



GROVELAND 2022-2023

Presented by City Manager Mike Hein

OUR TEAM



180 staff members

- 95 Public Safety
- General Fund Budget: \$29,317,328
- Total Budget: \$109,828,511



Strategic Plan Committee

2023 Update: Over 20 meetings / 1,358 hours



Strategic Plan Focus Areas and Priorities

Adopted June 2022

Values

Intentionality, Connectivity, Vitality, Knowledge, Heart



Informed & Engaged

- Neighborhood Scale Schools
- Central Gathering Spaces
- High-speed Broadband
- Multi-faceted Communications Strategy



Conservation & Preservation

- Joint Planning Agreement
- Minimum 50% open space
- Wilson Island Conservation
- Wildflower Corridors
- Dark Sky Lighting



Eco-Agrarian

- Farmers Market
- Community Gardens
- City-wide Composting
- Natural Recreation
- Palatlakaha Blueway



Community Livability

- Downtown Lake David Improvements
- Complete Streets
- Parks and Trails
- Health Village
- Affordable Housing



Financial Health

- Five Year Financial Sustainability Plan
- Fiscal Impact Analysis for developments
- Strong Towns principles

ENVIRONMENTAL INITIATIVES

- Dark Sky Lighting Ordinance Adopted in August 2022
 - Goal to become the first Dark Sky Community in Florida through partnership with International Dark Sky Association (IDA)
- Partnership with FDOT, the Florida Wildflower Foundation, and Green Isle Gardens to install pollinator habitat along state roadways through Groveland
- Planted wildflower rain garden in Lake David Park
- 50% of land reserved for agriculture and conservation



Wilson Island

- Approx. 177 acres in total with 63 percent of the property being wetlands.
 - 181 homes proposed
 - Approx. 2 acres of commercial use
- Part of an expansive marsh system that is home to a variety of bird species and plants.
- Historically would have been a hardwood hammock or flatwoods but property was cleared for citrus production.
- Could serve as a passive park for residents with a kayak launch on the Palatlahaha.
- Critical wetland ecosystem to conserve in city limits.
- A top priority for the Division is to identify lands and funding mechanisms for conservation
- Staff is working closely with the St. Johns River Water Management District to acquire Wilson Island
- Potential funding sources include FDOT mitigation banks and state Resilience grant



Affordable Housing

- **Six (6) CDBG newly constructed homes**
 - Front porches, metal roofs, Hardie siding
 - 800-1,350 sf
 - Expected completion this Summer
- **New Beginnings Community Land Trust (CLT)**
 - **Housing for All**
 - 347 N Main Ave – City donated land
 - 3 units to start (60' x 60' lots)
 - CLT can expand to other sites
 - Expected construction this year



Business of the Month

Recognizing Our Local Businesses



Gardner's Fresh Produce

In recognition of their eco-agrarian contributions to our weekly Friday Farmers Markets



Bennett Law Center, LLC

In recognition of their community cultural events to create Informed & Engaged Communities



J.S.J. Unlimited, LLC

In recognition of their charitable contributions towards enhancing our community livability

All Nations Building



Reggae Cafe





Special Events

Over 30 special events planned for 2023



Easter Celebration



Reggae Festival



Lunar New Year Festival



Friday Farmers Market

Oak Tree Union Colored Cemetery of Taylorville

- 18 headstones identified
- Over 200 death certificates located
- 229 additional gravesites
 - Add 10% - 20% for small child graves and non-casket burials
 - 275-280 gravesites
- 5 WWI veterans identified



Cherry Lake Park



- 40 acres
- Phase I completed April 2020
 - Small pavilion
 - Basketball court
 - Restrooms
- Phase II groundbreaking held October 2022
- Construction begins June 2023
- \$4.3 Million Project completed by mid- 2024

- Next phase of the project includes:
 - Destination playground, picnic with shade
 - Multipurpose field
 - Event lawns lined with trees
 - New parking and drop off
 - Walking trails
 - Dark Sky safe lighting

Gray Middle School Field



C. Ford Park Area Developments

1. **Kroger Distribution Center** - 341,359 sq. ft. warehouse/distribution center with an office on 100.79 acres.
2. **Lake County Logistics Center Cross-Dock**
542,400 sq. ft. cross-dock facility on 45.30 acres.
3. **Lake County Logistics Center Front-Load**
125,000 SF front load building on 20.19 acres
4. **Turnpike Logistics Center** – 977,466 sq. ft. industrial warehouse facility on 76.68 acres.
5. **American Way Cross-Dock Facility** – 425,120 sq. ft. cross-dock facility on 30 acres.
6. **Groveland Central Logistics Center** – 850,000 SF industrial distribution facility on 80 acres.
7. **Amazon Logistics** – 202,000 SF industrial distribution facility on 31.25 acres

