device shall be based on demonstrated (proven) removal efficiencies and reliability of operation. The City may approve these types of devices depending on manufacturers' specifications on a case-by-case basis. The FSE may be required to furnish analytical data demonstrating that grease discharge concentrations to the City wastewater collection system will not exceed the established limitation.

i) The City shall have the right to require the establishment to clean the unit as frequently as necessary if it is determined that grease generated from the establishment is being detrimental to the City of Groveland sewer and/or treatment system.

j) If the City determines that maintenance records kept pertaining to an establishment over a two-year period demonstrate that cleaning of an interceptor or grease trap less frequently than every 120 days would be sufficient, the Director may allow less frequent cleaning.

k) The owner or operator of each FSE regulated by this article shall maintain a regular maintenance schedule which complies with the above requirements. This schedule shall always be available for review on the establishment premises.

l) Retain service invoices for all waste hauling. The invoice should contain the following:

i. Name of originator

ii. Disposal destination

iii. Amount of grease removed

iv. Hauler's name, address, and telephone number

v. Charges for the cleaning/hauling

1.6 INSPECTION

To obtain a sewer use permit, existing FSE owners must schedule an inspection to ensure adequate grease intercepting equipment is in place. Upon application for a new permit, an authorized agent of the City will access the facility to inspect all fixtures and grease intercepting equipment. Refusal of site access will result in immediate permit denial and disconnection of sewer service.

Facilities operating under a sewer use permit agree to the following periodic inspection procedures.

a) Entry: All FSEs shall allow City, bearing proper credentials and identification, to all parts of the premises during reasonable business hours, for the purpose of inspection, observations, and sampling in accordance with the provisions of this article. Any user refusing City entry to or upon the premises of the user for the purposes of inspection, sampling effluents or performing such other duties as required by this article shall constitute a violation of the terms of this article. City may seek a warrant or use any other legally available procedures to discharge their duties.

b) Inspection and Sampling: City may inspect the facilities of any FSE, to ascertain compliance with this article. Grease interceptors and traps shall be inspected as necessary to ensure compliance with specific grease trap/interceptor requirements and to determine if proper cleaning and maintenance schedules are being performed. City may collect effluent samples to determine compliance. City shall re-inspect any user that received a deficiency notice after the original inspection. In the event that the user is compliant with all of the

deficiencies, there shall be no charge for the re-inspection. In the event of continuing non-compliance, successive re-inspections will be scheduled, and appropriate fees shall be charged to the user for the first and all successive re-inspections. Such fees may be charged to the appropriate account of the Water & Sewer bill.

1.7 VIOLATIONS AND PENALTIES

Violations of this article shall be enforced utilizing the administrative enforcement remedies and penalties in accordance with Division10 in Article VIII of the Code of Ordinances. Continued violations may be assessed a fine up to $500 per day for each day not in compliance. Continued or purposeful violations may, in the City's discretion, result in revocation of sewer use permit and disconnection of sewer service.

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CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: CHRIS COGHILL, PROCUREMENT MANAGER

SUBJECT: ORDINANCE 2020-33 CREATION OF A SURPLUS PROPERTY DISPOSAL POLICY – SECOND READING

DATE: SEPTEMBER 8, 2020

GENERAL SUMMARY/BACKGROUND:
The City purchases equipment, materials, vehicles, supplies, and other assets to ensure all work endeavored to be undertaken in support of the charming way of life that has been established by the Council is completed efficiently and effectively. All assets have a natural life cycle that allows for its use for the relevant period of time.

An opportunity for improvement of City processes was discovered during the reorganization of the Fire Department. It has been determined that a formal policy that will lay the groundwork for procedures by which staff can identify, liquidate, and dispose of City assets that have reached end-of-life cycle will allow for effective and efficient disposal of assets no longer needed.

BUDGET IMPACT:
There are no expected changes to the approved budget.

LEGAL NOTICE:
None.

STAFF RECOMMENDATION:
Staff recommends the following:

1. Passage of Ordinance 2020-33 approving the Surplus Property Disposal Policy.
2. Authority of City Manager to delegate execution of the Surplus Property Disposal Policy to the Procurement Manager.
3. Establish disposal value of an asset and authorize disposal threshold as stated within the approved Ordinance 2020-21.

ATTACHMENTS:
Attachment 1 Ordinance 2020-33

ORDINANCE 2020-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, CREATING A POLICY GOVERNING THE SALE, TRANSFER, OR OTHER MEANS OF DISPOSAL OF SURPLUS PROPERTY; PROVIDING FOR DELEGATED AUTHORITY OF PROCEDURES OF DISPOSAL OF SURPLUS CITY-OWNED PROPERTY; PROVIDING FOR A POLICY FOR REMOVAL OF ASSETS FROM INVENTORY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Groveland desires to establish a policy that governs depreciation and write-off of end-of-life City assets; and

WHEREAS, the City of Groveland desires to establish a policy that governs the sale, transfer, or other means of disposal of end-of-life City assets; and

WHEREAS, authority to administer the Surplus Property Disposal Policy should reside in the Procurement Manager as the City's Chief Procurement Officer; and

WHEREAS, the City Council finds it beneficial to the City of Groveland to approve the Surplus Property Disposal Policy meant to establish rules and guidelines for the write-off and disposal of said assets; and

WHEREAS, City Council is authorized by Ch. 166, Florida Statutes, to enact legislation and the City Council finds the adoption of a Surplus Property Disposal Policy services a municipal purpose.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this ordinance.

Section 2. The Code of Ordinances, City of Groveland, Florida, is hereby amended by adding sections, to be numbered Section 2-258, Section 2-259, Section 2-260, and Section 2-261, which said sections read as follows:

Section 2-258 – Write-off of City-owned Assets

The write-off of City-owned assets shall be established under the rubrics as follows:

A. The User Department shall identify those assets that have reached end-of-life cycle, whatever they may be, and provide the information to the Finance Department indicating that the assets are to be disposed of.
B. The Finance Department shall finalize any liquidating of the asset(s) through depreciation or other means then provide the information to the Procurement Department.

