



ORDINANCE 2018-02-03

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 LAKE COUNTY URBAN MEDIUM DENSITY RESIDENTIAL TO CITY OF GROVELAND SINGLE FAMILY LOW DENSITY RESIDENTIAL 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; 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, Victor Berriel, Engel & Volkers Florida Residential, LLC on behalf of the owner, Patricia A. F. Correia; and

WHEREAS, the owner desires to use the property for residential 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 as:

Legal Description: LOT 2, CASTLE VIEW ESTATES PHASE ONE, according to the Plat thereof as recorded in Plat Book 45, Page 21, Public Records of Lake County, Florida, 0.86 acres, more or less

Parcel Id No.: 13-22-24-010000000200; Alt. Key: 3802439 (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 Lake County Urban Medium Density Residential and designating the Property on the Future Land Use Map to:

SINGLE FAMILY LOW DENSITY RESIDENTIAL

Exhibit A – 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. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Adoption

After adoption, a copy hereof shall be forwarding to the Department of Economic Opportunity.

Section 7. 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 _____, 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 2-20-2018

Second Reading 3-19-2018

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

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

Exhibit A Future Land Use Map Amendment

Existing Future Land Use



February 1, 2018

2025 FUTURE LAND USE DESIGNATIONS

- Conservation (CON)
- Single Family Low Density (SFLD)
- Single Family Medium Density (SFMD)
- Public/Institutional (PI)



Map data: DeLorme Mapmaker, © OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, and the GIS user community, USDA, USDA, AeroGRID, IGN, and the GIS user community