Totals	
Acres	384.21
Ind SF	3,463,355 ₁

Built Facilities – 968, 479 SF

Under Construction – 1,827,466 SF

Site Development Plans Approved – 667,000 SF

Kroger Distribution Center – 341,359 sf

Fulfillment Center employs 699 associates



Amazon Logistics - 202,000 sf

Groveland site has 150 full-time employees



American Way Cross-Dock - 425,120 sf



Turnpike Logistics Center - 977,466 sf



Groveland Logistics Center - 850,000 sf



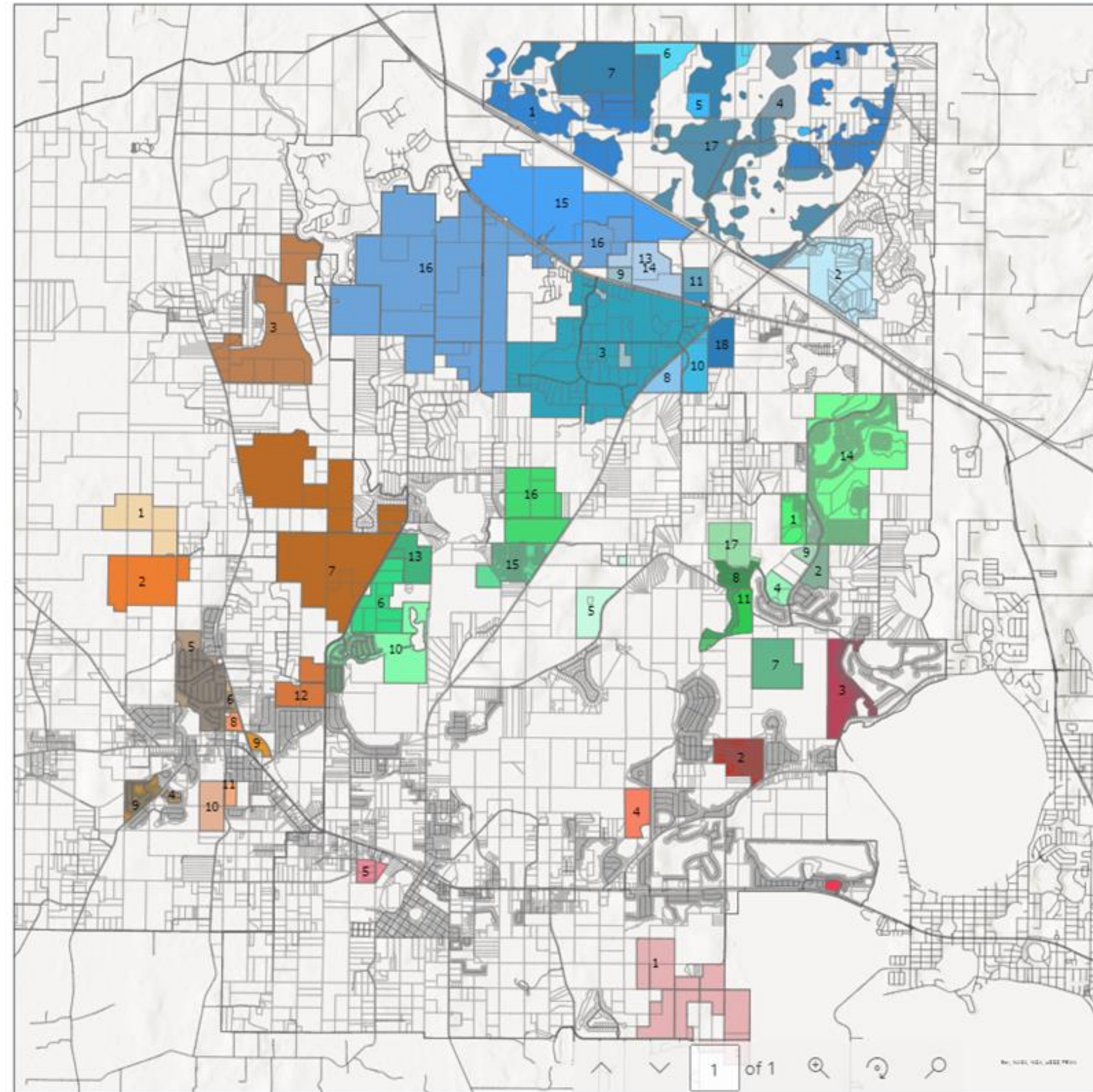
Entitlements

9,000 homes built

600 homes built per year

25,000 unbuilt/entitled

5,000 entitled in Mascotte



Entitled Development

North Groveland

- ID.Lots.Name
- 1.131,Agriculture
 - 2.164,BLUE SPRINGS RESERVE
 - 3.45,CHRISTOPHER FORD COMMERCE PARK
 - 4.718,Daryl Carter East
 - 5.449,Daryl Carter South
 - 6.1078,Daryl Carter West
 - 7.1079,HAMLET
 - 8.396,MATTHEW + LOURDES LIFE ESTATE
 - 9.300,Meixell Properties (US 27)
 - 10.0,O'BRIEN DEVELOPMENT
 - 11.154,Phillip's Landing (Unincorporated)
 - 12.7,US 27 Parcels South of Phillips Landing (Commercial)
 - 13. US 27 Parcels West of Phillips Landing (Commercial)
 - 14.420,US 27 Parcels West of Phillips Landing (SRP)
 - 15.1940,Villa City Phase 1
 - 16.5820,Villa City Phases 2-4
 - 17.3073,Village
 - 18.165,Village Park

Central Groveland

- ID.Lots.Name
- 1.187,ARBORWOOD
 - 2.131,BELLEVUE @ ESTATES OF CHERRY LAKE
 - 3.57,CAPE @ CHERRY LAKE VILLAGE
 - 4.302,Commercial Area
 - 5.3000,IMG Development
 - 6.450,INDIGO LAKES (Cypress Bluff)
 - 7.181,ISLAND @ CHERRY LAKE VILLAGE
 - 8.42,Lakeside @ Estates of Cherry Lake
 - 9.70,Paraiside @ Estates of Cherry Lake
 - 10.141,Preserve at Sunrise Phase 3
 - 11.105,Springs @ Cherry Lake Village
 - 12.133,Sunrise Ridge
 - 13.180,THOMAS FERGUSON PROPERTY
 - 14.23,TRILOGY
 - 15.450,Trinity Lakes 1-2
 - 16.703,Trinity Lakes Phase 3-6
 - 17.377,Unnamed @ Estates of Cherry Lake
 - 18.75,VISTA @ CHERRY LAKE VILLAGE
 - 19.44,WILSON ESTATES

South Groveland

- ID.Lots.Name
- 1.515,CYPRESS LAKE RESERVE
 - 2.103,CYPRESS OAKS, Ph. 3
 - 3.104,Palisades, Ph. 3
 - 4.23,SILVER EAGLE RESERVE
 - 5.76,The Preserve at Lake David
 - 6.95,WATERSIDE POINTE TOWNHOMES