C. The Procurement Manager shall have the authority to dispose of the asset(s) through auction, gift, sale, transfer, or other means, whichever is in the best interests of the City.

Section 2-259 – Disposition of Assets

Disposition of assets may include, but is not limited to;

A. Auction – large equipment;
B. Online Auction – palletized equipment, furniture, and other non-equipment items;
C. Gift – transfer of asset to another local government or non-profit agency;
D. Sale – any asset through an unsealed or sealed competitive process utilizing software such as GovDeals or Public Purchase;
E. Transfer – donation of asset(s) to another local government or non-profit agency;
F. Other means such as removal of recyclable content, destruction, or trade-in to be used during the purchase of a new asset.

Section 2-260 – Delegation

The Council authorizes the City Manager to delegate execution of the Surplus Property Disposal Policy to the Procurement Manager.

Section 2-261 – Asset Value at Time of Disposal

The Council authorizes the disposition of assets based on value of the asset(s) at time of disposal and based upon the approval levels granted within the Procurement Policy and Procedures as approved by City Ordinance 2020-21 and any subsequent revisions adopted by the City Council.

PASSED AND ORDAINED this _____ day of September 2020, by the City Council of the City of Groveland, Florida.

_____

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

_____

Virginia Wright, City Clerk

Groveland
FLORIDA
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Approved as to Form:

_____
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		

OLD BUSINESS

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AGENDA ITEM 1

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: ANDREW LANDIS, SENIOR PLANNER

SUBJECT: CONSIDERATION OF APPROVAL: ORDINANCE 2019-55 – INDIGO LAKES PUD AMENDMENT (SECOND READING)

DATE: SEPTEMBER 8, 2020

GENERAL SUMMARY/BACKGROUND:

City Community Development staff received an application from Jimmy Crawford, representing property owner Indigo Land Groveland LLC, requesting to update and amend PUD Ordinance 2006-08-67 affecting 162.76 +/- acres of vacant property with a Future Land Use designation of City of Groveland Mixed Use and a Zoning designation of Planned Unit Development (PUD). The subject property is located on the east side of Villa City Road, west of Lake Lucy in the City of Groveland.

The applicant requests to amend the current PUD to allow for additional single family residential lots with reduced setbacks and changes to other development standards.

In August 2020, the applicant made some revisions to their PUD and also included a side setback plan.

Below is a list of new items to be included in the PUD:

- Uses
    1. Residential 62.79 +/- acres
    2. Upland/Usuable Open Space 29.53 +/- acres
    3. Total Open Space 45.80 +/- acres
    4. Amenities/Public Facilities 5.37 +/- acres
- Side Setbacks
    1. Detached units: Up to 30% of the detached units may have a minimum 5 foot side yard setback. All other detached units must have a minimum 7.5 foot side yard setback, and corner lots must have minimum 10 foot side yard setback as measured to the right-of-way line on the street side. An open space tract may be located in said 10 foot setback, as generally depicted on the Conceptual Development Plan. For the avoidance of doubt, attached units may not be used in the calculation of the percentage described above. Attached units: o feet between units, 10 feet between buildings.

BUDGET IMPACT:

There are no budgetary impacts.

LEGAL NOTE:

The City Council is authorized pursuant to F. S. 166.041 and Sec. 153-118 of the City's Land Development Code to approve PUD zoning ordinances. The PUD zoning ordinance is consistent with the City's Comprehensive Plan. The PUD allows and provides for deviations from the City's Land Development Code which is permitted with Council approval.

STAFF & ADVISORY RECOMMENDATIONS:

At the January 16, 2020 Planning & Zoning Board Meeting, Members voted three (3) to two (2) to deny Ordinance 2019-55.

Some of the primary concerns raised by P&Z Board Members regarding the proposed PUD Amendment include:

- Monotonous housing with no diversity of housing types (single family only)
- Narrow lot widths of 40 and 50 feet
- Side yard setbacks of 5 feet
- Front loaded garages that dominate the façades of the homes

The City Council voted 4-1 at their February 18, 2020 meeting to send the item back to the Planning & Zoning Board for additional review. The applicant has proposed several changes to the plan in response to Council and Planning Board Member comments and recommendations.

The most significant recent changes include:

- The applicant is offering to donate +/- 4.3 hilltop acres to the City for a public park located at the old mansion site
- The applicant would retain the +/- six (6) acres on the northern edge of the property previously offered to the City for parkland for ten (10) development lots
- The City would give the applicant +/- two (2) acres of City-owned land located at the southwest corner of the project for an additional thirteen (13) development lots
- The applicant has extended the commercial core to the municipal park to allow for additional mixed use development
- The applicant proposes attached single family units fronting the municipal park, with rear loaded garages accessed by alleys
- The applicant has relocated the community pool and tot lot to a more central location in the residential-only portion of the neighborhood

On March 5, 2020, the Planning & Zoning Board voted 5-2 to approve Ordinance 2019-55 amending the Indigo Lakes PUD.

The approval includes two conditions:

1. Construction Plans, including road and road right-of-way, park design, and open space areas must be reviewed and approved by the Planning & Zoning Board prior to issuance of a site development permit.

2. The architecture of each new building and home type, including elevations, must be reviewed and approved by the Planning & Zoning Board prior to building permit approval. Buildings which have already received P&Z's approval do not require additional reviews.

Planning & Zoning Board Members discussed the improvements to the plan and thanked the applicants for their efforts to address concerns raised by Council Members, P & Z Board Members, and Staff.

