PUBLIC NOTICE AND AGENDA OF THE GROVELAND SPECIAL CITY COUNCIL MEETING SCHEDULED TO CONVENE AT 5:00 P.M. MONDAY AUGUST 24, 2020

Please note: In order to reduce public gatherings and the spread of COVID-19, the August 24, 2020 Special 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

None.

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 10, 2020 City Council Budget Workshop Minutes**

B. **July 20, 2020 City Council Meeting Minutes**

C. **Resolution 2020-35: Captive Aire Systems Site Plan**

A Resolution of the City Council of the City of Groveland, granting site plan approval for a building expansion of 39,680 +/- for Captive Aire Systems on real property located on Independence Boulevard in the Christopher C. Ford Industrial Park general located south of HWY 27 and west of S.R. 19, Groveland, Florida; and providing for an effective date.

A request for site plan approval of a 39,680 +/- sq. ft. storage facility for Captive Aire Systems, located on Independence Boulevard, in the Christopher C. Ford Commerce Park. The 11.92 +/- acre parcel has a Zoning designation of M-1 Industrial and a Future Land Use designation of Industrial.

D. **Resolution 2020-39: Enterprise Resource Planning Software Agreement between City of Groveland and Tyler Technologies, Inc. - RFP 19-IT-004, ERP System Selection**

A resolution of the City Council of the City of Groveland, Florida, approving recommendation of award of the Enterprise Resource Planning Software agreement between the City of Groveland and Tyler Technologies, Inc. issued pursuant to RFP 19-IT-004, ERP System Selection; authorizing a fifteen percent (15%) contingency for city-requested customizations; authorizing the Mayor to delegate execution of the agreement to the City manager; providing for an effective date.

E. **Resolution 2020-40: Grant of Drainage Easement and Temporary Construction Easement to CanAm Palisades**

A resolution of the City Council of the City of Groveland, Florida, approving the surface water drainage easement and temporary construction easement agreement from the City of Groveland in favor of Canam Palisades, LTD; authorizing execution of the agreement; providing for an effective date.

The City granting a permanent and non-exclusive easement over, under, upon, across and through an area designated as the Drainage Easement Area for the purposes of receiving all surface water runoff from Lot 477 in Palisades and detaining and/or retaining the surface water on the Drainage Easement Area, and a temporary and non-exclusive easement over, upon, across and through an area designated as the Temporary Construction Area for the purposes of access to, and the construction and installation upon, the Drainage Easement Area surface water drainage facilities, including, but not limited to, such swales, grades, slopes, ditches and ponds, as required by, or as approved by, applicable governmental authorities for the purpose of receiving and detaining and/or retaining all surface water runoff from Lot 477. The form of easement has been approved by Palisades HOA and its attorney and there is no objection to the City granting the easements over the real property that will be conveyed to Palisades HOA, Inc.

F. Resolution 2020-41: City of Groveland Aquaponic Farm

A resolution of the City Council of the City of Groveland, Florida, approving the agreement between the City of Groveland and Backyard Farm Express, LLC relating to the Groveland Aquaponic Farm; authorizing the City Manager to execute the agreement; providing for an effective date.

A request to approve an agreement between the City of Groveland and Backyard Farm Express, LLC for a Aquaponic Farm, which involves the combination of Aquaculture and Hydroponics, involving an ecosystem-like indoor farm that raises both fish and vegetables in a symbiotic, soil-less system.

G. Resolution 2020-42: Third Amendment to the Agreement between City of Groveland and Anointed Community Services, Inc.

A resolution of the City Council of the City of Groveland, Florida, approving the third amendment to agreement between City of Groveland and Anointed Community Services International, Inc. relating to the Elise Tomlin Community Center; providing for an effective date.

H. Ordinance 2020-10: SECO Comprehensive Plan Amendment - First 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.

I. Ordinance 2020-11: SECO Rezoning - First 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 dates May 26, 2000 and located north of SR 50 and south of Sampey Road; directing the City Manager to amend the zoning map as herein provided after the passage of this ordinance; providing for scrivener's errors and severability; repealing all ordinances in conflict herewith; and providing for an effective date.

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.

J. Ordinance 2020-25: Repealing Article II in Chapter 70 Business Tax Receipts - First Reading

An ordinance of the City of Groveland, County of Lake, State of Florida, repealing Article II in Chapter 70 of the Code of Ordinances of the City of Groveland which imposed a business tax on businesses located within the City; repealing all business tax fees; providing for codification and severability; and providing for an effective date.

K. Ordinance 2020-32: Amending Sewer Use Ordinance - First 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.

L. Ordinance 2020-33: Creation of a Surplus Property Disposal Policy - First 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: Ordinance 2019-53: Amending Future Land Use Element and Future Land Use Map within the Comprehensive Plan - Second Reading**

An Ordinance of the City of Groveland, Florida, amending the Future Land Use Map of the City of Groveland's Comprehensive Plan; replacing existing Future Land Use designations with new Future Land Use designations; providing for amendments to apply city wide, including in the Green Swamp, an area of critical state concern designated pursuant to S. 380.05, Florida Statues; providing for conflicts; providing for severability; providing for inclusion in the City of Groveland Comprehensive Plan; and providing for approval and an effective date.

A request to amend the Future Land Use Element and Map of the City of Groveland's Comprehensive Plan and replace the existing Future Land Use designations with new Future Land Use designations.

NEW BUSINESS

2. **Consideration of Approval: Ordinance 2019-55: Indigo Lakes PUD Amendment - First 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.

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*

City of Groveland
Minutes
City Council Budget Workshop
Friday, July 10, 2020

The Groveland City Council held a Budget Workshop scheduled on Friday, July 10, 2020 at 2:00 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 workshop to order at 2:04 p.m. with the following members present: Vice Mayor Mike Radzik, Council Members, Mike Smith, Dina Sweatt and Randolph Waite. City officials present were: City Manager Mike Hein, City Clerk Virginia Wright, City Attorney Anita Geraci-Carver and Sergeant-at-Arms Chief Shawn Ramsey.

Mayor Wilson reported that 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.

Mayor Wilson thanked everyone for joining us for the City Council Budget Workshop. She stated for council member discussion she would call on each member individually to avoid members talking over one another. If a member desired to speak again after their initial comment or have additional questions they were to click on the "Raise Hand" feature so they could be recognized.

Mayor Wilson reported a quorum was present.

Mayor Wilson asked City Clerk Wright to explain the procedures for public participation.

City Clerk Wright stated public notice of the workshop 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 Workshop remotely using a computer to watch and listen to the workshop. Or the public can call into the workshop on their telephone and listen. 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 workshop in accordance with the ADA to contact the City Clerk no later than 3 business days before the meeting.

City Manager Hein stated he appreciated the conversations and discussions with the Mayor and Council during the last budget workshop, as well as individually. City Manager Hein addressed a few items on the General Fund that had been discussed at last week's budget meeting. He reported last year a process was established for applications for outside agency support in which those funds were in the Mayor and Council budget. The targeted amount is $15,000 for this year. However, that amount may be a little light given the state of the economy and level of need throughout the communities in which there is a possibility to increase the amount to $40,000. In addition, this line item will be broken out to be more transparent of the funding stream.

City Manager Hein reported a line item within the Community Development Department budget would be broken out for the Neighborhood Green Space Grant Program. He anticipates this item to be on a council meeting agenda later this month.

City Manager Hein stated an item was brought up when the organizational charts were provided. There was a concern whether or not there would be an in-house engineer. City Manager Hein stated conversations would be continued with Finance Director John Ter Louw, Community Development Director Tim Maslow and Public Works Director T.J. Fish and others. If the opportunity is cost beneficial it will be brought back to Council within the budget cycle or throughout the budget year and look to reallocate from professional services.

City Manager Hein noted the line item for professional services was discussed to provide more detail available to members of the public and Council, in which he and Mr. Ter Louw would be working on this item.

City Manager Hein reported today's budget workshop is focused on non-general funds: Utility Fund, Special Revenue Fund, Internal Service Funds and Capital Improvements Plan.