Mascotte

- ID.Lots.Name
- 1.540,BL Investments
 - 2.999,Heron's Glen
 - 3.794,Indigo Lakes (River Meadows)
 - 4.181,Knigh's Lake, Phases 1-2
 - 5.350,Lake Jackson Estates/Gardens
 - 6.23,Lakeview Estates
 - 7.2800,Langley Property
 - 8.75,Roper Trails
 - 9.200,Shearwater
 - 9.78,Woodbury
 - 10.134,Sunset Lakes Estates
 - 11.80,The Grove (Crittenden Property)
 - 12.351,Villa Pass

Historic Groveland Development

1910-1920

- 1911 - TAYLORVILLE PLAT
- 1911 - EDGE ADDITION SUB
- 1915 - BRESSLER'S
- 1919 - EDGE'S SECOND ADD

1921-1930

- 1922 - EDGE SUB
- 1922 - ANDERSON'S SUB
- 1926 - LITTLE ACRES
- 1926 - GARDEN PARK
- 1926 - MINNI FLORA HEIGHTS
- 1927 - GROVELLA PARK
- 1927 - SHAKY LAKE

1931-1950

- 1947 - BEVERLY HILLS
- 1948 - HIGHLAND VIEW
- 1948 - DAVIS A M RESUB
- 1950 - NO NAME APTS

1951-1960

- 1960 - MARK EDWARD
- 1960 - ANDERSON'S PARTIAL REP

1961-1970

- 1966 - LITTLE OAKS

1971-1990

- 1988 - CHERRY HILL
- 1988 - THE BEES RV PARK LLC

1991-1995

- 1991 - VILLAGE GREEN
- 1992 - SOUTHERN EDGE
- 1994 - THOMAS-CONYBEAR
- 1995 - GREENLEAF VILLAGE APTS

STREETS

1996-2000

- 1998 - HIDDEN LAKE ESTATES
- 1998 - SUN VILLAGE APTS
- 1999 - GREEN VALLEY WEST
- 2000 - CRANE'S LANDING
- 2000 - LAKE CATHERINE SHORES
- 2000 - MC MURPHY'S WOODS

2001-2005

- 2001 - COURTYARD VILLAS
- 2001 - CASTLE VIEW ESTATES
- 2002 - ESTATES AT CHERRY LAKE
- 2002 - THE CAPE
- 2002 - THE ISLAND
- 2002 - SPRINGS
- 2002 - THE VISTA
- 2002 - LAKE DOT LANDING
- 2002 - MARSH HAMMOCK
- 2002 - VILLAGE ESTATES
- 2003 - PARK CENTRAL
- 2003 - QUAIL OAKS
- 2004 - SENECA COMMERCE PARK
- 2004 - CYPRESS OAKS
- 2005 - WESTWOOD
- 2005 - EAGLE PINES
- 2005 - LEXINGTON ESTATES
- 2005 - GREEN VALLEY COMMONS

STREETS

2006-2010

- 2006 - CYPRESS RESERVE
- 2006 - EAGLE POINTE
- 2006 - LAVIANCE (CYPRESS BLUFF)
- 2006 - LEXINGTON VILLAGE
- 2006 - OSPREY COVE
- 2006 - QUAIL LANDING
- 2006 - ROYAL RIDGE
- 2006 - TRILOGY
- 2007 - CHERRY LAKE OAKS
- 2007 - PHILLIPS LANDING
- 2007 - SUNRISE RIDGE
- 2007 - THOMAS FERGUSON PUD
- 2007 - VILLAS AT GREEN GATE
- 2008 - BLUE SPRING RESERVE
- 2008 - EAGLE RIDGE SHOPPES
- 2008 - LAGO KATRINA
- 2008 - PRESERVE AT SUNRISE
- 2008 - ROLLING RIDGE RV RESORT
- 2008 - TIMBER GROVES
- 2008 - WATERSIDE POINTE

2011-2015

- 2012 - CARTER EAST (PEACHTREE HILLS)
- 2012 - DARYL CARTER WEST
- 2014 - THE VINEYARD
- 2015 - MARINA DEL REY

STREETS

2016-2020

- 2016 - GREEN VALLEY TOWNHOMES
- 2016 - LAKE DOUGLAS PRESERVE
- 2016 - VILLA CITY
- 2018 - STEWART LAKE
- 2018 - CHERRY LAKE LANDING
- 2018 - ARBORWOOD
- 2019 - MARSH POINTE
- 2019 - BRIGHTON
- 2020 - WILSON ESTATES
- 2020 - CHERRY LAKE
- 2020 - LOMA LINDA
- 2020 - LAKE CATHERINE BLUEBERRY
- 2020 - MILESTONE APARTMENTS
- 2018 - LAVIANCE (TRINITY LAKES)

