

City of Groveland
E.L. PURYEAR BUILDING
243 SOUTH LAKE AVENUE
GROVELAND, FLORIDA 34736
(352) 429-2141

KEITH KEOGH
MAYOR

BARBARA GAINES
VICE MAYOR



AMY JO CARROLL
COUNCIL MEMBER

JUDITH FIKE
COUNCIL MEMBER

MIKE RADZIK
COUNCIL MEMBER

CITY COUNCIL MEETING
SEPTEMBER 15, 2025
7:00 P.M.

ANITA GERACI-CARVER
CITY ATTORNEY

VIRGINIA WRIGHT
CITY CLERK

MIKE HEIN
CITY MANAGER

GENERAL INFORMATION AND INSTRUCTIONS

The Mayor will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Mayor, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, unless otherwise indicated by Council. These are routine items not anticipated to be controversial and are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.

If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 3 business day prior to the meeting at virginia.wright@groveland-fl.gov.

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING SCHEDULED TO CONVENE AT 7:00 P.M. TUESDAY, SEPTEMBER 15, 2025 IN THE E.L. PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736.

Please note: As an alternate option, the public can attend the September 15, 2025 City Council Meeting virtually. The virtual meeting will be in “watch/listen mode” only; no public comments will be taken virtually. Instructions to participate have been posted to the City’s website under “public notices” at www.groveland-fl.gov

***If you would like additional information regarding an agenda item please contact the Clerk’s Office via email at virginia.wright@groveland-fl.gov or (352) 730-9285.**

MAYOR	KEITH KEOGH	keith.keogh@groveland-fl.gov
VICE MAYOR	BARBARA GAINES	barbara.gaines@groveland-fl.gov
COUNCIL MEMBER	AMY JO CARROLL	amyjo.carroll@groveland-fl.gov
COUNCIL MEMBER	JUDITH FIKE	judith.fike@groveland-fl.gov
COUNCIL MEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY MANAGER	MICHAEL HEIN	michael.hein@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	shawn.ramsey@groveland-fl.gov
CITY CLERK	VIRGINIA WRIGHT	virginia.wright@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ	

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

PLEDGE OF CONDUCT

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Mayor.
- Speaking without being recognized will be considered “Out of Order.”

CALL TO ORDER

OPENING CEREMONIES

- a. Pledge of Allegiance
- b. Invocation by Pastor Nelson Bloem, Better Life Worship Center

ROLL CALL

AGENDA

GUEST SPEAKER, PRESENTATIONS, AND PROCLAMATIONS

- **Proclamation – The National Society of the Daughters of the American Revolution (DAR) Constitution Week**
- **Proclamation – Suicide Prevention Month**

CONSENT AGENDA

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Consideration of Approval:

A. August 4, 2025 City Council Workshop Minutes

B. Resolution 2025-61: Approving State Revolving Fund Amendment 2 to Loan Agreement WW350650 between the State of Florida Department of Environmental Protection and the City of Groveland, Florida to annul the agreement because the work was completed utilizing supplemental appropriation for hurricanes Fiona and Ian (SAHFI) funding; designating authorized representatives; providing for conflicts, severability, and effective date

A resolution of the City Council of the City of Groveland, Lake County, Florida, approving State Revolving Fund Amendment 2 to Loan Agreement WW350650 between the State of Florida Department of Environmental Protection and the City of Groveland, Florida, to annul the agreement because the work was completed utilizing supplemental appropriation for hurricanes Fiona and Ian (SAHFI) funding; designating authorized representatives; providing for conflicts, severability, and effective date.

Resolution 2025-61 annuls its \$200,000 clean water SRF loan Agreement with FDEP after completing the project with hurricane recovery funds (SAHFI) instead. By using SAHFI grant funds, the city saved \$201,300. The annulment ensures the City can still apply for future State funding.

