

**ORDINANCE 2018-01-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF GROVELAND'S COMPREHENSIVE PLAN PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM CITY OF GROVELAND MIXED USE AND CONSERVATION TO CITY OF GROVELAND SINGLE FAMILY MEDIUM DENSITY AND CONSERVATION ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTY; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; 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 City of Groveland desires to amend the Comprehensive Plan for the City of Groveland by assigning a future land use designation to the property more particularly described below and amending the future land use map to reflect the assigned future land use designation; and

**WHEREAS**, the Local Planning Agency of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law, and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; 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.

**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. Future Land Use Designation Amendment.**

- A. The Property is legally described in **Exhibit A** attached hereto. The location of the property is depicted on **Exhibit B** for visual reference.

The Property consists of 413 +/- acres.

- 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 described in **Exhibit A** (the "Property"), on the City of Groveland Future Land Use Map from City of Groveland Mixed Use and Conservation and designating the Property on the Future Land Use Map to:

**CITY OF GROVELAND SINGLE FAMILY MEDIUM DENSITY AND  
CONSERVATION**

**SINGLE FAMILY MEDIUM DENSITY:** 325.7 +/- acres more particularly graphically depicted in **Exhibit C** hereto.

**CONSERVATION:** 87.3 +/- acres more particularly graphically depicted in **Exhibit C** hereto.

**Section 3. Severability**

Upon a determination 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. 163.3184(3) and F.S. 163.3184(11).

**Section 5. Repeal**

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

**Section 6. Transmittal**

After the first public hearing, a copy hereof, with appropriate supporting data and analysis, shall be transmitted to the Department of Economic Opportunity, the East Central Florida Regional Planning Council, the water management district, the Department of Environmental Protection, the Department of State, the Department of Transportation, Lake County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Groveland, Florida. Upon adoption, the ordinance and the supporting data and analysis shall be transmitted to the Department of Economic Opportunity and to any other reviewing agency or local government that provided timely comments on the initial transmittal.

**Section 7. Effective Date**

This ordinance shall become effective 31 days after the Department of Economic Opportunity notifies the City that the adopted ordinance transmittal package is complete. If this ordinance is challenged within 30 days after its adoption, it shall become effective upon the date a final order

is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, 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 21 day of May, 2018.

Dina Sweatt

DINA SWEATT, MAYOR  
City of Groveland, Florida

Attest:

Duquesne Wright

City Clerk



Approved as to form and legality:

Anita Geraci-Carver  
Anita Geraci-Carver, City Attorney

First Reading 2-20-2018  
Second Reading 5-21-2018

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

	YEA	NAY
John Griffin	✓	
Mike Radzik	✓	
Dina Sweatt	✓	
Tim Loucks	✓	
Mike Smith		

Exhibit "A"

LEGAL DESCRIPTION:

PARCEL NO. 1:

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, LESS that portion previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO. 2:

The Northwest 1/4 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, LESS that part previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO. 3:

The Northeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 25 East, LESS that part previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO. 4:

That part of the South 1/2 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, lying West of the 100 foot wide right-of-way of State Road No. 19, LESS and EXCEPT the following described parcel:

Begin at the Southwest corner of said Section 32 and run thence North 00°39'45" East, along the West boundary of said Section 32, 1339.02 feet to the point of intersection with the North boundary of the South 1/2 of the Southwest 1/4 of said Section 32; thence South 89°22'05" East, along the said North boundary of the South 1/2 of the Southwest 1/4, 670.88 feet; thence South 01°07'40" West, 1337.85 feet to the South boundary of said Section 32; thence North 89°28'20" West, along said South boundary of Section 32, 660.00 feet to the Point of Beginning; LESS and subject to right-of-way for Lake Emma Road, aka County Road Number 2-2119, along the North part of said tract. Also LESS and EXCEPT that portion conveyed to Lake County, Florida, by Statutory Warranty Deed recorded in Official Records Book 1565, Page 2158, Public Records of Lake County, Florida.

PARCEL NO. 5:

Begin at the Southwest corner of said Section 32 and run thence North 00°39'45" East, along the West boundary of said Section 32, 1339.02 feet to the point of intersection with the North boundary of the South 1/2 of the Southwest 1/4 of said Section 32; thence South 89°22'05" East, along the said North boundary of the South 1/2 of the Southwest 1/4, 670.88 feet; thence South 01°07'40" West, 1337.85 feet to the South boundary of said Section 32; thence North 89°28'20" West, along said South boundary of Section 32, 660.00 feet to the Point of Beginning; LESS and subject to right-of-way for Lake Emma Road, aka County Road Number 2-2119, along the North part of said tract, Public Records of Lake County, Florida.