2021

- 2021 - DABIE
- 2021 - ISMAIL
- 2021 - LITTLE EVERGLADES
- 2021 - PZ SQUARE

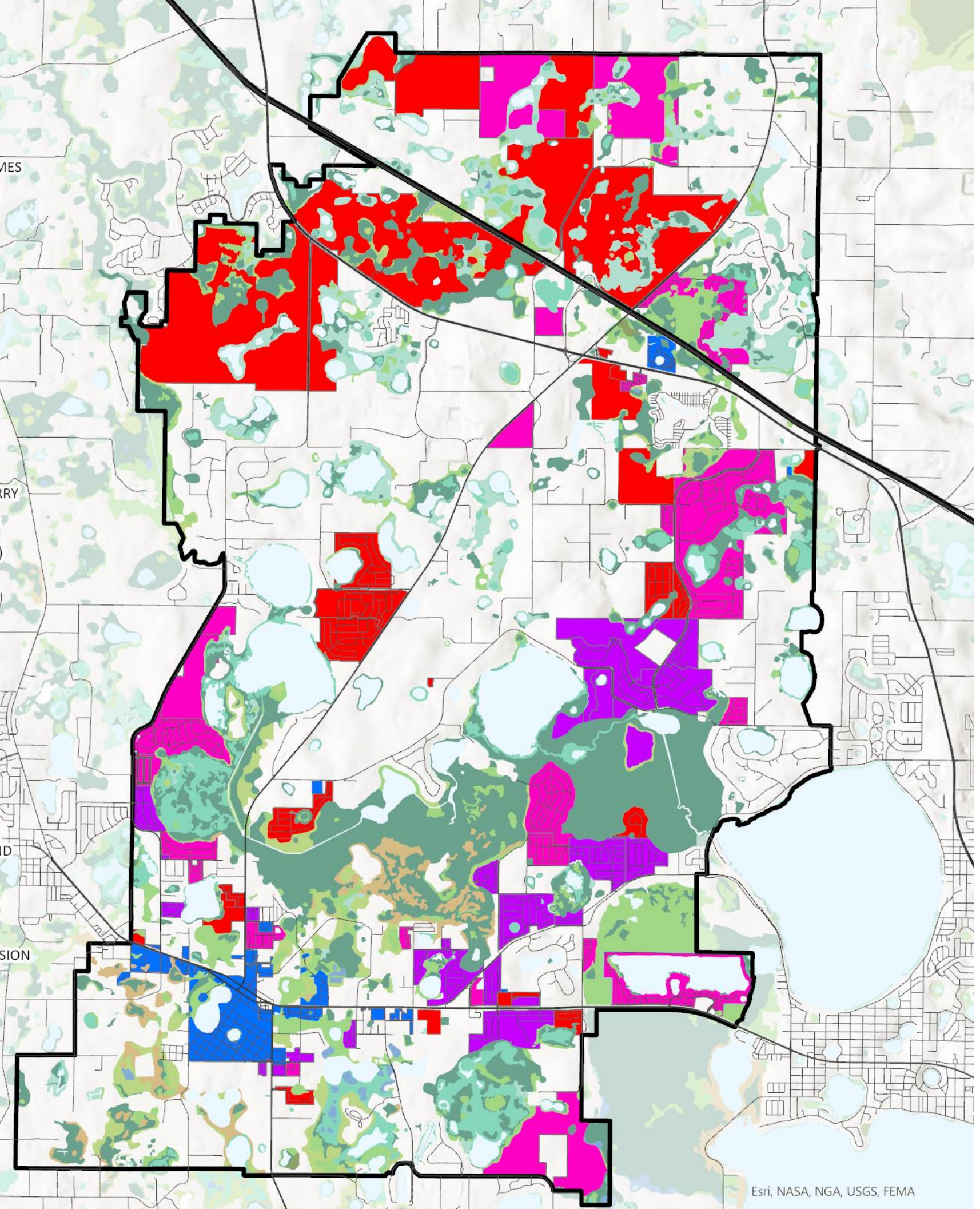
2022

- 2022 - GROVELAND SQUARE
- 2022 - RAINWOOD
- 2022 - THE GROVE AT GROVELAND
- 2022 - VINTNER ESTATES

2023

- 2023 - DAYS-INN HOTEL CONVERSION
- 2023 - SUNSTONE

STREETS





Infrastructure Grants

GRANTS AWARDED 2021-2023

Sampey Wastewater Treatment Plant Construction	\$6,500,000
Sampey Wastewater Treatment Plant Design	\$450,000
New Wastewater Treatment Plant Preliminary Engineering	\$750,000
Lower Floridan Wellfield Project (Villa City Road Wells at New Water Treatment Plant)	\$2,251,240
Lower Floridan Augmentation Well at Sunshine Plant	\$1,104,112
Downtown Stormwater Project	\$950,000
Stormwater System Facilities Planning	\$200,000