Public Works Director T.J. Fish stated he wanted to emphasize the decisions that Council has made to co-partner with Woodard & Curran, this year was anticipated to be a transition year. The transition budget line items was an estimation of possible scenarios. As the budget year progressed there were adjustments that needed to be made based on reality; some of which resulted in expenses anticipated that did not occur to the degree assumed. There were other unanticipated expenses in other areas. Mr. Fish reported going through the transition year has allowed for developing a very good proposed budget for this coming year.

Mr. Fish reported when the rate adjustment was first discussed it was at a $1.7 million subsidy out of the General Fund for utilities. After Council's decision on the rate adjustment the subsidy went down to $1.2 million. With the partnership of Woodard & Curran that number is now at about $300,000.

Steve Guba, Project Manager with Woodard & Curran, stated the company intends to finish out the fiscal year under budget. Mr. Guba provided the changes in the upcoming budget to include a three (3) percent merit raise for staff, an increase in booster pump operations, and a reduction in grounds maintenance. He reported a new agreement with Synagro and costs savings with a new lab; as well as unexpected costs for trailer rental required by the Building Inspector, and an addition line item for fuel for generators.

Vice Mayor Radzik asked how the chart provided by Mr. Guba relates to the budget. Mr. Ter Louw stated it relates directly to line 346 in the budget for Woodard & Curran, and other costs associated with Utility Billing and operations.

Mr. Ter Louw stated the budget would be updated to reflect revenue from meters or to remove the meters from the expense line to show a more accurate amount for line item 346. The only other change to the expense line would be on line 490, where last year $80,000 relating to credit card fees that will be paid by consumers who utilize the service moving forward.

Vice Mayor Radzik inquired as to where the utility rates were compared to surrounding cities. Mr. Ter Louw presented a chart depicting how the City compared to the average and other Lake County cities to include: Clermont, Eustis, Lady Lake, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, and Umatilla. A chart provided Groveland's comparison to Orange County cities, Lakeland, St. Cloud, Lake Wales, and Brooksville. The charts show the City is among the lowest rates in comparison to the other cities.

Mr. Ter Louw reported impact fees are being conservatively budgeted for 400 homes this upcoming year. The City is projected to receive between 500 – 600 homes and see no trends of a slowdown. Vice Mayor Radzik stated the City has already reached over 500 homes in the current year, siting a potential carry-over from this current year into the next fiscal year. Mr. Ter Louw confirmed this to be correct.

Mr. Ter Louw stated the Capital Improvement Plan for utilities has been broken down into four (4) sections to include the water, sewer, reclaimed, and renewals and replacements departments. The renewals and replacement funding will use carry-over funds to be better prepared in the case of water main replacements, lift station rehabilitations, and other aspects.

Mr. Ter Louw explained the debt proceeds funding sources steam from a funding source that Woodard & Curran engineer teams have identified through the Department of Environmental Protection State Revolving Fund (SRF) program. The SRF program provides a low-interest loan and grant eligibility in some cases. He reported some projects would be impact fee eligible, such as the Lower Floridan Well Design and Build Project, and the Sampey Waste Water Plant Capacity upgrade. Because of this, once those loans become due the City would be in a position to make large, if not complete payments.

Council Member Smith asked what line item was used for repairs and replacements. Mr. Ter Louw stated he is taking approximately 10 percent from the Capital Outlay line. Specifically from water, sewer and reclaim sales will be used to fund repairs and replacements. This would be better shown on the final budget.

Council Member Smith inquired as to the reason the dewatering reduction project has not been completed. Mr. Guba stated equipment did not perform as expected and rag issues throughout the plant caused delays. Mr. Guba reported the department is working on alternative dewatering contractors to complete the reduction project.

Mr. Ter Louw stated the City is awaiting everyone's initial not-to-exceed millage rates to be reported before evaluating the CRA's revenue. At this time, the CRA numbers have been carried over as they were last year. Mr. Ter Louw expects the City incremental tax to increase by at least 10 percent, as well as other line items. However, it will not been known for certain until the TRIM revenue streams are received. For CRA expenses, the budget remained similar to the previous year. The major change is within the Capital Outlay line due to CRA's involvement in the Lake David Park Project.

Council Member Smith asked about providing Professional Services line item for the sake of transparency. Mr. Ter Louw stated details would be provided for all professional services lines.

Vice Mayor Radzik agreed that the professional services line should be itemized. He also expressed his concern regarding CRA expenses. Stating the CRA should be reviewing the budget and programs, and then coming to the Council so that other CRA members and Mr. John Jones have a chance to review as well. Mr. Ter Louw stated he understood and advised this is a preliminary budget that would not be made final until September.

Mr. Ter Louw reported the Building Department is anticipating another change to the fee structure to lower fees an additional 15 – 17 percent and simplify the structure. With the proposed budget the reserves are expected to be well within the statutory allowance. Another change in the budget includes the reallocation of Marilyn Rodriquez from the Business Tax Receipt Program into the Permitting Department. Alpha Inspections is anticipated to remain the same, even with the reduction of building fees.

Vice Mayor Radzik pointed out Alpha Inspections only receives payments when the City receives payments for housing permits. Mr. Ter Louw stated this was correct.

Council Member Smith noted the current Capital Outlay line and inquired if withdraws from reserves can be made if additional funds were needed. Mr. Ter Louw stated additional funds could be withdrawn from reserves if need be, due to building fund not having any reserve requirements.

Mr. Ter Louw stated the Grant Fund was created last year to specifically accommodate Community Development Block Grant (CDBG) or any other style of grant programs the City participated in. The City is not projected to participate in any other grant at this time.

Mr. Ter Louw reported the Debt Service Fund consisted of the Public Safety Complex, the South Lake Regional Park in partnership with Lake County, and proposed Fire Station 3. Capital revenues consists of taxes and impact fees. At this time, projections are not available from the Office of Economic Demographics and Research (EDR) for taxes.

Mr. Ter Louw reviewed the Capital Improvement Plan to include the Public Safety Complex completion; the transfer of police vehicles from lease to purchase and new officers; replacement of two (2) fire trucks, and permanent fire station 3. The Parks and Recreation plan includes structural and maintenance upgrades to several Groveland parks.

Mr. Ter Louw reported a change to Cherry Lake Park line item, moving $2,000,000 from year 2 to year 1. Mayor Wilson asked if a Council consensus was required for this item. City Manager Hein stated no.

Other items included in the Capital Improvement Plan is as follows:

- CRA Projects
- Server and Firewall Upgrades
- Software Upgrades
- Desktop Computer Leases
- Computer Upgrades
- HVAC Evaluation and Replacement
- Facility Access Control System for City Hall
- Renovations of Police and Fire Buildings
- IT Replacement Vehicles

Vice Mayor Radzik inquired as to if server upgrades included moving data to the cloud or a physical server. Mr. Ter Louw stated it applies to both.

Mr. Ter Louw reported the Sanitation fund is projected to have increases due to transitioning to a single hauler for sanitation services. The proposal is currently being finalized.

Mr. Ter Louw reviewed the internal funds to include IT, Facilities, and Fleet Management. The large change for IT is due to the additional position of Director of IT and Technology. Mr. Ter Louw reported only minor changes to the Facilities and Fleet departments.

Council Member Smith asked if anticipated costs of alterations due to COVID-19 are being considered in the budget. City Manager Hein stated adaptations such as sanitizer

stations and the utility walk-up window have been and will continue to be implemented as new developments are made. There has also been some discussion regarding contracting with outside companies to maintain custodial and sanitization standards.

Vice Mayor Radzik requested the new budget pages be numbered to allow for ease to follow along. In addition, Vice Mayor Radzik reported he looks forward to seeing more detail on the professional services items within the new budget.

City Manager Hein reported the maximum millage rate would need to set. The State has advised the state estimates would not be available until the end of the month. A special city council meeting to be held on July 27, 2020 at 5:00 p.m. is being proposed in order to set the maximum millage rate, and for review of the audit report. City Manager Hein noted the public hearings for the budget would be held in September. The budget would be refined during this time and presented at the first budget hearing scheduled for September 8, 2020.