Outstanding issues of concern that were discussed included:

- A desire for larger lots (60', 70', 80')
- All 40 foot lots should have alleys or enhanced parking
- 40 foot lots should be located internal to the community and not at the edges
- Front loaded garages that dominate the facades of homes

Community Development Staff recommends approval of Ordinance 2019-55 with the following conditions:

1. Construction Plans, including road and road right-of-way, park design, and open space areas must be reviewed and approved by the Planning & Zoning Board prior to issuance of a site development permit.
2. The architecture of each new building and home type, including elevations, must be reviewed and approved by the Planning & Zoning Board prior to building permit approval. Buildings which have already received P&Z's approval do not require additional reviews.

ATTACHMENTS:

Attachment 1 PUD Amendment Ordinance 2019-55, legal description (Exhibit A), Regulating Plan (Exhibit B), Conceptual Zoning Map (Exhibit C), and Side Setback Plan (Exhibit D)

Attachment 2 Application Submittal

Attachment 3 Public Notice Support Documentation

ATTACHMENT 1

INDIGO LAKES
PUD AMENDMENT
2019-55

Indigo Lakes Village
Planned Unit Development (PUD)
Code

ORDINANCE 2019-55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING THE CITY OF GROVELAND PLANNED UNIT DEVELOPMENT (PUD) FOR·THE HEREIN DESCRIBED PROPERTY WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY INDIGO LAND GROVELAND LLC, AND LOCATED AT 17200 VILLA CITY ROAD, GROVELAND, LAKE COUNTY, FLORIDA; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall hereafter be designated as PUD as defined in the Groveland Land Development Regulations.

Section 2: Legal Description.

The property that is subject to this Ordinance (the "Property") consists of approximately 155 gross acres being more particularly described in **Exhibit "A"** attached hereto and incorporated herein.

Section 3: Zoning Classification.

That the property being so designated as PUD is subject to the following terms and conditions:

a. **General.** Development of this project shall be governed by the contents of this document and applicable sections of the City of Groveland Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

   Where in conflict, the terms of this document shall take precedence over the City of Groveland Land Development Regulations and Code of Ordinances, the Conceptual Development Plan, and all other applicable rules, regulations and ordinances of the City.

   Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Groveland Land Development Regulations.

b. **Purpose.** The purpose of this PUD is to:

1. Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;
2. Develop a residential area that is safe, comfortable and attractive to pedestrians;
3. Create a community with direct visual and physical access to open land, with amenities in the form of community open space, and with a strong community identity;
4. Provide a network of open space;
5. Provide for a diversity of lot sizes and housing choices to accommodate a variety of age and income groups and residential preferences, so that the City's population diversity may be maintained;
6. Provide connectivity and a safe and comfortable transportation design for residents including pedestrian and bicycle trails, transit and vehicular roads;
7. Foster the development of complete communities that allow residents to meet their daily needs within walking distance; and
8. Retain a significant portion of the land within the project as Conservation lands.

Indigo Lakes Village PUD: Land Uses

The following text and use table outlines permitted uses for the Edge, Center, and Core sub-zones within the Indigo Lakes PUD (see **Exhibit B**)

Table U1 Uses by Zone

USES	EDGE	CENTER	CORE
RESIDENTIAL&HOSPITALITY			
Multifamily Residential			P
Townhomes/Single Family Attached		P	P
Single Family Detached	P	P	
Live/Work Units			P
Accessory Dwelling Unit	P	P	
Short Term Rental			P
Hotel, Resort & Inn			P
Residential Care			P
CIVIC			
Assembly			P
Hospital & Clinic			P
Library/Museum/Post Office			P
Law Enforcement & Fire			P
School			P
RETAIL&SERVICE			
Neighborhood Retail			P
General Retail			
Craftsman Retail			
Neighborhood Service			P
General Service			
OFFICE			
Office			P
Home Occupation			P
AMUSEMENT			
Recreation Indoor			P
Recreation Outdoor			
INDUSTRIAL			
Light Industrial			
Heavy Industrial			

Key

P **Permitted**

c. **Land Uses.** Allowed uses within the PUD include single-family detached residential uses, Village Core Mixed Use, and related accessory uses, including, but not limited to, recreational uses and facilities. Institutional/public facility uses shall also be allowed where Village Core Mixed uses are allowed. The project shall be developed substantially in accordance with the attached **Exhibit "B"**, which was last revised in August 2020, by Knight Engineering Services and is made an integral part of this PUD. In addition, uses allowed in the Agricultural zoning category shall be allowed in areas within the PUD that have not been developed for another allowed use. Mobile or manufactured homes shall be prohibited. The approximate acreage devoted to each land use shall be generally as follows:

d. **Residential.** The PUD shall not exceed 455 single family detached or townhome residential units. No more than eight (8) townhomes shall be within a single building.

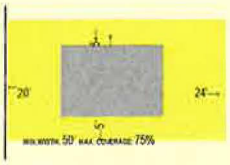
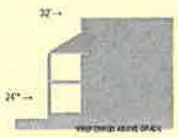
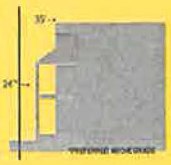
e. **Village Core Mixed Use.** An area of 2.97 +/- acresis identified Village Core Mixed Use. Within this area a maximum of 60,000 square feet of non-residential development will be permitted.

Use	Acres
Residential	62.79 +/-
Village Core Mixed Use	2.97 +/-
Upland/Usable Open Space	29.53+/-
Wetland/Lake Open Space	16.27 +/-
Total Open Space[1]	45.80+/-
Amenities /Public Facilities	5.37+/-
Road Right-of-Way	22.14 +/-

[1]Land dedicated as Public Park shall count as Open Space. Such Public Park shall be dedicated prior to the first record final plat is recorded for the Property.

Indigo Lakes Village PUD: Sub-zones

The following table and graphics outline standards for the Edge, Center, and Core zoning districts within the Indigo Lakes Village PUD.