Stormwater Utility Planning	\$100,000
Resiliency Planning Grant	\$150,000
Crystal Lake Reclaim System Rehabilitation Project (Waterside Pointe)	\$87,500
	\$12.5 million

Growth Paying for Itself

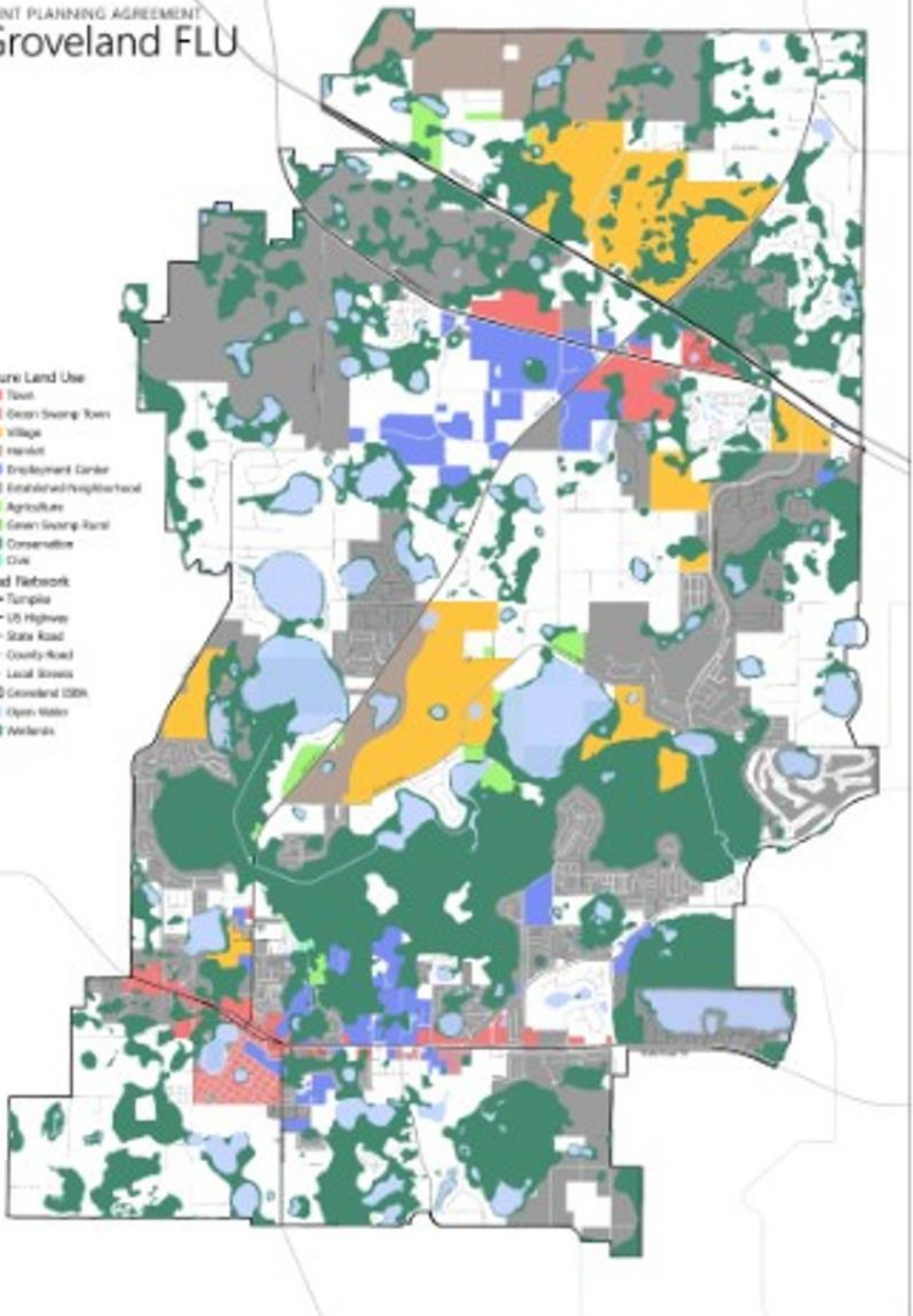
Community Development District Proposed Infrastructure Plan			
<u>Facility</u>	<u>Construction Funded By</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Stormwater Management	CDD	CDD	CDD
Utilities	CDD	CITY	CITY
Roads Within the District	CDD	CDD	CDD
Amenity, Parks & Recreation	CDD	CDD	CDD
Off-Site Improvements	CDD	CDD	CDD
Professional Fees, Permitting & Contingency	CDD	CDD	CDD
NOTE: Hardscape, Landscape, and irrigation, including bike trails and sidewalks, will be maintained by the CDD.			