Mayor Wilson adjourned the meeting at 3:26 p.m.

Groveland
FLORIDA
City with Natural Charm

Evelyn Wilson, Mayor

Attest:

Virginia Wright, City Clerk

City of Groveland
Minutes
City Council Meeting
Monday, July 20, 2020

The Groveland City Council held a regular City Council Meeting on Monday, July 20, 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 Evelyn Wilson.

OPENING CEREMONIES

c. Pledge of Allegiance led by Vice Mayor Radzik.

d. Invocation provided by Mayor Evelyn Wilson.

Mayor Wilson stated the applicant for Indigo Lakes PUD Amendment and staff agreed to a continuance for agenda item 1. Old Business, Ordinance 2019-55 Indigo Lakes PUD Amendment, First Reading, until the next City Council Meeting scheduled for August 24, 2020, as it was felt to be the best course of action at this time.

> **Motion**: Council Member Waite moved to approve the continuance of *Agenda Item 1, Old Business - Consideration of Approval Ordinance 2019-55 Indigo Lakes PUD Amendment, First Reading,* to the August 24, 2020 Special City Council Meeting; seconded by Councilwoman Sweatt.
>
> Motion passed with all Council Members present voting aye.

GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

None.

PUBLIC COMMENT

City Clerk Wright read a letter into the record that was received from Martin Proctor, regarding his candidacy for the Lake County Water Authority (LCWA) Advisory Board District 1.

CONSENT AGENDA

A. June 12, 2020 City Council Temporary Signs Workshop Meeting Minutes

B. June 15, 2020 City Council Meeting Minutes

C. July 2, 2020 City Council Budget Workshop Minutes

D. Resolution 2020-29 Lease Agreement between Mohamed Hassan and the City of Groveland

A resolution of the City Council of the City of Groveland, Florida, approving a 5-year lease agreement between Mohamed Hassan and the City of Groveland for the property located at 146 Broad Street, Groveland; authorizing execution of the agreement; providing for an effective date.

E. Resolution 2020-32: Memorandum of Understanding between the City of Groveland and the School Board of Lake County regarding the annexation of South Lake High School.

A resolution of the City Council of the City of Groveland, Florida, approving the Memorandum of Understanding between City of Groveland and the School Board

of Lake County regarding the annexation of South Lake High School; authorizing the Mayor to execute the Memorandum of Understanding; providing for an effective date.

F. **Resolution 2020-33: Interlocal Agreement between the City of Groveland and the School Board of Lake County relating to reimbursement of Duke Energy Franchise Fees.**
A resolution of the City Council of the City of Groveland, Florida, approving the Interlocal Agreement between City of Groveland and the School Board of Lake County relating to reimbursement of Duke Energy Franchise Fees; authorizing the Mayor to execute the Interlocal Agreement; providing for an effective date.

G. **Resolution 2020-34 Creation of a Youth Council (Pending from Khrystyna)**
A resolution of the City of Groveland, County of Lake, State of Florida authorizing the establishment of a Youth Council; providing for direction to the City Council; providing for an effective date.

H. **Ordinance 2020-08: Amendment of Sec. 50-135 – Open Air Sales, Open Air Food Sales and Seasonal Sales - Second Reading**
An ordinance of the City of Groveland, County of Lake, State of Florida, amending Article IV of Chapter 50 of the Groveland Code of Ordinances to remove requirements relating to garage or yard sales, clarifying terms and locations where open air sales, open air food sales inclusive of mobile food vendors, seasonal sales and special events may be held; removing transition language; requiring insurance, requiring mobile food vendor's license; providing for codification; providing for a severability clause; and providing for an effective date.

I. **Ordinance 2020-15: Loma Linda 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 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.

J. **Ordinance 2020-16: Loma Linda 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 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.

K. Ordinance 2020-19: Palisades Golf Course 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 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.

L. Ordinance 2020-22: Trailside Industrial 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 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.

M. Ordinance 2020-23: Amended Chapter 62 Solid Waste to provide for Exclusive Franchise – First 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.

N. Ordinance 2020-26: Filling any Vacancy by Appointment of Remaining Council – First 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.

O. Ordinance 2020-27: Interim Council Appointed by the Governor and a Transition Schedule – First 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.

P. Resolution 2020-31: Agreement between Brigmond Construction, Inc. and Brigmond Properties, LLC, as Sellers and the City of Groveland, as Buyer

A resolution of the City Council of the City of Groveland, Florida, approving the vacant land purchase and sale agreement between Brigmond Construction, Inc., and Brigmond Properties, LLC and the City of Groveland for several properties located in, Groveland, Florida; authorizing execution of the agreement; providing for an effective date.

Q. Ordinance 2020-28: Eliminating References to Special Election in the Charter – First 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.

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

Ordinances 2020-08, 2020-15, 2020-16, 2020-19, 2020-22, 2020-23, 2020-26, 2020-27, and 2020-28.

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

Motion passed with all Council Members present voting aye.

OLD BUSINESS

NOTE: Agenda item 1 below was moved to the August 24, 2020 Special City Council Meeting as approved via City Council's motion on page 2 of these minutes.

1. **Consideration of Approval: Ordinance 2019-55 Indigo Lakes PUD Amendment - First 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.

NEW BUSINESS

2. **Consideration of Adoption: Proclamation of Mayor & City Council Encouraging All Residents and Visitors to Wear Masks**

City Clerk Wright read the proclamation in its entirety into the records.

Motion: Council Member Waite moved to adopt Proclamation of Mayor & City Council Encouraging All Residents and Visitors to Wear Mask; seconded by Vice Mayor Radzik.

City Manager Hein stated due to potential litigation, he felt a proclamation rather than an ordinance should be adopted. The purpose is to encourage all residents and visitors to wear a face mask or sufficient face covering outside of citizens' private residences and public settings in areas where social distancing measures are difficult to maintain in an effort to limit the spread of Covid-19.

City Manager Hein reported if the proclamation is adopted, Chief Ramsey and his staff would distribute the proclamation and flyers to local business for displaying.

Mayor Wilson reported she had reached out to Lake County requesting if they had any face masks that she could distribute to citizens. The County provided 1,000 face masks and would provide more as needed. Face masks will be distributed at the Groveland Police Station on Tuesday, July 21st; at Cherry Lake Park during the Food Truck event

being held on Wednesday, July 22nd; and on Friday, July 24th at the Trilogy subdivision from 10:30 a.m. until 12:00 noon.

Mayor Wilson stated the County would provide additional face masks to the City as needed.

The Mayor and all Council Members supported the proclamation.

Motion passed with all Council Members present voting aye

REPORTS

Councilwoman Sweatt:

- June 19th attended the Community Unity Celebration of Life on the outdoor grounds of Hope International Church.
- July 2nd and July 10th attended budget workshops.
- July 10th attended the Parks Master Plan Kick-off Meeting with Barth & Associates.
- July 13th Met with Community Development Director Tim Maslow to walk the Lake David Park area that needs improvements and discuss ideas.
- July 15th attended the East Central Florida Regional Planning Council (ECFRPC) meeting and the ECFRPC Executive Meeting. Councilwoman Sweatt provided detailed reports for both meetings and provided the City Clerk with materials from the meetings for the record.
- July 15th attended virtual City Council meeting.

Council Member Smith:

- June 16th attended a John Hopkins webinar on Pandemic Responses by Local Governments.
- June 19th attended the Community Unity Celebration of Life on the outdoor grounds of Hope International Church.
- July 2nd and July 10th attended budget workshops.
- July 9th attended John Hopkins webinar on Affordable Housing.
- July 10th attended the Parks Master Plan Kick-off Meeting with Barth & Associates.
- July 13th Met with Community Development Director Tim Maslow to walk/survey the Lake David Park area that needs improvements and to discuss ideas

  Council Member Smith stated when considering upgrades to the park the path that runs between the north and the south of Lake David Park has been neglected. He requested Council consensus to have staff prepare a budget item to consider funding upgrades to this element of the park. Council concurred for staff to look into funding upgrades to the designated area of Lake David Park.

