



ORDINANCE 2018-02-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY R-6, URBAN RESIDENTIAL DISTRICT, TO CITY OF GROVELAND R-1, SINGLE FAMILY RESIDENTIAL, FOR THE HEREIN DESCRIBED PROPERTY OWNED BY PATRICIA A. F. CORREIA AND LOCATED NORTH OF BIBLE CAMP ROAD, EAST OF VILLA CITY ROAD; 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.

WHEREAS, the applicant requested a rezoning from Lake County R-6 Urban Residential to City of Groveland R-1 Single Family Residential; and

WHEREAS, the subject property consists of 0.86 +/- acres, more or less, and is located on Bible Camp Road, Groveland, Lake County, Florida, and is more particularly described herein; and

WHEREAS, the property has a future land use designation of Single Family Low Density 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 of Groveland has advertised as required by law for two public hearings prior to adoption of this ordinance, and

WHEREAS, the City has held such public hearings 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 R-1, Single Family Residential

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, Parcel Id No.: 13-22-24-01000000200; Alt. Key: 3802439, consisting of 0.86 +/- acres more particularly depicted in Exhibit A attached hereto and incorporated herein (the "Property").

Section 2: Zoning Classification.

That the properties shall be designated as R-1, Single Family Residential 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: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

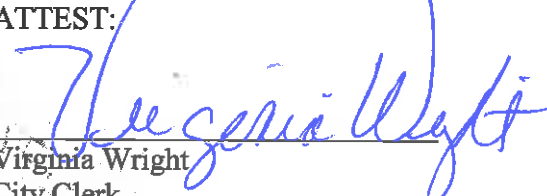
Section 7: Effective Date.

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 19th day of March, 2018.



DINA SWEAT, 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 2-20-2018
Passed Second Reading 3-19-2018

Council Member Smith 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"



Existing Zoning Map



February 5, 2018
ZONING DISTRICTS
 PUD: Planned Unit Development
 R-1: Single-family residential
 R-1A: Single family residential
 R-2: Low density residential



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Proposed Zoning Map



February 5, 2018

ZONING DISTRICTS

- PUD: Planned Unit Development
- R-1: Single-family residential
- R-1A: Single family residential
- R-2: Low density residential



1:2,257



Map HERE, DeLorme, MapmyIndia, & OpenStreetMap contributors and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DE LRS/Airbus U.S./CNES, USDA, AeroGRID, IGN, and the GIS User