PARCEL NO. 6:

That part of Government Lots 3 and 4, in Section 5, Township 22 South, Range 25 East, Lake County, Florida, lying West of former State Road #459, now known as State Road No. 19.

PARCEL NO. 7:

The North 1/2 of Government Lot 1; The East 492 feet of the North 1/2 of Government Lot 2; the North 3/4 of South 1/2 of Government Lot 1; South 1/2 of Government Lot 2, all in Section 6, Township 22 South, Range 25 East, Public Records of Lake County, Florida.

LESS and EXCEPT a part of Government Lot 1 and Government Lot 2, in Section 6, Township 22 South, Range 25 East, Lake County, Florida, described as follows: Begin at the Northeast corner of the South 1/4 of the South 1/2 of said Government Lot 2; run thence South 00°00'13" East, along the East line of said Government Lot 2, to the waters of Lake Lucy and a point hereby designated as Point "A"; return to the Point of Beginning and run North 00°00'13" West, along the East line of Government Lot 2, for 37.63 feet; thence South 89°54'10" West, 75 feet, more or less, to the waters of said Lake Lucy; thence Southeasterly, along and with said waters of Lake Lucy, to intersect the aforementioned Point "A". Also LESS the South 37.63 feet of the West 469.07 feet of the North 3/4 of the South 1/2 of Government Lot 1, of said Section 6, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL NO. 8:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 32, Township 21 South, Range 25 East, Public Records of Lake County, Florida.

PARCEL NO. 9:

Blocks 133, 134, 135, 136, 141, 142 and 143 of VILLA CITY, FLORIDA, said Blocks of Villa City being described as the Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 South,

Range 25 East, according to the Plat of Villa City, Florida, recorded in Plat Book 1, Page 30, Public Records of Lake County, Florida.

PARCEL NO. 10:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 25 East, Lake County, Florida.

PARCEL NO. 11:

The Southeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 25 East, LESS and EXCEPT Lake Emma Road, aka County Road Number 2-2119, lying in Lake County, Florida.