Council Member Smith requested Council consensus to have staff examine and research a city ordinance for on-street parking.

City Manager Hein stated he had spoken with Mr. Maslow and staff who would be comprehensively looking into this item and would approach systematically. City Manager Hein reported a hard date cannot be placed on this item, the current focus needs to be on the Land Use updates. However, he ensured Mr. Maslow and staff would actively check into this item.

Vice Mayor Radzik stated an incident took place in his subdivision on July 4th. EMS had responded to a call in which their vehicle were not able to maneuver through the street to get to the emergency, due to the parking on both sides of the street. Vice Mayor Radzik stated he had composed a letter to residents within his subdivision to apprise them of the incident. The letter was to encourage residents to have respect for their neighbors and the community, when EMS is responding to emergencies in life or death situations. He would like to see if there is way for staff to get in contact with HOAs to provide education opportunities regarding this item.

Council Member Smith requested Council consensus for the City to establish a moratorium for 120 days for existing PUDs or the creation of PUDs, until the new Land Use changes have been adopted. City Attorney Geraci-Carver reported based on the timing now, the new Land Use Comp Plan is moving and it is unlikely we would see amendment applications come through. She noted the applicants would be informed and added a moratorium wouldn't be in effect until the second reading of the new Land Use. Council Member Smith agreed and would like for it to be clear to applicants the item wouldn't be considered until a future date when the new Land Use Code is completed. Note: There was no Council consensus for this item.

City Manager Hein stated it is anticipated the first reading of the new Land Use Code would be towards the end of August.

Council Member Smith stated he would encourage a mandatory ordinance for wearing of face masks if the Covid-19 numbers continued to rise.

Council Member Waite:

- June 19th attended the Community Unity Celebration of Life on the outdoor grounds of Hope International Church.
- July 2nd and July 10th attended budget workshops.
- July 10th attended the Parks Master Plan Kick-off Meeting with Barth & Associates.
- July 11th attended event with the Lincoln Park Rams Motorcycle Club to spread awareness on how to treat encounters with police departments. Approximately 80% of this club is comprised of police officers. Council Member Waite

suggested in the future the club partner with another entity to increase event attendance.

- July 16th meeting with City Manager Hein.
- July 20th meeting with Community Development Director Tim Maslow regarding Indigo Lakes PUD project.
- July 20th attended the Lake County School Board Meeting. Lake County Schools proposed to move the opening of schools to August 17th.

Vice Mayor Radzik:

- July 2nd and July 10th attended budget workshops.
- July 16th meeting with City Manager Hein.
- July 17th meeting with Tim Maslow to view Lake David and also noticed the missing piece at the south end of the park.
- Vice Mayor Radzik report the ECFRPC is definitely making progress with the conservation of groundwater through a greater reliance on alternative water sources.
- Meeting with City Manager Hein.

Mayor Wilson

- July 2nd and July 10th attended budget workshops.
- July 10th attended the Parks Master Plan Kick-off Meeting with Barth & Associates.
- July 17th attended meeting with Tim Maslow to regarding Lake David Park.
- Attended three (3) meetings for My Brother's Keeper with Mayor's Pledge.
- Will be distributing masks received from Lake County.
- Working with Sarah Vadnais/Parks & Recreation, and Khrystyna Tremaine/Public Communications on the creation of a Youth Council. On July 28th youths from ages 13 – 18 years old may sign up to serve.
- On Friday attended an Attainable Homes presentation.

City Manager

- City Manager Hein reported the City is now operating four (4) months into pandemic. He stated the pandemic has shifted the rhythms of local government and some schedules have been adjusted accordingly.
- To date the city has not received any estimates on sales tax dollars from Tallahassee with regards to the millage rate.
- July 27th Special Meeting is scheduled to set the maximum millage rate; acceptance of city audit 2018-2019; Neighborhood Green Space Grant Program, and referendums for the November 3, 2020 ballot.
- Lake County Schools have proposed the date for the start of the school year will be a week later than originally planned. City Manager Hein stated this was good news as the annexation of the school property is underway and needs to be completed before start of school year in regards to the resource officer the City is providing.

- Special City Council Meetings are scheduled for August 10th and 11th at 12:00 Noon for the proposed Ordinance for South Lake High School Annexation.
- August 24th Special City Council Meeting at 5:00 p.m. to extend or to adopt the Future Land Use and Indigo Lakes PUD.

City Attorney

- City Attorney Geraci-Carver reported years ago applicants used the Community Development Block Grant (CDBG) Program for housing designed to be forgiven if compliance was maintained. There is a property on Waldo Street that has requested a satisfaction of mortgage and has met the obligation for the Mayor's signature.
- The water break issue (water main project) on Sunset Street is currently being remediated. To assist the property owner, a Mutual Release agreement has been prepared as of Friday, as neither party is admitting liability. The City would pay a not-to-exceed amount of $14,083. Once the work has been completed the contractor can provide the property owner a better estimate for remediation. City Attorney Geraci-Carver requested Council approval to authorize City Manager Hein the approval to finalize the agreement to execute the release. All Council members present concurred for City Manager to execute the mutual release agreement.

ADJOURNMENT

Mayor Wilson adjourned the meeting at 6:06 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: RESOLUTION 2020-35
CAPTIVE AIRE SYSTEMS SITE PLAN

DATE: AUGUST 24, 2020

GENERAL SUMMARY/BACKGROUND:
City Community Development staff received an application from BESH Engineering, representing the property owner, Chalks Groveland LLC, requesting site plan approval to construct Captive Aire Systems Phase III (3) 39,680 +/- sq. ft. expansion. The property consists of approximately 11.92 +/- acres located on the north side of Independence Boulevard in the Christopher C. Ford Commerce Park. The property has a Future Land Use designation of Industrial and a zoning designation of M-1 Industrial.

The Captive Aire Systems site plan proposes a total of 39,680 +/- sq. ft. building expansion for a future storage facility located at the rear of the property. The site plan was reviewed and approved by the City of Groveland staff and Wood Engineering consultant, Mark Frederick, on July 20, 2020.

Staff recommends approval of Resolution 2020-35.

ECONOMIC REVENUE IMPACT:
Increased ad valorem tax revenue and job creation.

LEGAL NOTE:
None.

STAFF RECOMMENDATION:
Community Development Staff - Approval of Resolution 2020-35.

ATTACHMENTS:
Attachment 1 Resolution 2020-35
Attachment 2 Application Submittal & Support Documents
Attachment 3 Notice Support Documentation

ATTACHMENT 1

RESOLUTION 2020-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING SITE PLAN APPROVAL FOR A BUILDING EXPANSION OF 39,680 +/- FOR CAPTIVE AIRE SYSTEMS ON REAL PROPERTY LOCATED ON INDEPENDENCE BOULEVARD IN THE CHRISTOPHER C. FORD INDUSTRIAL PARK GENERALLY LOCATED SOUTH OF U.S. HWY 27 AND WEST OF S.R. 19, GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for site plan approval of Captive Aire Systems - Phase 3 consisting of a 39,680 square feet building expansion and associated improvements; and

WHEREAS, the subject property consisting has a future land use designation of Industrial and is zoned M-1 Industrial

WHEREAS, the City Council of the City of Groveland has considered the application in accordance with the procedures for granting Site Plan Approval set forth in Section 153-35 of the City of Groveland Land Development Code;

WHEREAS, the City Council finds that the Site Plan of Captive Aire Systems Phase 3 is in compliance with the City's land development regulations.

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

Section 1. Granting of Site Plan Approval.