	EDGE RESIDENTIAL	CENTER RESIDENTIAL	CORE MIXED USE	
LOT				[1]The building façade shall extend along the front yard line a minimum of the designated percentage of the lot width. [2]HVAC and other mechanical and structural components shall not encroach the side setbacks. [3]Side setbacks along corner lots shall be a minimum of 10' for Edge and Center. [4]Detached homes shall have a minimum 5' side setback and 10' for lots wider than 60'. [5]Max. Building width for Center and Core is 100'. [6]Max Lot Coverage for lots wider than 60' is 60%.
PORCH& BALCONY				[1]The front porch or balcony shall meet the designated minimum depth and width. [2]Porches and balconies shall not be screened or enclosed for non-residential uses. [3]Arcades, colonnades, and awnings may serve as porches for the Core and Center zones. [4]Primary entrances shall face the primary street.
OUTBUILDINGS			N/A	[1]Outbuildings shall not exceed 22' height. [2]Outbuildings shall use similar materials and architectural details to the principal building.
PARKING				[1]On-site parking shall be accessed from the alley for the core and center zones. If an alley is not provided, each lot may have no more than one ingress/egress from the primary street. [2]A garage is considered an outbuilding and shall follow the specifications for outbuildings.
HEIGHT				[1]Buildings or other structures shall not exceed the maximum height depicted in the graphic. [2]Towers or chimneys with less than a 200 SF footprint may exceed the building height by 10'.
MAX NET DENSITY	8 du/acre	12 du/acre	24 du/acre	
	The "EDGE" zone is suitable for larger homes on larger lots with private yards, garages, and guest units. Lake adjacent lots have a minimum 80' lot width.	The "CENTER" zone features a mix of detached and attached housing types on smaller lots.	The "CORE" zone is comprised of building types massed together to create a main street atmosphere with retail at the ground floor and residential or office above.	

Indigo Lakes Village PUD: Residential Standards

The following text, tables and graphics outline standards for single family detached residential homes within the Indigo Lakes PUD

f. Single Family Residential Setbacks

The following minimum setbacks shall apply to single-family detached units and to the perimeter of multi-family residential developments:

Front: Any part of the structure (including but not limited to dwelling, storage, side-loaded garage and porches, but excluding front-loading garage): 10 feet

Front Loaded Garage: 25 feet

Rear: 20 feet for principal residential structure and 5 feet for garages, pools, pool decks, and patios. If any pool, pool deck or patio, is located closer than 20 feet from the rear property line, landscaping shall be provided along the rear property line to buffer adjacent properties.

Side: Detached unit: Up to 30% of the detached units may have a minimum 5 foot side yard setback. All other detached units must have a minimum 7.5 foot side yard setback, and corner lots must have a minimum 10 foot side yard setback as measured to the right-of-way line on the street side. An open space tract may be located in said 10 foot setback, as generally depicted on the Conceptual Development Plan. For the avoidance of doubt, attached units may not be used in the calculation of the percentages described above.

Attached unit: 0 feet between units, 10 feet between buildings

g. **Lot Size:** A range of lot sizes shall be provided to create variety and offer opportunity for different income households. The minimum lot size shall be 3,600 square feet for single family detached residential lots. Lot size diversity within blocks is encouraged.

h. **Dwelling Size:** The minimum dwelling size shall be 1,000 square feet for all single-family detached units based on heated/air-conditioned space under roof exclusive of garages, carports, and porches.

i. Lot Width: In accordance with the principle of providing diversity within the development a variety of lot widths shall be permitted in the range of 20-85 feet. Lot width diversity within blocks is encouraged. However, for any irregularly shaped (e.g. pie shaped) single-family detached lots, the minimum lot width may be reduced to 30 feet at the building line with a minimum street frontage of 20 feet. Attached townhome lots shall have a minimum width of 20 feet. Detached townhome lots shall have a minimum width of 32 feet. Detached single family home lots shall have a minimum width of 45 feet.

j. Lot Coverage: Single-family detached lots shall have a maximum lot coverage of 75% to include principal dwelling, all paved areas and swimming pool decks. The impervious surface area for the overall PUD shall not exceed 50%.

k. Height of Structures: No single family detached residential structure shall exceed 2½ stories or 35 feet in height.

l. Building Design. Building design will be in accordance with Chapter 137, Article II: Architectural Standards of the City's Land Development Regulations as the same exists on the Effective Date of this ordinance, except that deviations from the following sections are granted for the PUD: Section 137-76(b) and 145-47(d)(2) (front porches); and Sections 137-77 and 145- 47(d)(3) (garages). The deviations are based on the additional open space and recreational amenities which have been incorporated into the project, as well as the following additional design standards that shall apply to the residential component of the PUD:

1. A diversity of housing styles, shapes and materials will be required in single-family housing and townhomes in order to create variety in the streetscape.
2. The houses' architectural styles shall be either Florida vernacular, craftsman, or a current interpretation of these styles using architectural principles such as massing, human scale, rhythm, and proportion.
3. House facades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. Architectural accents characteristic of the approved styles are strongly encouraged on facades. Except for lots narrower than 50 feet wide, no more than fifty percent (50%) of the front façade of a house shall consist of unarticulated block wall or garage door.
4. Driveway materials shall be brick pavers, permeable gravel, concrete, or ribbon driveway.
5. Two-story homes shall have lap-style siding, shake-style siding, board and batten, or similar materials on the second story.
6. All floor plans offered by homebuilders shall include an option whereby homeowners may purchase a front porch. Porches on homes that are less than 32 feet wide may vary from dimensional guidelines contained herein due to space limitations.
7. Front-facing gables on one-story houses must be clad with siding, trim, and an accent.
8. All floor plans shall include at least one option with front facing gables.
9. For homes built on lots narrower than 50 feet, garages without a second story above them shall include a gable end roof.