**Exhibit "B"**

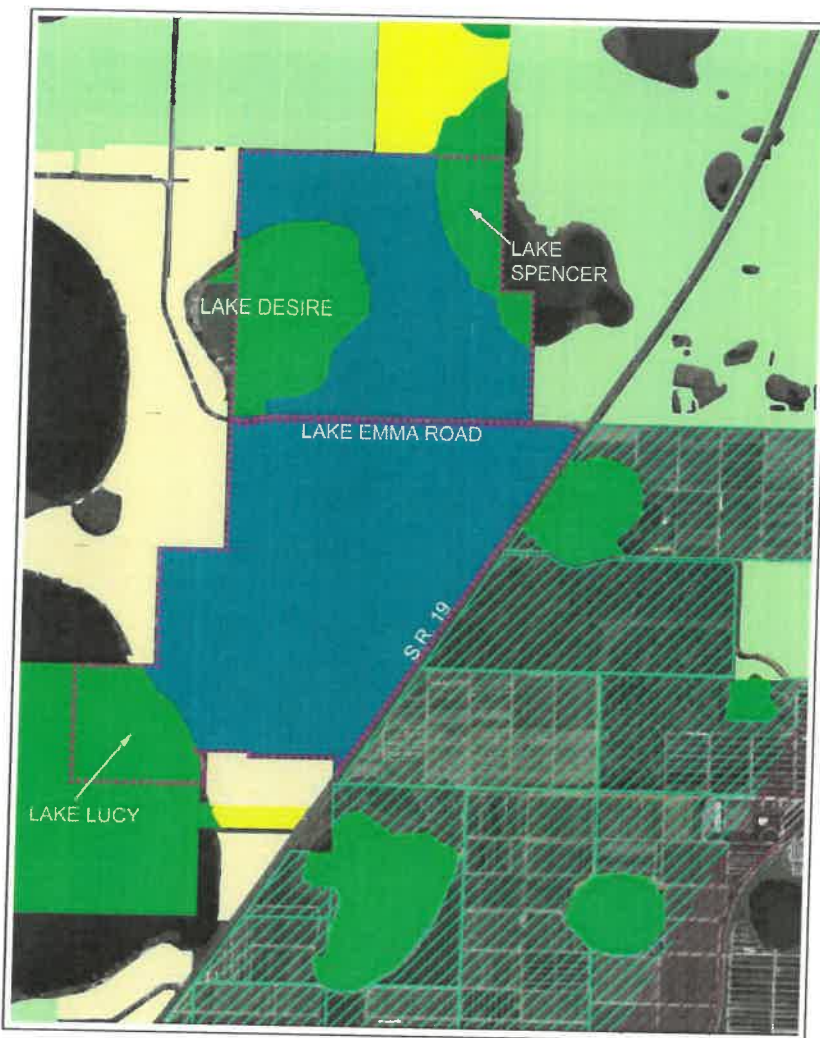


Exhibit "C"



LAVIANCE

EXISTING FLU



KES Project 17-27

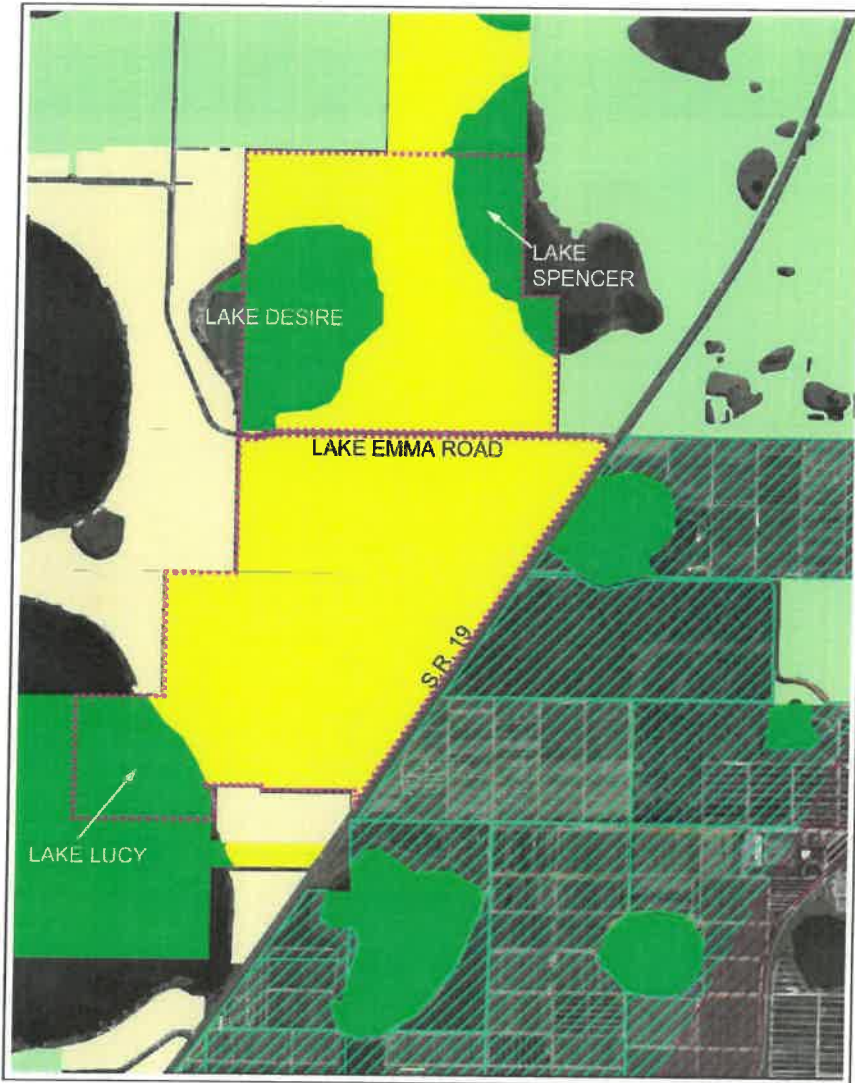
Image Reference: Lake County GIS / Groveland GIS

**City of Groveland**  
**Lake County, Florida 34736**

- LEGEND:
- Property Boundary
  - Conservation
  - Mixed Use
  - Single Family Medium Density
  - Rural
  - Rural Transitional
  - Lake County Suburban







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