Proposed Calculation on Fiscal Impact

- New Fiscal Impact Analysis required for new developments in draft Code V4
- Ensures developments' long-term revenues outweigh long-term expenses
- Community Development Districts used for larger developments
 - Pays for initial infrastructure and long-term maintenance (road paving, sidewalk repairs, stormwater, parks and rec maintenance)

JOINT PLANNING AGREEMENT
Groveland FLU

- Future Land Use
 - Town
 - Green Swamp Town
 - Village
 - Hamlet
 - Employment Center
 - Established/Neighborhood
 - Agriculture
 - Green Swamp Rural
 - Conservative
 - Open
- Road Network
 - Turnpike
 - US Highway
 - State Road
 - County Road
 - Local Street
 - Covered 1996
 - Open Water
 - Wetlands



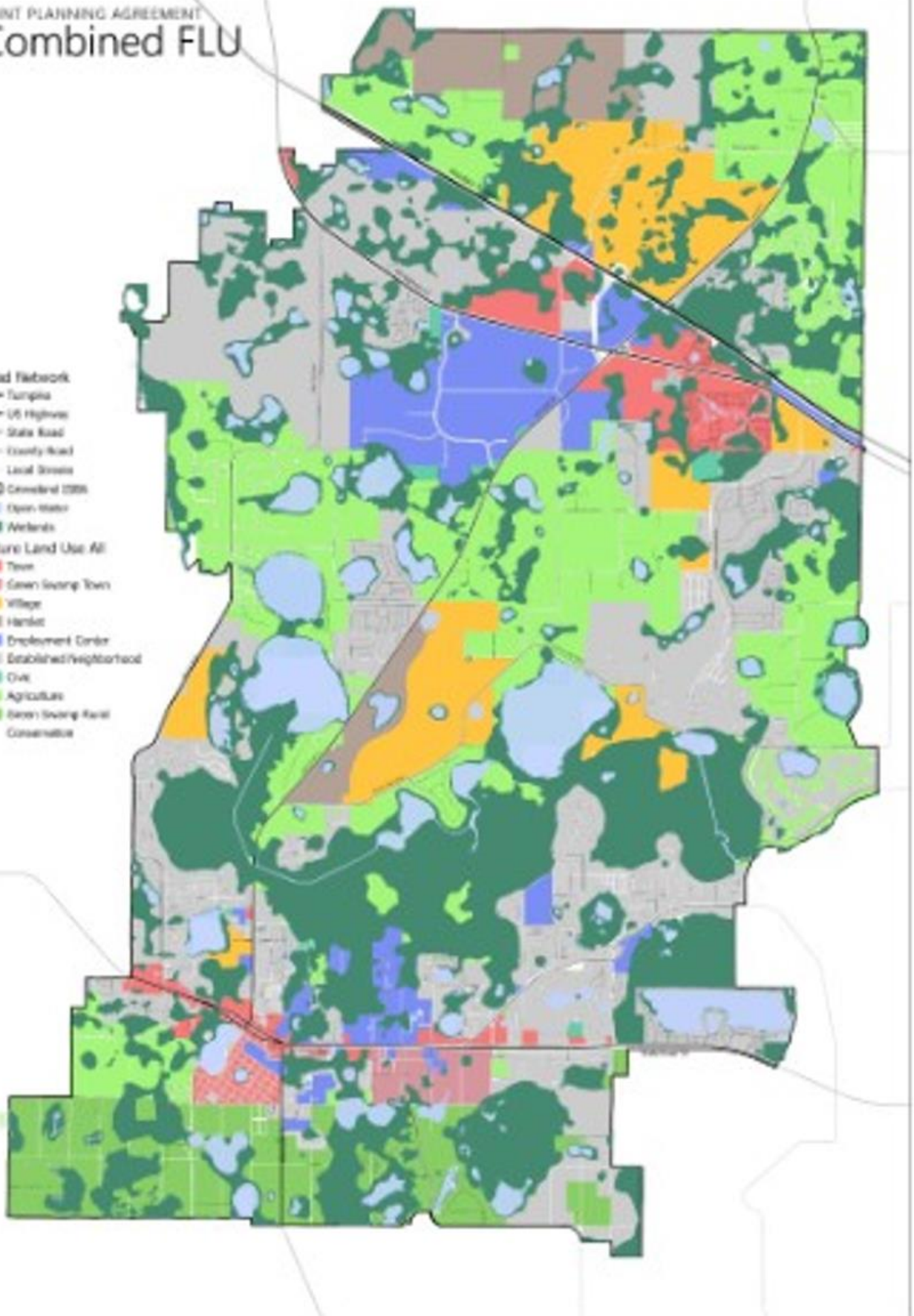
Composite Future Land Use

Current
Incorporated Land

Groveland and Lake
County Integrated
Future Land Use

JOINT PLANNING AGREEMENT
Combined FLU

- Road Network
 - Turnpike
 - US Highway
 - State Road
 - County Road
 - Local Street
 - Covered 1996
 - Open Water
 - Wetlands
- Future Land Use All
 - Town
 - Green Swamp Town
 - Village
 - Hamlet
 - Employment Center
 - Established/Neighborhood
 - Open
 - Agriculture
 - Green Swamp Rural
 - Conservative



The Draft Results – General Fund

	Population	# of Employees	Govt Spending Per Resident	Govt Debt Per Resident	Average Employee Salary	% of Budget Spent on Salaries & Benefits
Clermont	44,687	450.00	\$ 2,422	\$ 954	\$ 56,280	39%
Eustis	23,407	232.00	\$ 1,651	\$ 72	\$ 50,086	48%
Groveland	20,197	171.00	\$ 3,249	\$ 898	\$ 59,748	19%
Leesburg	28,234	488.00	\$ 8,802	\$ 4,375	\$ 56,191	27%
Mascotte	7,321	26.00	\$ 1,461	\$ 47	\$ 68,908	20%
Minneola	15,038	61.00	\$ 1,761	\$ 677	\$ 67,478	17%
Mount Dora	16,688	265.00	\$ 6,359	\$ 3,108	\$ 62,040	21%
Tavares	19,600	188.50	\$ 3,693	\$ 3,110	\$ 60,039	43%