Indigo Lakes Village PUD: Residential Standards

The following text, tables and graphics outline standards for single family detached residential homes within the Indigo Lakes PUD

10. Variations in color shall be required in order to avoid the same principal color on houses next to each other.
11. To ensure visual richness, roofs of the main body of all homes shall be hip, gable or other form of pitched roof. Flat roofs on the main body of a home shall be prohibited. Roof materials shall be either patterned shingles or metal panel.
12. Window trim, shutters and/or banding shall be used on the front facade of all residential units. Articulation of side street facades for comer lots shall also be required. On each level or part of the street facing facades, rows of windows shall be spaced evenly and contain consistent sizes and shapes to create visual harmony.
13. To avoid monotony, the same home plan and elevation will not be duplicated directly across the street, on either side of, or diagonally from a particular plan and elevation.
14. Different house sizes and styles shall be integrated architecturally in order to give the development a harmonious appearance.
15. Community Landscaping shall be incorporated into the overall design as a means of linking the development areas with the open spaces.
16. Individual Lot landscaping shall reinforce and complement the architectural style. Trees and palms shall be used to frame the street facing entry features and façade elements. Evergreen shrubs and understory trees shall be used to mask utilities and blank areas of side facades visible from the street.
17. Driveway materials shall be brick pavers, permeable gravel, concrete, or ribbon driveway.
18. Entry/monument signage for the main and secondary project entrances shall feature prominent columns with stone, stucco or similar materials, the project name, references to Groveland and/or the City logo and a decorative fence, as generally depicted on the Conceptual Development Plan.
19. The Community Development Director may grant deviations for design restrictions contained herein for home designs which meet the intent of this paragraph but vary slightly from the restrictions.

City Park/Surplus City Parcel A 4.3± acre tract, in the location shown on the Concept Plan, shall be contributed to the City, at no cost to City, for use as a municipal park. The developer of the Property shall have the right, but not the obligation, to construct park improvements according to plans ("Park Improvement Plans") that are reviewed and approved by City staff. If the developer opts to construct park improvements, the park shall be conveyed to the City within thirty (30) days of completion of construction. The park shall be conveyed to the City within thirty (30) days of approval of Park Improvement Plans if the City or a third party is constructing the park. If Developer opts to design and construct park improvements, it shall be entitled to Parks and Recreation Impact Fee Credits for such design and construction costs.

Streets abutting the Park shall provide on-street parallel parking.

A City-owned 2.01± acre tract (Lake County Parcel 12-22-24-0021-00A-00000) in the southwest corner of the Property (the "Triangle Parcel"), shall be conveyed by City to the developer, at no cost to the developer, for use as a drainage retention area that will handle stormwater from, among other areas, the City Park. This conveyance shall occur upon Developer's request, but not sooner than thirty (30) days after approval of construction plans that include the Triangle Parcel. The drainage retention area constructed shall not interfere with the existing recreational facilities on the City Surplus Parcel.

The City shall maintain naming rights to the municipal hilltop park.

m. **Recreation and Open Space.** A minimum twenty percent (20%) of the overall Property will be open space. The open space shall include, but not be limited to, park lands, project buffer areas, drainage areas, retention areas and landscaped areas. Up to half of the required open space may be met with wetland preservation or natural water bodies exclusive of Lake Lucy. At least half of the required open space shall be met with a mix of open space types as defined in this code. The Property shall be developed with an Amenity Center (including a swimming pool, bathroom cabana, and tot lot) in the general location shown on Exhibit B. The Amenity Center shall be completed prior to 50% buildout of the residential portion of the Property.

n. **Waterfront and Wetlands Buffer Requirement.** No development shall be allowed within jurisdictional wetlands on the property without the proper mitigation and permits approved by the St. Johns River Water Management District. No development except passive recreation, as described in Policy 1.6.3 of the Conservation Element of the Comprehensive Plan, lake access and maintenance, as authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas.

A minimum building setback and upland buffer of 25 feet shall be maintained adjacent to the wetland jurisdiction line, per City of Groveland requirements. No improvements having an impervious surface (with the exception of wet retention areas) may be located within the upland buffer of 50 feet adjacent to the wetland jurisdiction line. Buffer requirements of the St. Johns River Water Management District shall also be maintained adjacent to the wetland jurisdiction line. If required by the St. Johns River Water Management District, the District buffer shall be within a deeded conservation easement.

o. **Boat Docks and Prohibition on a Community Boat Ramp Allowing Motorized Watercraft.** Communal docks, parks, observation areas and non-motorized canoe/kayak launches shall be allowed on Lake Lucy. A communal boat ramp allowing motorized watercraft is prohibited. Residents may seek permits for private individual docks. No overnight mooring of boats or other watercraft shall be allowed on any communal dock in the project.

p. **Potable Water and Wastewater.** The project shall connect to the City potable water system and the City sanitary sewer system prior to any certificate of occupancy being issued for any structure (except temporary construction uses) on the project. Reuse lines shall be installed for irrigation of residential lots and common areas; however, until such time as reuse service becomes available, irrigation of residential lots and common areas may be provided by an on-site irrigation system, wells or by potable water. If the City requires upsizing of utilities beyond that necessary to serve the project, the City will reimburse the Developer for the cost of any upsizing pursuant to a utility agreement with the Developer.

q. **Solid Waste.** Solid Waste collection shall be pursuant to City regulations, as amended.

r. **Drainage.** The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s) and/or CDD if established. All stormwater ponds and treatment facilities shall be unfenced.

s. **Transportation.** There shall be a minimum of four (4) ingress and egress points for the project. These shall be in the approximate locations shown on the Conceptual Development Plan. Streets within the project shall have a minimum fifty-foot (50') right-of-way with a minimum twenty-four foot (24') pavement width and two-foot (2') curb and gutter on each side. Provision shall be made for underground utilities.

All portions of the development should be accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development' should provide appropriate pedestrian amenities. Construction access shall be in accordance with the permitting requirements of the City, Lake County and Florida Department of Transportation, as applicable, and shall also comply with National Pollutant Discharge Elimination System (NPDES) permit requirements.