Approval of the Captive Aire Systems – Phase 3 Site Plan consisting of a building expansion of +/- 39,680 square feet, **a copy of which is attached hereto**, is GRANTED.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

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:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: CHRIS COGHILL, PROCUREMENT MANAGER

SUBJECT: RESOLUTION 2020-39 ENTERPRISE RESOURCE PLANNING SOFTWARE AGREEMENT WITH TYLER TECHNOLOGIES, INC., FOR RFP 19-IT-004, ERP SYSTEM SELECTION

DATE: AUGUST 24, 2020

GENERAL SUMMARY/BACKGROUND:
The Finance Department crafted and conducted a solicitation for the purpose of securing an Enterprise Resource Planning software package capable of handling all aspects of City business. Request for Proposal (RFP) 19-IT-004, ERP System Selection, was advertised on Tuesday, November 22, 2019; responses were due Thursday, January 16, 2020.

Three (3) proposals were received and an evaluation and scoring meeting was held on Thursday, March 12, 2020. At this meeting the evaluation committee determined one (1) proposal did not meet specifications as they did not propose a cloud-based or hosted environment, which was a requirement within the specifications. Another proposal was unable to be evaluated as it only contained information regarding one (1) portion of one (1) module. This resulted in elevation of the remaining proposal submitted by Tyler Technologies, Inc. Multiple interviews were conducted with Tyler Technologies beginning Tuesday, March 24, 2020 and continuing on Thursday, March 26, Thursday, April 16, Wednesday, April 22, and Monday, April 27, 2020. The evaluation committee voted to recommend award to Tyler Technologies, Inc., after the April 27, 2020 interview.

Tyler offers a robust software package that will aggregate City transactions into one platform. This consolidation of information will allow for tighter controls and clearer insight into City functions.

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

LEGAL NOTICE:
None.

STAFF RECOMMENDATION:
Staff recommends the following:

1. Passage of Resolution 2020-39 approving the Enterprise Resource Planning Software Agreement with Tyler Technologies, Inc.
2. Addition of a fifteen percent (15%) contingency to allow for customizations requested during the implementation phase.
3. Execution of the Enterprise Resource Planning Software Agreement be an administrative function and delegated to the City Manager.

ATTACHMENTS:
Attachment 1 – Resolution 2020-39
Attachment 2 – ERP System Selection Costs Worksheet

ATTACHMENT 1

RESOLUTION 2020-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING RECOMMENDATION OF AWARD OF THE ENTERPRISE RESOURCE PLANNING SOFTWARE AGREEMENT BETWEEN THE CITY OF GROVELAND AND TYLER TECHNOLOGIES, INC. ISSUED PURSUANT TO RFP 19-IT-004, ERP SYSTEM SELECTION; AUTHORIZING A FIFTEEN PERCENT (15%) CONTINGENCY FOR CITY-REQUESTED CUSTOMIZATIONS; AUTHORIZING THE MAYOR TO DELEGATE EXECUTION OF THE AGREEMENT TO THE CITY MANAGER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Groveland issued RFP 19-IT-004 for the purposes of selecting an Enterprise Resource Planning (ERP) system; and

WHEREAS, the City selected Tyler Technologies, Inc.; and

WHEREAS, the parties desire to enter into an Agreement for the purpose of setting forth the terms and conditions under which Tyler Technologies, Inc., will provide, configure, implement, train, and maintain an ERP system for the City of Groveland; and

WHEREAS, the City Council finds it beneficial to the City of Groveland and desires to approve the recommendation of award to Tyler Technologies, Inc., to issue a fifteen percent (15%) contingency for City-requested customizations, and to delegate execution of the Agreement to the City Manager; and

WHEREAS, the City Council has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

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

Section 1. The recommendation of award to Tyler Technologies, Inc. for an Enterprise Resource Planning Software Agreement is approved.

Section 2. A fifteen percent (15%) contingency to be used for software customization is approved.

Section 3. The Council authorizes the Mayor to delegate execution of the Agreement to the City Manager.

Section 4. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this _____ day of August 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
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

Groveland
FLORIDA
City with Natural Charm

AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: ANITA GERACI-CARVER, CITY ATTORNEY

SUBJECT: CONSIDERATION OF APPROVAL: RESOLUTION: 2020-40 GRANT OF DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO CANAM PALISADES

DATE: August 24, 2020

GENERAL SUMMARY/BACKGROUND: CanAm Palisades is seeking plat approval through Lake County for additional lots within Palisades subdivision. One of the proposed lots, Lot 477, is not buildable without a drainage easement. The proposed easement will allow for permanent drainage as well as temporarily allowing for the construction of drainage facilities within the easement area.

The form of easement has been approved by Palisades HOA and its attorney and there is no objection to the City granting the easements over the real property that will be conveyed to Palisades HOA, Inc.

BUDGET IMPACT:
None.

LEGAL NOTE: Council has authority to grant easements.

STAFF RECOMMENDATION: Motion to Approve Resolution 2020-40.

ATTACHMENTS:

1. Resolution 2020-40
2. Surface Water Drainage Easement and Temporary Construction Easement Agreement with Exhibits

Attachment 1

RESOLUTION 2020-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE SURFACE WATER DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FROM THE CITY OF GROVELAND IN FAVOR OF CANAM PALISADES, LTD; AUTHORIZING EXECUTION OF THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CANAM Palisades, LTD owns property within Palisades subdivision that is undergoing plat review through Lake County and in order for the orderly development of one of the proposed lots, Lot 477, a permanent drainage easement is needed to allow for the drainage, detention and retention of the surface water from Lot 477;

WHEREAS, the City of Groveland owns the real property on which the drainage easement is to be located, as well as a temporary construction easement to allow for access to and construction and installation of surface water drainage facilities, including but not limited to, swales, grades, slopes, ditches and ponds as approved by applicable governmental authorities; and

WHEREAS, the City Council is willing to grant the requested easements as provided herein.

WHEREAS, has home rule authority to take any action in the furtherance of the interest of the City that is not in conflict with general law, and taking action authorized in this resolution is not in conflict.

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

Section 1. The Surface Water Drainage Easement and Temporary Construction Easement Agreement granted by the City of Groveland, a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the Surface Water Drainage Easement and Temporary Construction Easement Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this _____ day of August, 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
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: TIM MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL: RESOLUTION 2020-41 – CITY OF GROVELAND AQUAPONIC FARM

DATE: AUGUST 24, 2020

GENERAL SUMMARY/BACKGROUND:

In effort to celebrate Groveland's history as an agrarian city and to increase local food options for our residents, City staff is proposing the City of Groveland Aquaponic Farm, a new collaborative project between Backyard Farm Express and the City of Groveland. Aquaponics, the combination of aquaculture and hydroponics, involves an ecosystem-like indoor farm that raises both fish and vegetables in a symbiotic, soil-less system. The waste from the fish serves as nutrients for the plants, and in turn, the plants purify the water that cycles within the system. At the City of Groveland Aquaponic Farm, tilapia will be grown in tanks alongside fruit and vegetable crops.

The Farm is designed, first and foremost, to demonstrate the consistent year-round production of fresh, high quality, clean produce for the local community. The produce grown at the City of Groveland Aquaponic Farm is destined for local Groveland residents, businesses, and non-profits.

STAFF RECOMMENDATION:
Staff recommends approval of Resolution 2020-41.

ATTACHMENTS:
Attachment 1 Resolution 2020-41
Attachment 2 City of Groveland Aquaponic Farm Agreement

ATTACHMENT 1

RESOLUTION 2020-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE CITY OF GROVELAND AND BACKYARD FARM EXPRESS, LLC RELATING TO THE GROVELAND AQUAPONIC FARM; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Groveland owns Festival Park in the City of Groveland; and

WHEREAS, Backyard Farm Express, LLC desires to use a portion of Festival Park for construction and operation of an aquaponic farm to grow produce and fish; and

WHEREAS, the parties desire to enter into an agreement for the purpose of setting forth the terms and conditions of Backyard Farm Express, LLC's use of Festival Park for this purpose.

WHEREAS, the City Council finds it beneficial to set forth the use terms and conditions in a written agreement.