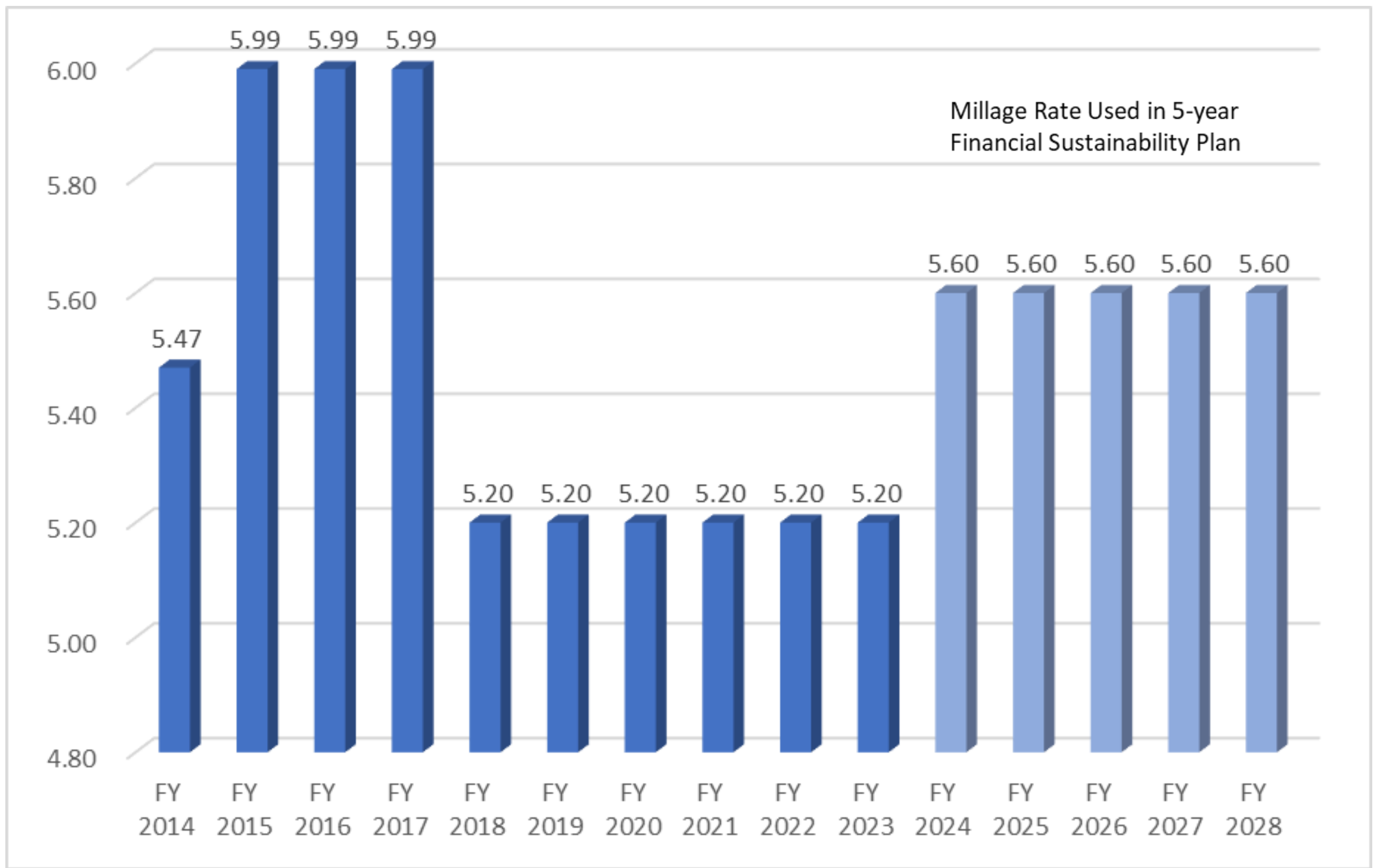
Millage Rate Comparison

Local Government	Property Values	General Fund Millage Rate	Fire MSTU Millage Rate	Other Millage Rates	Total Millage Rate	+ Fire Assessment
Lake County	90,289,924,055	5.0364	0.5138	1.0504	6.6006	Yes
Astatula	80,543,198	7.5000	0.5138		8.0138	Yes
Clermont	4,218,819,610	5.0600			5.0600	
Eustis	1,347,838,047	7.5810			7.5810	
Fruitland Park	945,608,358	3.9134	0.5138		4.4272	Yes
Groveland	1,680,270,335	5.2000			5.2000	Yes
Howey-in-the-Hills	152,410,522	7.5000	0.5138		8.0138	Yes
Lady Lake	1,485,983,396	3.3962	0.5138		3.9100	Yes
Leesburg	2,032,087,341	4.0192			4.0192	Yes
Mascotte	324,735,278	5.0000	0.5138		5.5138	Yes
Minneola	1,116,983,250	5.8000			5.8000	Yes
Montverde	145,194,773	2.8300	0.5138		3.3438	Yes
Mount Dora	1,549,607,068	5.9603			5.9603	Yes
Tavares	1,307,640,660	6.6950		0.2074	6.9024	Yes
Umatilla	207,372,572	7.1089			7.1089	Yes

FY 2023 adopted millage rates for the County and 14 cities in Lake.

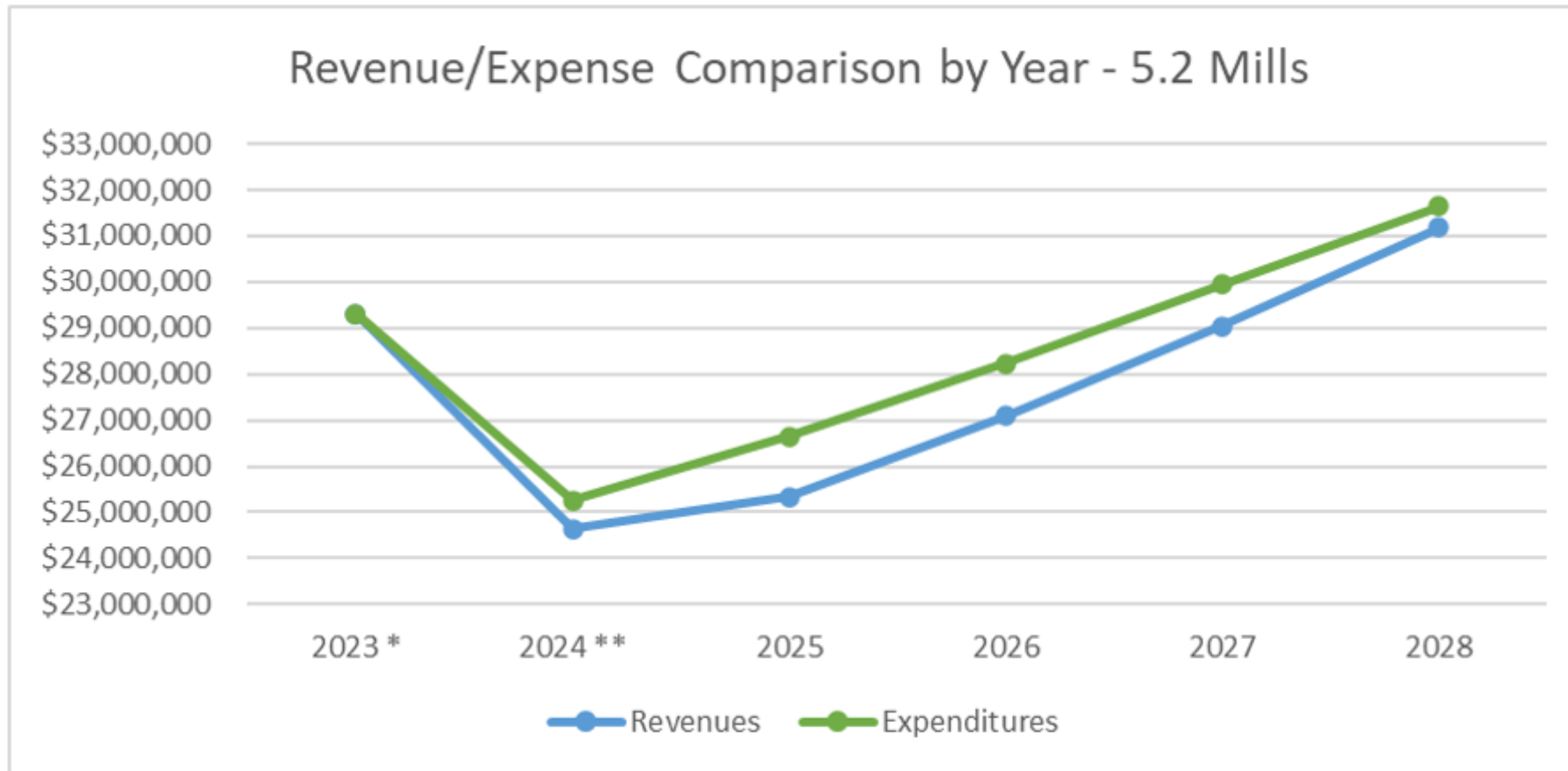
The Inputs

HISTORICAL MILLAGE RATES



The Draft Results – General Fund

5-YEAR FINANCIAL FORECAST



Expenses Exceed Revenues By:

2024	606,706
2025	1,314,305
2026	1,134,402
2027	901,065
2028	466,391

Options: Increase revenues, decrease expenses or a combination of both.