The use of golf carts on internal streets shall be allowed, if allowed by the homeowner's association governing the Property. No golf cart use shall be allowed on Villa City Road or external to the Property.

A twenty-five percent (25%) reduction in parking requirements shall be allowed for the Village Core Mixed Use portions of the PUD, due to the emphasis on community commercial and pedestrian, golf cart and bicycle access. Golf cart parking may be allowed, but shall not count toward the vehicular parking requirements.

A fifty percent (50%) increase shall be required in the bicycle parking/storage facilities required for the commercial portions of the PUD. School bus stops out of the traffic flow areas shall be provided, the location and standards for which shall be coordinated with the Lake County School Board.

t. **Streets, Sidewalks, and Trails.** The development shall have a connected street system that serves vehicles, pedestrians and bicycles which connects to recreation facilities and adjacent residential community areas. A minimum of a five-foot (5') sidewalk shall be constructed along both sides of all streets within the project. All streets shall be constructed to the City of Groveland standards and shall be public, dedicated to the City, non-gated streets. A minimum of two (2) off-street parking spaces shall be required for each single-family detached residential unit constructed in the project.

The City agrees to vacate the existing right-of-way within the boundaries of the development prior to/or concurrent with any new right-of-way dedication or platting.

A typical street layout is illustrated on Exhibit B.

Curb radii shall follow FDOT Green Book Chapter 19 standards.

A pedestrian trail that measures 7,000+/- linear feet shall be constructed along Lake Lucy as illustrated in Exhibit B.

A minimum 8' wide multi-purpose path shall be constructed along the project boundary with Villa City Road. Such multi-purpose path may be located in the right-of-way with the approval of Lake County and/or within the twenty-nine (29) foot wide landscape buffer.

Street trees shall be planted within the right-of-way of all streets every 40 feet on center. except as may otherwise be approved by City staff. Such trees shall be planted with root barriers so as not to interfere with utility lines and comply with the City's Landscape Regulations for trees in the right of-way.

u. **Landscape Buffers.** Landscape buffers within the project shall comply with City Land Development Regulations (including for installation, irrigation and plant materials), and a minimum twenty-nine (29) foot wide landscape buffer shall be provided along those areas where the perimeter of the PUD abuts Villa City Road.

Additionally, the community will feature native landscaping within the common areas.

Landscaping along rear lot lines shall be encouraged, to be installed when the home is constructed on each lot, and shall be required if a pool, patio, or pool deck is located in the rear yard or added by a resident after the home is occupied.

w. **Tree Replacement.** Tree replacement within the project shall comply with City Land Development Regulations except as modified herein. Owner shall locate and map all protected trees 8" or above in diameter at breast height or 54" above grade. Owner is not required to locate, map or protect trees less than 8" diameter at breast height or 54" above grade, whether on the protected list or not. Protected trees of 36" or above in diameter at breast height or 54" above grade must be preserved unless such tree is located within the area where any building, roadway, pavement, retention pond or other improvement is proposed to be constructed, or where a grade change necessary to proposed development of the site will be made which is too severe for the tree to survive, or within a five-foot offset of the footprint for the residence.

If after such removal the lot will not contain the minimum number of trees required for the lot by the City Land Development Regulations, then owner shall be required to plant the amount of substitute trees required to comply with such regulations on such lot or within the common areas. The owner will be required to replace removed protected trees inch-for inch of removed tree diameter at breast height with replacement trees of the types listed in Sec. 133-38 or of any other variety approved by the Community Development Director. If the planting will take place on the lot, then such planting is to be performed prior to issuance of a certificate of occupancy. If the planting will take place within the common areas, then such planting is to be performed prior to the city issuing a certificate of completion for the applicable phase of the subdivision or city accepting the conveyance of infrastructure improvements and real property for such phase, whichever occurs last; however, if neither can be accomplished for a reason acceptable to city, owner shall post a bond in an amount acceptable to city and for a duration acceptable to city until such trees are planted and viable.

Lots up to 6,000 square feet in size shall contain no less than 2 protected trees, neither of which may include a street tree. Lots over 6,000 square feet in size shall contain, at a minimum, the number of protected trees required for such lot(s) by Sec. 133-127(a)(l). The following shall not count as a protected tree: trees listed in Sec. 117-21 of the City Land Development Regulations; trees associated with a bona fide agriculture operation; and trees less than 8" in diameter at breast height or 54" above grade.

Canopy trees with a diameter of 12" or greater within buffer adjacent to Villa City Rd. or at municipal hilltop park site are not to be removed or disturbed under any circumstance without approval from City Council.

x. **Lighting.** Decorative street lighting shall be installed at every intersection and at intervals of 300 feet, or as approved by City Staff. Street lighting shall be installed by the Owner/Developer. In accordance with Dark Sky standards, full cutoff lighting fixtures that are fully shielded and produce downward directional lighting shall be used for streetlights in order to minimize glare, overhead sky glow and light trespass. The streetlights shall be owned and maintained by the homeowners' association or CDD to the extent such responsibilities are not assumed by the electric utility provider. In the event the street lighting fixtures required by this paragraph are not authorized by the electric utility provider, then the developer shall coordinate with City staff to select an alternate fixture that is offered by the electric utility provider and most closely reflects the intent of this paragraph. A lighting/photometric plan shall be submitted to the City as part of an application for construction plan approval.

y. **Utilities.** All utilities shall be underground and may be constructed in phases, in accordance with a phasing plan approved by City staff City acknowledges it has sufficient capacity to service the project with potable water and sanitary sewer service.

z. **Stormwater and Grading Compliance.** All stormwater treatment systems shall comply with all regulations of the City and the St. Johns River Water Management District. All stormwater treatment systems shall be constructed in compliance with the approved Plans for the construction of the Property, and as-built surveys shall be completed prior to turnover of stormwater system maintenance responsibility to the homeowners association.