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

Section 1. The Agreement between the City of Groveland and Backyard Farm Express, LLC, a Florida limited liability company, a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the City Manager to execute the Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this _____ day of _____ 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
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: MIKE WALKER, PARKS, FACILITIES AND COMMUNITY SERVICES DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL RESOLUTION 2020-42: THIRD AMENDMENT TO AGREEMENT BETWEEN CITY OF GROVELAND AND ANOINTED COMMUNITY SERVICES INTERNATIONAL, INC.

DATE: August 24, 2020

GENERAL SUMMARY/BACKGROUND: The three parties to an agreement to provide community services at the Elese Tomlin Community Center seek approval of a third amendment of the for 2018 agreement, extending staffing services for an additional three years, from October 1, 2020 to September 30, 2023. If approved, the agreement would be contingent on annual appropriation of funding by the CRA Board.

The agreement between Anointed Community Services International, Inc. (ACSI), the Groveland community Redevelopment Agency and the City of Groveland, provide a range of services by Linda Cowels-Murray, ACSI CEO and a 5-person team of volunteers providing paid and unpaid supervision. Programs at the center include youth after-school and tutoring programs (in person and virtually), computer training classes, meal deliveries to seniors. The needed community services have been well received.

BUDGET IMPACT:
Extension of the agreement by three years will encumber $44,000 in CRA funds annually for a total of $132,000 over the three year period.

LEGAL NOTE:
No Legal note

STAFF RECOMMENDATION: Staff recommends approval of Resolution 2020-42, and authorize the Mayor to sign the agreement.

ATTACHMENTS:

1. Resolution 2020-42
2. Agreement
3. First Amendment to the Agreement
4. Second Amendment to the Agreement
5. Third Amendment to the Agreement
6. Anointed Community Services International Renewal Letter

Attachment 1

RESOLUTION 2020-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, APPROVING THE THIRD AMENDMENT TO AGREEMENT BETWEEN CITY OF GROVELAND AND ANOINTED COMMUNITY SERVICES INTERNATIONAL, INC. RELATING TO THE ELISE TOMLIN COMMUNITY CENTER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ACSI, the CRA and the City of Groveland entered into that certain Agreement dated February 23, 2018 (the "Agreement"); and

WHEREAS, ACSI, the CRA and the City of Groveland extended the initial term to September 30, 2019, and thereafter extended the term to September 30, 2020; and

WHEREAS, ACSI, the CRA Board and City Council desire to extend the term to three years, contingent on annual appropriation of funding by the CRA Board.

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

Section 1. The Third Amendment to Agreement Between City of Groveland and Anointed Community Services International, Inc., a copy of which is attached hereto, is approved.

Section 2. The Council authorizes the Mayor to execute the Third Amendment to Agreement.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council of the City of Groveland, Florida.

PASSED AND RESOLVED this 24th day of August, 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
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

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 (FIRST READING)

DATE: AUGUST 24, 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.

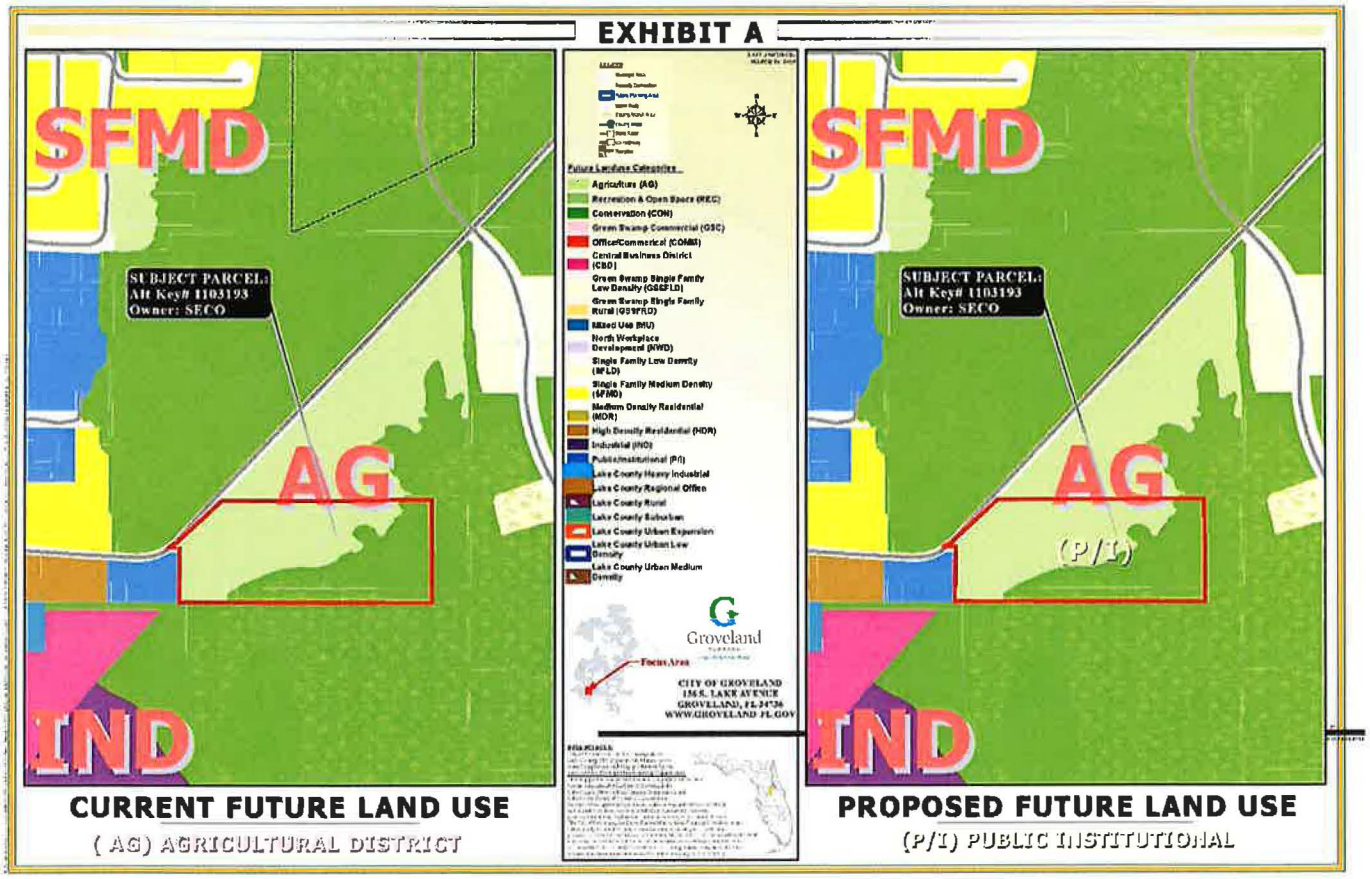
ECONOMIC REVENUE IMPACT:
The site will be developed for expansion of utilities to support growth and job creation.

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		

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 (FIRST READING)

DATE: AUGUST 24, 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.

