

ORDINANCE 2018-08-26

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 CONSERVATION TO CITY OF GROVELAND COMMERCIAL 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 SCRIVNER'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, Jason Mahoney, P.E., Lochrane Engineering, Inc. on behalf of the owner, Charles E. Bradshaw, Jr., Revocable Trust; and

WHEREAS, the owner desires to use the property for commercial purposes; 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 prior to the LPA 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 9.676 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 Conservation and designating the Property on the Future Land Use Map to:

COMMERCIAL

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 4th day of September, 2018.

Dina Sweatt

Dina Sweatt, Mayor
City of Groveland, Florida

Attest:

Virginia Wright

Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver

Anita Geraci-Carver, City Attorney

First Reading 8-20-2018
Second Reading 9-04-2018

Vicemayor 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	✓	
Tim Loucks		✓
Mike Radzik	✓	
Mike Smith	✓	
Dina Sweatt	✓	

Exhibit A
Legal Description

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG SAID EAST LINE, A DISTANCE OF 320.00 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A CHORD BEARING OF N81°48'38"W, A CHORD DISTANCE OF 191.97 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°58'05", A DISTANCE OF 192.03 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,814.93 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'14", A DISTANCE OF 357.20 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,860.08 FEET, A CHORD BEARING OF S65°39'10"E, A CHORD DISTANCE OF 36.71 FEET; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 36.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 468.96 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) S14°17'43"E A DISTANCE OF 149.38 FEET; (2) S15°53'27"W A DISTANCE OF 92.03 FEET; THENCE S74°06'33"E A DISTANCE OF 109.13 FEET; THENCE S89°45'53"E A DISTANCE OF 812.60 FEET TO THE POINT OF BEGINNING.

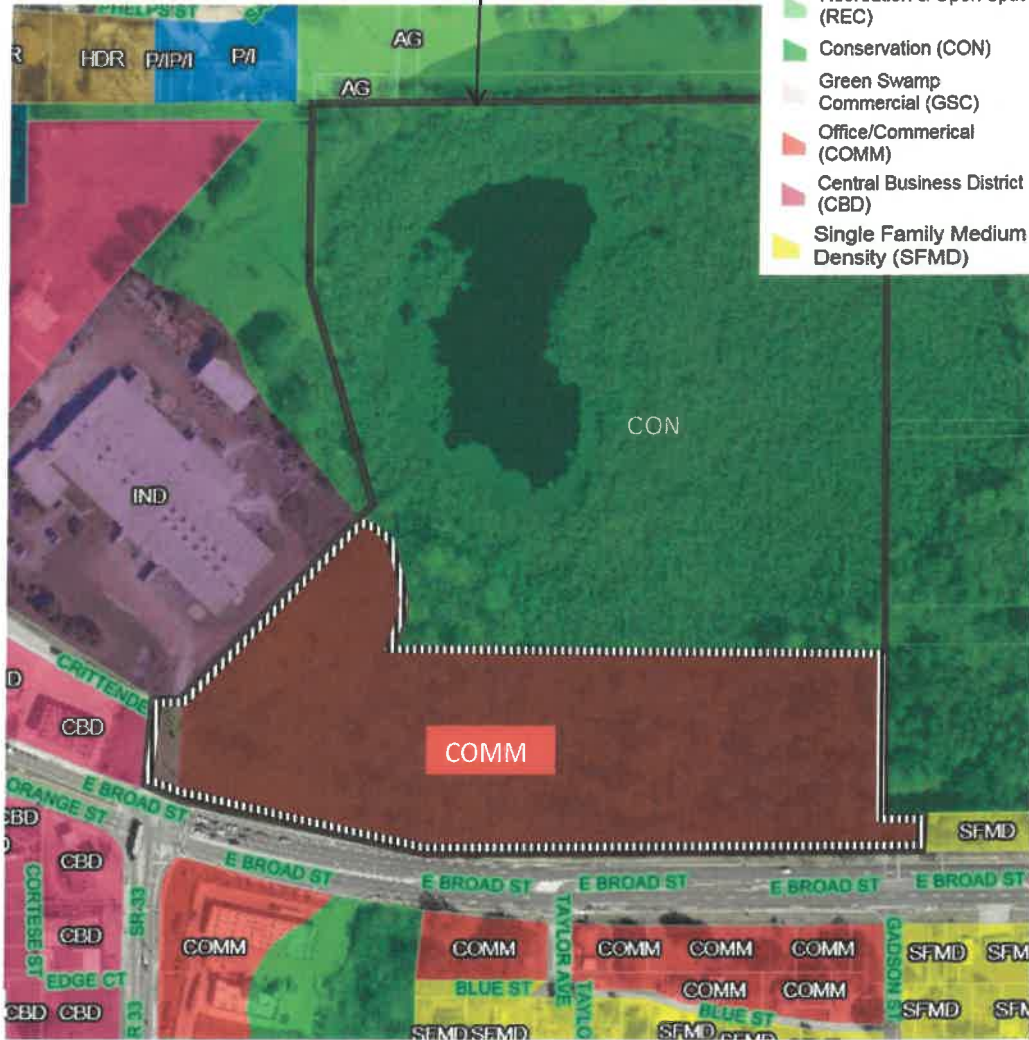
CONTAINS 421,507 SQUARE FEET OR 9.676 ACRES MORE OR LESS.

**PROPOSED
FLU MAP
GROVELAND**

2025 FUTURE LAND USE DESIGNATIONS

- Agriculture (AG)
- Recreation & Open Space (REC)
- Conservation (CON)
- Green Swamp
- Commercial (GSC)
- Office/Commerical (COMM)
- Central Business District (CBD)
- Single Family Medium Density (SFMD)

SITE AREA



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