aa. **Signage.** Allowed ground signage, monument signage and wayfinding signage for the project is depicted on the Conceptual Development Plan. Additional signage may be approved by City staff in accordance with the City Land Development Regulations.

aa. **Maintenance of Common Areas.** Maintenance of all common areas within the residential component of the project shall be the responsibility of the Homeowner's Association(s) formed to govern such subdivision and/or a CDD.

bb. **Community Development District.** The Developer may create a community development district ("CDD") pursuant to Chapter 190, Florida Statutes, in order to provide for the financing, management and control of common areas and infrastructure for all or any part of the project or for any other purpose allowed by law.

cc. **Impact Fees.** The Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police and recreation, and administrative facilities and that the project shall be subject to such impact fees. Impact fees for the project shall be paid in accordance with the City Land Development Regulations.

dd. **Uncovered Artifacts During Construction.** Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or developer shall contact the Florida Department of State of such discovery. Construction shall not resume in the affected area until the State has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in other areas of the project which will not impact the site of the discovery.

ee. **Amendments.** Any substantial deviation from the Conceptual Development Plan, or any deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances. The following criteria shall be used to identify a substantial deviation to the Conceptual Development Plan: (1) a change which would add a new land use not previously approved by this PUD; (2) a change which would increase the overall density or intensity approved for the Property by this PUD; or (3) a reduction in the number or substantial change in the location of external access points shown on the plan. All other changes to the Conceptual Development Plan, and any modifications to any design or other development standards contained in the Land Development Regulations of the City that may be required to effectuate such changes and are consistent with the City's Comprehensive Plan, shall be considered non-substantial and subject to administrative approval by City staff. In approving a modification to a design or development standard contained in the Land Development Regulations, City staff may impose one or more conditions that are reasonably calculated to mitigate the identifiable land use impacts of the modified standard, if any. For avoidance of doubt, a change to a development standard that is set forth in both the Conceptual Development Plan and in this Ordinance shall require approval by the City Council in accordance with the legal procedures to amend zoning ordinances.

ff. **Expiration of PUD.** Unless an extension is approved by City Staff, this PUD shall expire if application for construction plan approval is not submitted within two (2) years from the Effective Date of this Ordinance, or if no infrastructure construction has commenced on the Property within two (2) years from the approval of the construction plans for the project. Any request for extension must be submitted to the City by the applicant prior to the PUD expiring.

Indigo Lakes Village PUD: General Standards

The following tables and graphics outline community-wide standards for the Indigo Lakes PUD

	Village
Size (acres)	80 - 192
Pedestrian Shed	¼ Mile
Minimum Open Space	20%
Maximum Impervious Surface Area	50%
Transportation Adjacency	Adjacent to 1 Arterial
Minimum Connectivity	1 External Connection Every ¼ Mile of Perimeter
Maximum Block Perimeter	1,800 LF
Minimum Villa City Rd. Buffer	29"

Indigo Lakes Village PUD: Open Space

The following table and graphics outline standards for the Square, Plaza, Green, Pocket Park, and Greenway within the Indigo Lakes PUD.

Figure OS1

OPEN SPACE PERIMETER

GREEN

Width: 200' min.
Coverage: 35% max
Size: 1-10 Acres
Street Frontage: 50% min.
Open Water: 30% max
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting
- Walking Paths

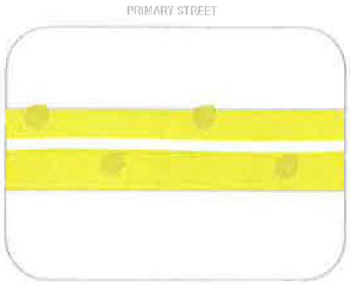
The "GREEN" is partially bordered by building frontages with a landscape consisting of grassy lawns, trees, and walking paths for relaxation and recreational purposes.

Figure OS2

OPEN SPACE PERIMETER

GREENWAY TRAIL

Width: 50' min.
Coverage: 60% max.
Size: 1-10 Acres
Street Frontage: N/A
Open Water: 30% max.
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting
- Walking Paths



The "GREENWAY TRAIL" is a linear open space that often follows a natural feature, such as a river, stream, or ravine, and connects to other open space types.

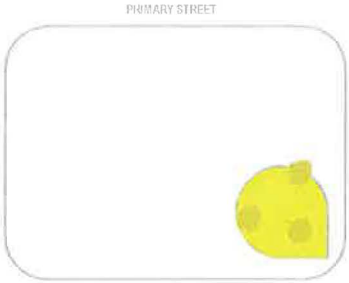
SQUARE

Width: 80' min.
Coverage: 60% max
Size: 25-3 Acres
Street Frontage: 100% min.
Open Water: 30% max
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting
- Walking Paths

The "SQUARE" is spatially defined by building frontages and consists of walking paths, lawns, and trees for civic, social, and commercial purposes.

POCKET PARK

Width: 40' min.
Coverage: 90% max
Size: .1 Acres
Street Frontage: 25% min.
Open Water: 30% max.
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting



The "POCKET PARK" provides small scale open space for recreation and gathering for neighborhood residents within walking distance.

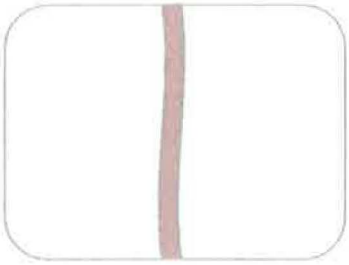
PLAZA

Width: 80' min.
Coverage: 90% max
Size: 25-1 Acres
Street Frontage: 30% min.
Open Water: 50% max.
Fixtures:
- 1 canopy tree per 500 sf
- 1 bench per 2,500 sf
- Decorative Lighting

The "PLAZA" is spatially defined by building frontages and consists of mostly paved surfaces and trees for civic, social, and commercial purposes.