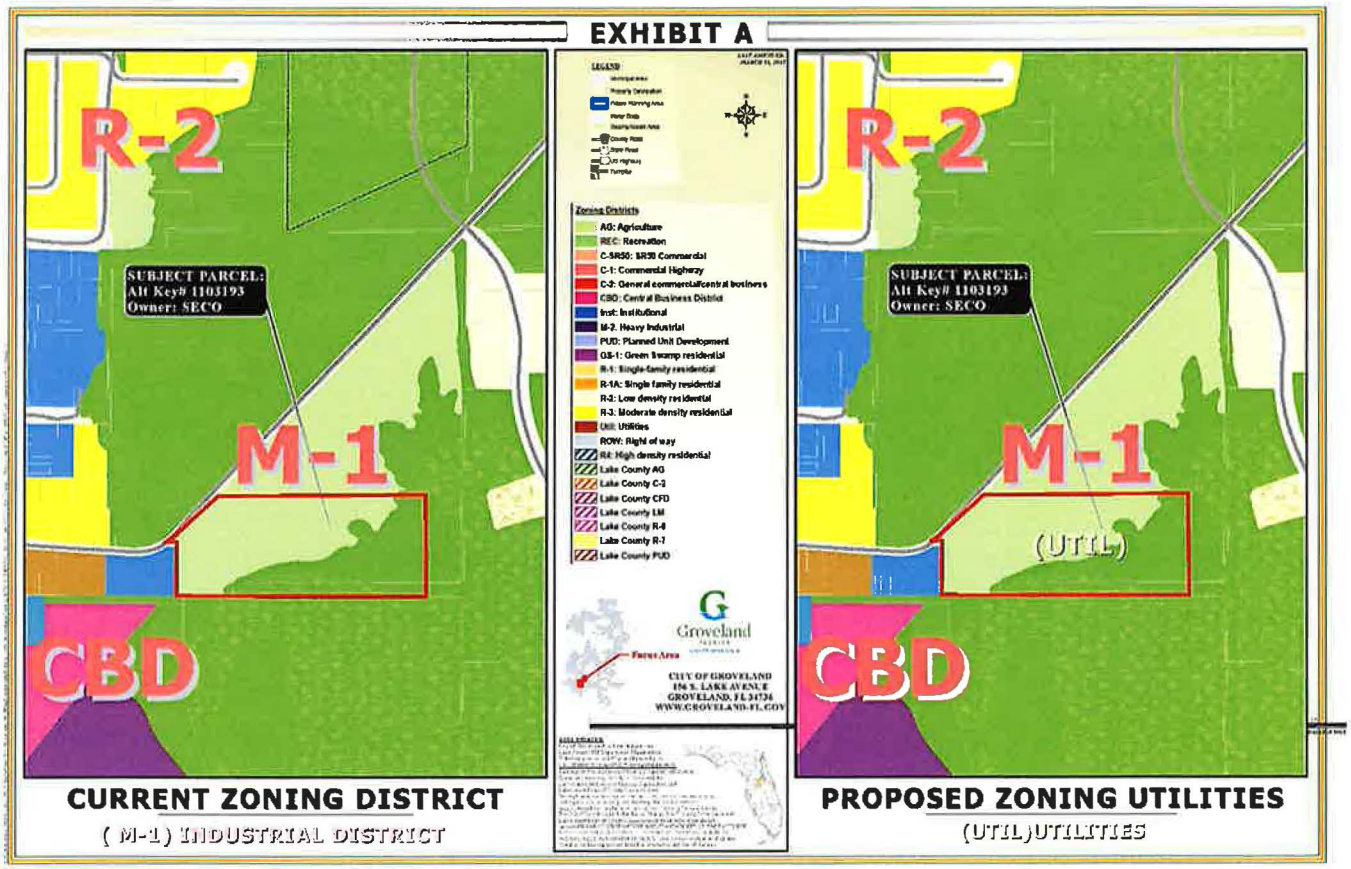
Staff recommends approval of Ordinance 2020-11.

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		

Groveland
FLORIDA
City with Natural Charm

CONSENT AGENDA ITEM

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: JOHN TER LOUW, FINANCE DIRECTOR

SUBJECT: ORDINANCE 2020-25 REPEALING ARTICLE II IN CHAPTER 70 BUSINESS TAX RECIEPTS – FIRST READING

DATE: AUGUST 24, 2020

GENERAL SUMMARY/BACKGROUND:
The City of Groveland initiated a review of the Business Tax Receipt program that is currently maintained by our ordinance. The collections are approximately $25-30 thousand dollars annually to the City which is approximately 0.3% of the General Fund Revenues. The City receives funds from three sources in this program: Direct, Lake County and the League of Cities. Of these sources, direct payments are about 48%, Lake County is 49% and League of Cities is 3%. The City is currently receiving direct payments from 125 insurance companies who operate within the City but may or may not have a physical location..

Lake County announced that they would be eliminating their Business Tax Receipt program. This will already reduce the amount the City would receive by about one third. The City is developing a voluntary business registration for use by public safety and economic development utilizing technology. This change will make it easier for businesses to create and operate businesses in the City.

BUDGET IMPACT:
Approval of this Ordinance will not have any effect on the current FY2019-2020 budget and would reduce the FY2020-2021 revenues by approximately $20,000 which the effect has already been presented in the budget workshop.

LEGAL NOTICE:
None.

STAFF RECOMMENDATION:
Staff recommends approval of the Ordinance 2020-25

ATTACHMENTS:
Attachment 1 – Ordinance 2020-25

Attachment 1

ORDINANCE 2020-25

AN ORDINANCE OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, REPEALING ARTICLE II IN CHAPTER 70 OF THE CODE OF ORDINANCES OF THE CITY OF GROVELAND WHICH IMPOSED A BUSINESS TAX ON BUSINESSES LOCATED WITHIN THE CITY; REPEALING ALL BUSINESS TAX FEES; PROVIDING FOR CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized pursuant to Chapter 166, Florida Statutes to adopt this ordinance; and

WHEREAS, pursuant to Section 205.042, Florida Statutes, the City levied a business tax receipt for the privilege of engaging in or managing any business, occupation, or profession within the City of Groveland; and

WHEREAS, City Council desires to repeal Article II in Chapter 70 in its entirety to eliminate the business tax and all business tax (fees) levied.

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 made an integral part of this ordinance.

SECTION 2. That Article II in Chapter 70 of the City of Groveland Code of Ordinances is hereby repealed in its entirety, and any and all business tax (fees) adopted pursuant to Article II, Chapter 70, including those set forth in Resolution 2014-09-18, effective October 1, 2020. Business tax receipts that have been issued for the current year will remain in full force and effect until they expire on September 30, 2020. No new business tax receipts will be issued for the remainder of Fiscal Year 2020, nor shall any renewals for the time period beginning October 1, 2020, be processed by the City.

SECTION 3. It is the intention of the City Council of the City of Groveland that the provisions of this Ordinance shall be codified and made a part of the City of Groveland Code of Ordinances.

SECTION 4. 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 5. The provisions within this ordinance shall take effect immediately upon the enactment date.

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		

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 – FIRST READING

DATE: AUGUST 24, 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		

Groveland
FLORIDA
City with Natural Charm

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 – FIRST READING

DATE: AUGUST 24, 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

Attachment 1

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 2-258 – 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 August 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
City with Natural Charm

Approved as to Form:

_____
Anita Geraci-Carver
City Attorney

Passed First Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. 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		

Groveland
FLORIDA
City with Natural Charm

AGENDA ITEM 1

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: TIM MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL: ORDINANCE 2019-53: AMENDING FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN - SECOND READING

DATE: AUGUST 24, 2020

GENERAL SUMMARY/BACKGROUND:

The City of Groveland's Community Development Staff have proposed to amend the future land use element of the comprehensive plan, replacing existing future land use designations with new future land use designations. The newly proposed FLU designations include Town, Village, Hamlet, Established Neighborhood, Employment Center, Green Swamp Town, Green Swamp Rural, Agriculture, and Conservation.

STAFF AND PLANNING & ZONING BOARD RECOMMENDATIONS:

Community Development Staff recommended approval of Ordinance 2019-53 to the Planning & Zoning Board.

Planning & Zoning Board voted unanimously to recommend approval of Ordinance 2019-53 to City Council Board on October 3, 2019.

ATTACHMENTS:

Attachment 1 Ordinance 2019-53
Exhibit A, Future Land Use Element Volumes I – III and Map Series
Attachment 2 Amendment Strikethrough-Underline Versions
Attachment 3 Notice Support Documentation

ATTACHMENT 1

ORDINANCE 2019-53

AN ORDINANCE OF THE CITY OF GROVELAND, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP OF THE CITY OF GROVELAND'S COMPREHENSIVE PLAN; REPLACING EXISTING FUTURE LAND USE DESIGNATIONS WITH NEW FUTURE LAND USE DESIGNATIONS; PROVIDING FOR AMENDMENTS TO APPLY CITY WIDE, INCLUDING IN THE GREEN SWAMP, AN AREA OF CRITICAL STATE CONCERN DESIGNATED PURSUANT TO S. 380.05, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY OF GROVELAND COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Groveland desires to replace existing future land use designations with new future land use designations and otherwise amend the future land use element and future land use map series in the City of Groveland's comprehensive plan.