- In 2023 revenues and expenses are elevated due to one-time ARPA Grant.
- Assumes status quo level of service with no new programs (i.e.) pavement preservation, etc.

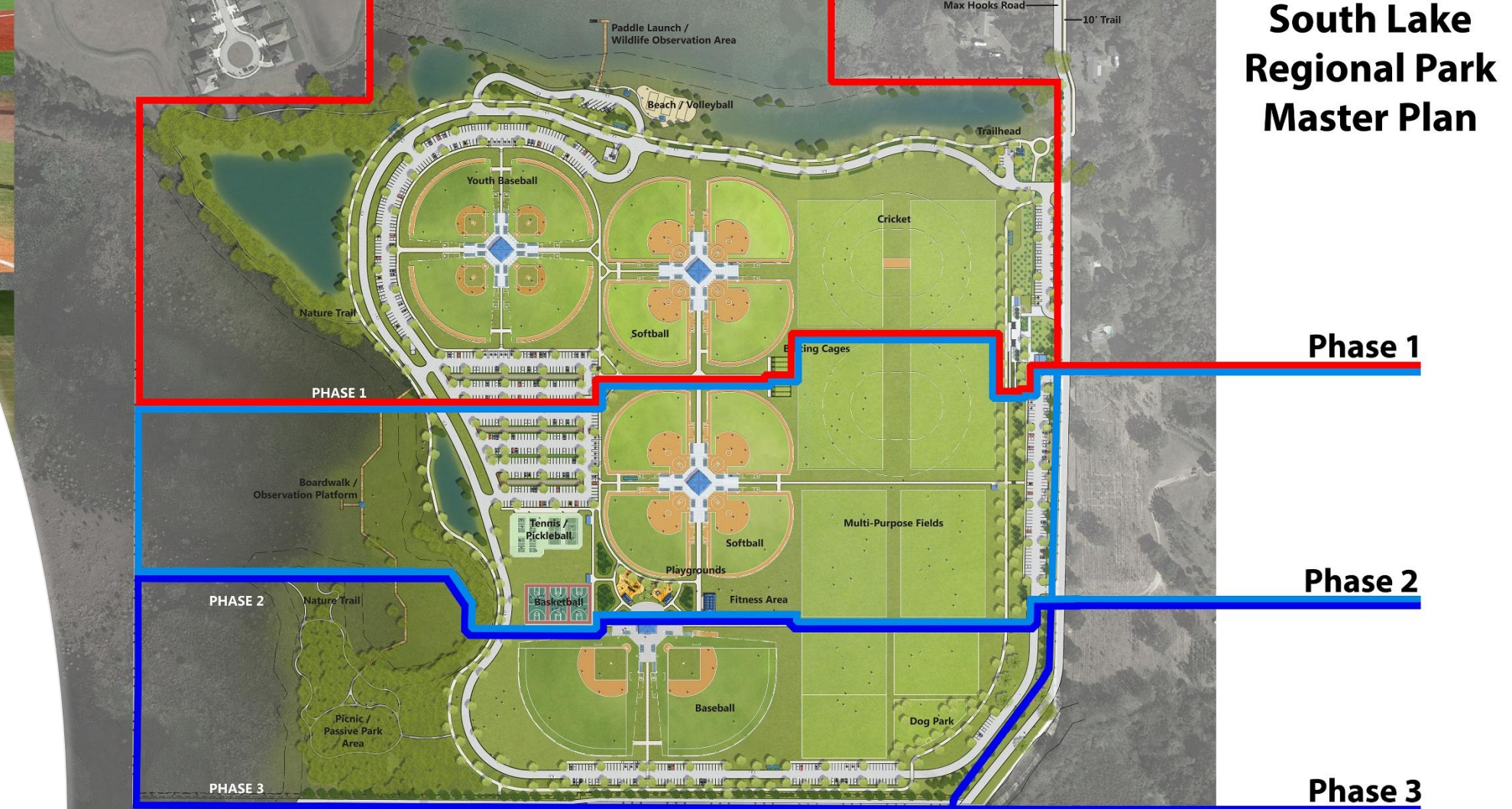
State Road 50 Update

- New 4-lane divided SR 50/SR 33 alignment to serve as new truck route
- Remove heavy truck traffic from Downtown
- New multi-use trail (Coast to Coast Trail)
- Community revitalization, Downtown redevelopment
- Enhance safety, livability and walkability
- Addresses congestion
- Broad Street & Orange Street to become City roadways
- FDOT has studied the need for the project and designed the new roadway
- Project delays due to inflationary factors
- FDOT actively purchasing properties for right of way (ROW)
- ROW cost estimate jumped from \$18 million in 2018 to \$49 million in today's dollars
- Will be ready to begin construction in 2026
- City working with FDOT on funding the now \$45 million construction phase
 - 2018 estimated cost: \$17 million



South Lake Regional Park

- Original project estimated at \$22.9M
 - Phase I bid January 2022: \$18M - \$20M
 - Phase I engineer estimate: \$11M
- Revised cost estimate: \$70M



Groveland Family Adventure Center?

- Groveland/Lake County collaboration with American Bicycle Association (ABA) and BMX
- Vision to repurpose/redesign South Lake Regional Park
 - Sports-tourism impact
- Designed as hub for community activity
 - Covered-roof pavilion
 - .5k prologue loop for athletic events
 - Access points allow for 13.1-mile loop around Lake Sumner and Lake Audrey neighborhoods
 - Trail head for Florida Coast to Coast Trail
 - BMX racing
 - All-wheel inclusive bike/skate park
 - Swimming center
 - Multi-use center





FRIDAY FARMER'S MARKET
9:00 AM - 1:00 PM
LAKE DAVID PARK



JOIN OUR ONLINE COMMUNITY!



Instagram: @CityofGroveland



Instagram: @CityofGrovelandParks



Facebook: @CityofGroveland



Police Facebook: @Grovelandpd



Fire Facebook: @GrovelandFireDepartment



Public Safety Twitter: @GrovelandSafety

Questions?