MID-BLOCK PASSAGE

Width: 1' min.
Coverage: 90% max
Size: N/A
Street Frontage: 30% min.
Open Water: 0% max.
Fixtures:
- Decorative Lighting
- Walking Paths



The "MID-BLOCK PASSAGE" provides mid-block pedestrian access and activates courtyards, cafes and seating areas not fronting a street type.

Indigo Lakes Village PUD: Block Configuration

The following standards apply to ensure proper structure and layout of blocks.

a. Interconnected Street Pattern.

The network of streets within the community shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for each Community Type.

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Cul-de-sac and dead end streets are prohibited.
3. Streets shall follow natural features rather than interrupting or dead-ending at the feature.
4. Streets shall terminate at either an open space or a building facade.
5. Streets shall be designed as described in the Street Types section.

b. Block Configuration.

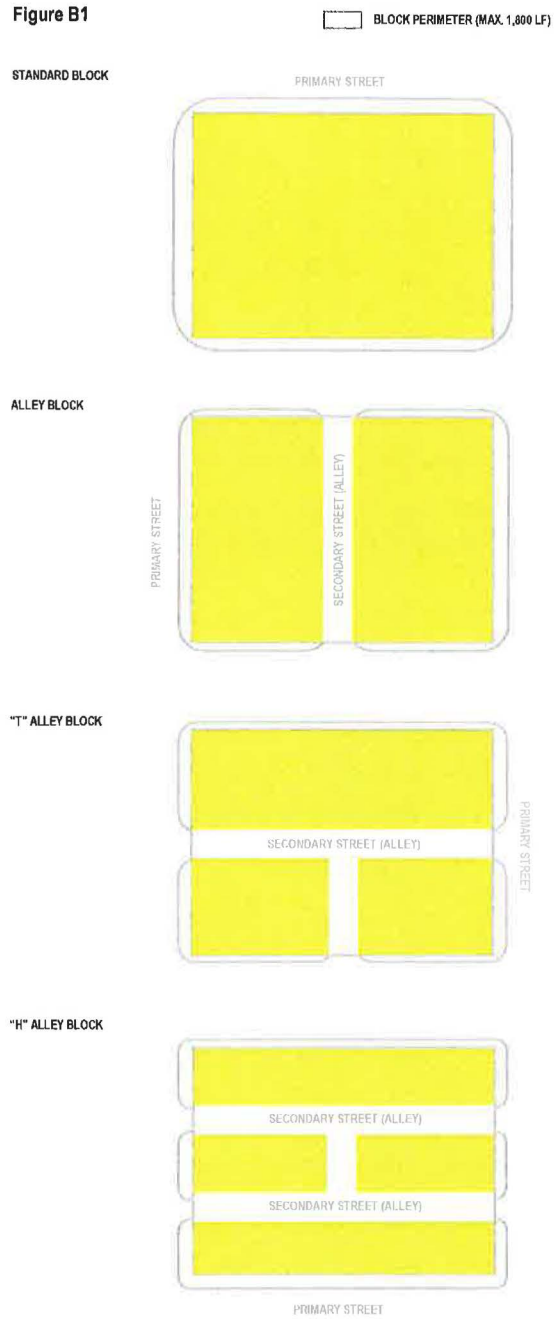
Refer to Figure (B1) for an illustration of Typical Block Elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
3. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.
4. For increased energy efficiency, block orientation shall be along an east-west longitudinal axis to the maximum extent feasible. For long, central corridor buildings, this block orientation will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, resulting in taking advantage of passive solar design.

c. Maximum Block Size.

Block sizes shall meet the requirements for each Community Type. A network of streets as described in the, Street Types section, are required to meet the maximum block size requirements. Deviations may be permitted where connections cannot be made because of physical obstacles, such as wetlands and water bodies, railroad and existing highway rights of-way.

Figure B1



Indigo Lakes Village PUD: General Standards

The following text, tables, and graphics outline general standards within the Indigo Lakes PUD.

Section 4: Construction Plan and Architectural Reviews

Plan review for home facades, commercial buildings, amenity buildings, parks, and open spaces shall be conducted by the Planning and Zoning Board. Plan review for homes, commercial buildings, and amenity buildings shall occur prior to issuance of a building permit for said plans. Plan review for parks, not including the City Park, and open spaces shall occur prior to issuance of construction plan approval. Such plan reviews shall be limited to assuring compliance with the objective standards contained in this ordinance. Building permits for home plans (and associated facades) for which the City has previously issued a building permit shall be allowed without such review.

The Planning and Zoning Board shall have approved the concept plan for the City Park improvements prior to issuance of construction plan approval for said improvements.

Section 5: Consistent with Comprehensive Plan.

That the herein described PUD is consistent with the Comprehensive Plan of the City of Groveland, Florida.

Section 6: Official Zoning Map.

That the City Manager, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation.

Section 7: 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 8: Conflict.

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

Section 9: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council.

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

Groveland
FLORIDA
City with Natural Charm

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 1:

TH£ WEST 1/2 OF TH£ SOUTHEAST 1/4 OF TH£ SOUTHWEST 1/4, LYING SOUTHEASTERLY OF C.R. 565, IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

ALSO

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

TRACTS 53 AND 54, GROVELAND FARMS, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PARCEL 2:

TRACTS 59 AND 60, IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, IN GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

PARCEL A: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL B: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL C: THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL D: THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4, EAST OF ROAD, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 £AST, LAKE COUNTY, FLORIDA.

PARCEL E: THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 EAST OF ROAD, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL F: ALL OF TRACTS 35, 45 AND 46, LYING EAST OF C.R. ROAD 565, AND THAT PART OF THE EAST 297 FEET OF TRACT 36, LYING EAST OF C.R. ROAD 56,5 ALL LYING AND BEING IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 24 EAST, GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

- **THE ABOVE DESCRIBED PARCELS CONTAIN 162.756 ACRES MORE OR LESS. OF THAT 116.947 ACRES UPLAND AND 45.809 ACRES WETLAND.**