WHEREAS, the Planning and Zoning Board sitting as the local planning agency of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law, and the Planning and Zoning Board recommended approval of the amendments as set forth herein.

WHEREAS, the City Council of the City of Groveland public hearing for transmittal has been advertised as required by law with the public hearing occurring at least 7 days after the day that the first advertisement was published.

WHEREAS, the City Council of the City of Groveland second public hearing for adoption of this ordinance is being held at least 5 days after the date of the second advertisement.

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

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA AS FOLLOWS:

Section 1. Adoption of the future land use element of the comprehensive plan and future land use map series. The future land use element and future land use map and map series of the comprehensive plan set forth in Exhibit "A" of this ordinance is hereby approved and adopted by the City Council, which shall be applicable to property located within the City of Groveland municipal boundaries as well as properties located in the Green Swamp, An Area of Critical State Concern as more particularly set forth in the future land use element.

Section 2. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 3. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 4. Inclusion. It is the intention of the City Council of the City of Groveland that this comprehensive plan amendment shall become and be made a part of the comprehensive plan for the City. Goals, objectives, and policies of the Comprehensive Plan may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the comprehensive plan amendment as adopted.

Section 5. Effective Date. The effective date of this plan amendment shall be pursuant to the state land planning agency's notice of intent. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No portion of the plan amendment that is applicable to the Green Swamp, An Area of Critical State Concern shall be effective until a final order is issued finding the amendment to be in compliance as defined in 163.3184(1)(b), Florida Statutes.

PASSED AND ORDAINED this 24th day of August, 2020 at a special meeting of the City Council of the City of Groveland.

_____

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		

Groveland
FLORIDA
City with Natural Charm

AGENDA ITEM 2

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 (FIRST READING)

DATE: AUGUST 24, 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.

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), and Conceptual Zoning Map (Exhibit C)

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 on June 19, 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.

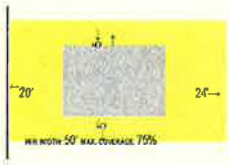
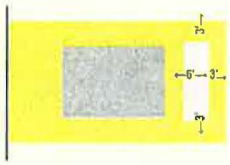
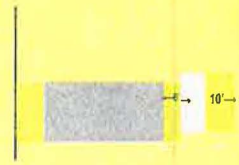
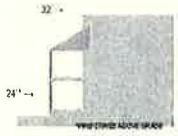
e. **Village Core Mixed Use.** An area of 2.97 +/- acresis identified Village Core Mixed Use. Within this area a maximum of 60,000 square feet of non-residential development will be permitted.

Use	Acres
Residential	65.85 +/-
Village Core Mixed Use	2.97 +/-
Upland/Usable Open Space	26.46 +/-
Wetland/Lake Open Space	16.27 +/-
Total Open Space[1]	42.73 +/-
Amenities /Public Facilities	4.76 +/-
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				[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. Lots adjacent to 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: 5 feet, except (a) no more than 50% of the 45' lots shall be allowed a 5' side setback; the remainder of the 45' lots shall be required to have a 7.5' setback, and (b)10 feet for corner lots as measured to the right-of-way line of the street side. An open space tract may be located in said 10 feet setback, as generally depicted on the Conceptual Development Plan.

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"

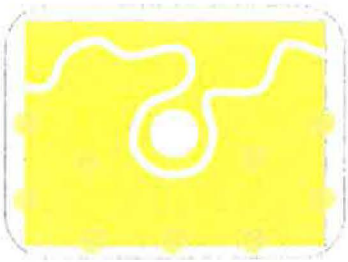
Indigo Lakes Village PUD: Open Space

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

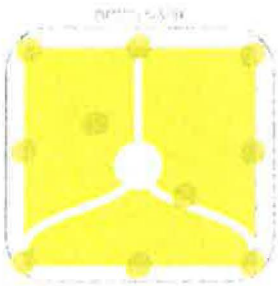
Width: 200' min.
Coverage: 35% max
Size: 1-10 Acres
Street Frontage: 50% min
Open Water: 30% max
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting
- Walking Paths



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

SQUARE

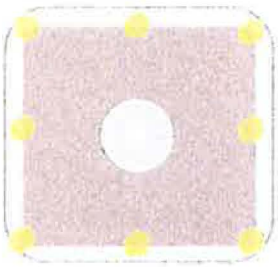
Width: 80' min.
Coverage: 60% max
Size: .25-3 Acres
Street Frontage: 100% min.
Open Water: 30% max
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting
- Walking Paths



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

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.

Figure OS2 | OPEN SPACE PERIMETER

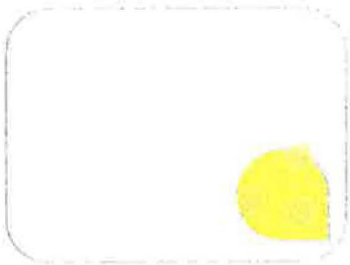
GREENWAY TRAIL

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.

POCKET PARK

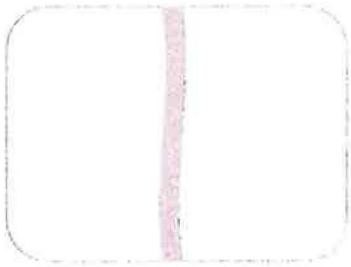
Width: 40' min
Coverage: 90% max
Size: .1 Acres
Street Frontage: 25% min.
Open Water: 30% max
Fixtures:
- Canopy Trees
- Benches
- Decorative Lighting



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

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.

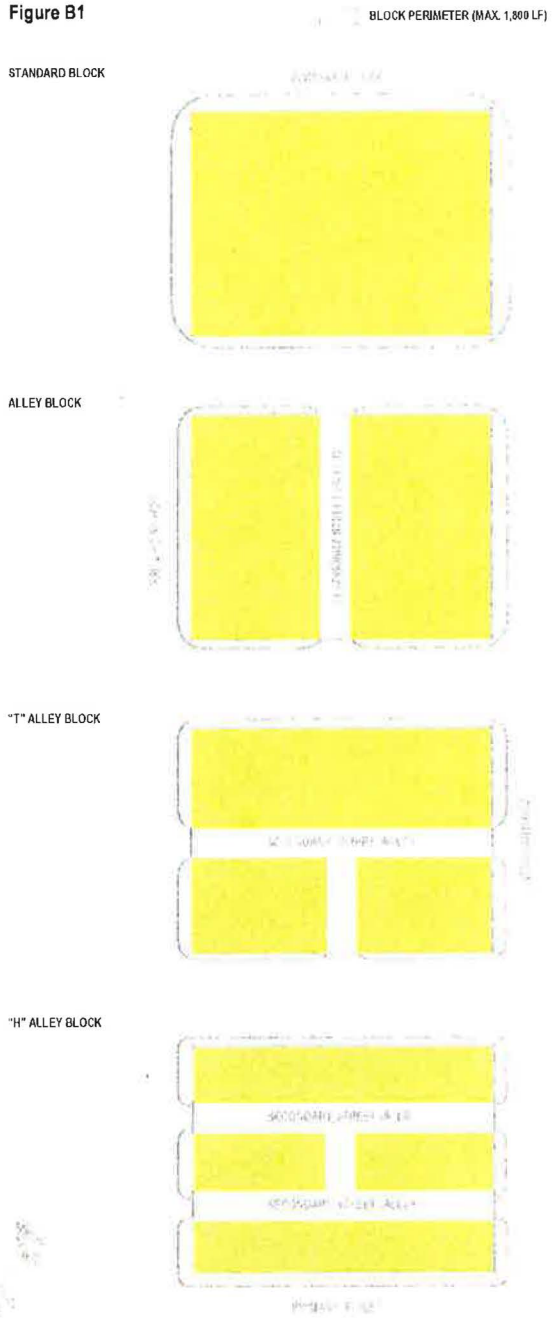
Refer to Figure (B1) for an illustration of Typical Block Elements.

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		