

**ORDINANCE 2018-08-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING TO CITY OF GROVELAND C-1 COMMERCIAL-HIGHWAY DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY CHARLES E. BRADSHAW, JR. REVOCABLE TRUST AND LOCATED ON E. BROAD STREET IN GROVELAND; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the applicant requested a rezoning to City of Groveland C-1 Commercial-Highway District; and

**WHEREAS,** the subject property is unimproved and is generally located at the northeast corner of SR 33 and E. Broad Street, Groveland, Lake County, Florida, and is more particularly described herein; and

**WHEREAS,** the property has a future land use designation of Commercial 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 Local Planning Agency 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 property owners within 500 feet of the outside perimeter of the Property have been notified as required by law or ordinance.

**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 C-1 Commercial-Highway District**

The Property is depicted and described in **Exhibit A** attached hereto and incorporated herein (the "Property").

**Section 2: Zoning Classification.**

That the Property shall be designated as C-1 Commercial-Highway 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 immediately upon its approval and adoption by the City Council of the City of Groveland.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 4th day of September, 2018.



DINA SWEATT, MAYOR  
City of Groveland, Florida

ATTEST:



Virginia Wright  
City Clerk



Approved as to Form:

*Anita Geraci Carver*

Anita Geraci-Carver  
City Attorney

Passed First Reading 8-20-2018  
Passed Second Reading 9-4-2018

Council Member Smith 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 AND DEPICTION OF PROPERTY

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.