C. Resolution 2025-63: Approving the on and off system construction and maintenance agreement for an on and off system Multi-Use Trail Project between the State of Florida Department of Transportation and the City of Groveland

A resolution of the City Council of the City of Groveland, Florida, approving the on and off system construction and maintenance agreement for an on and off system Multi-Use Trail Project between the State of Florida Department of Transportation and the City of Groveland, Florida; authorizing the Mayor to execute the agreement; directing the City Clerk to deliver the agreement to the State of Florida Department of Transportation; providing an effective date.

Resolution 2025-63 approves an agreement for FDOT to construct the South Lake Trail, Phase 3B, which will be part of the Central Florida Coast to Coast Trail. The agreement also stipulates maintenance responsibilities of the City of Groveland once the trail is constructed. The trail is expected to greatly enhance quality of life and community livability in Groveland while also serving as an eco-tourism catalyst.

D. Resolution 2025-64: Approving the second amendment to commercial solid waste collection services franchise agreement with GFL Environmental Services USA, Inc. extending the term of agreement and providing for no rate change for the City's fiscal year 2025/2026

A resolution of the City Council of the City of Groveland, Florida, approving the Second Amendment to Commercial Solid Waste Collection Services Franchise Agreement with GFL Environmental Services USA, Inc. extending the term of agreement and providing for no rate change for the City's fiscal year 2025/2026; providing for conflicts, severability and an effective date.

Resolution 2025-64 approves an amendment to the franchise agreement with the City's commercial solid waste contractor, GFL Environmental Services USA, Inc. The amendment extends the agreement for five years and results in no increase in fees charged to the City in Fiscal Year 2026.

E. Resolution 2025-65: Temporarily Suspending Enforcement of City Code Prohibiting Chickens in the City of Groveland

A resolution of the City Council of the City of Groveland, Florida, temporarily suspending enforcement of City Code prohibiting chickens in the City of Groveland; providing an effective date.

The Planning and Zoning Board and City Council have expressed a desire to allow backyard chickens. The City of Groveland's Strategic Priorities include the aspiration to create an Eco-Agrarian Lifestyle. Under the current code, backyard chickens are not permitted, which includes areas zoned as Agricultural.

OLD BUSINESS

1. Consideration of Approval: Ordinance 2025-2: 133 Phelps Street ROW Vacation - First Reading

An Ordinance of the City Council of the City of Groveland, Florida, vacating a portion of Lake Avenue shown on the plat of Taylorville, as recorded in plat book 2, page 7, of the public records of Lake County, Florida, located between lot 2, block 42 and lot 7, block 41 of the plat of Taylorville; vesting of title; providing for severability; providing for conflicts and scrivener's errors; and providing for an effective date.

A request to approve a ROW vacation for an existing 60 ft. wide right of way inside a vacant lot at 133 Phelps Street. The property owner concurrently submitted a lot split application, creating two (2) new lots to develop a multi-family residential duplex on each lot. The existing right of way located on the lot doesn't interfere with any road connectivity on Phelps Street nor surrounding streets nearby.

2. Consideration of Approval: Ordinance 2025-20: Cherry Lake Village PUD Amendment - Second Reading

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, amending Ordinances 2002-0732b and 2017-12-38, the PUD for Estates at Cherry Lake relating to development of the hereafter described lands within the City of Groveland, Florida owned by Orsi Development, Inc. and Sunfield Homes, Inc., and located at Cherry Valley Trail and Wilson Lake Parkway, Groveland, Florida; amending the development plan relating to the Village Center; providing for directions to the City Manager; providing for severability; providing for an effective date.

A request for a Planned Unit Development (PUD) Amendment to develop 202 Single Family Homes, 71 Townhomes in addition to 1.10 +/- acres set aside for Commercial. For reference: The most recent amendment, Ordinance 2017-12-38 ("Estate at Cherry Lake PUD"), allowed for up to 175,000 square feet of commercial development, including a maximum of 50,000 square feet of office space, along with 50 townhomes and 40 villas.

NEW BUSINESS

3. Consideration of Approval: Ordinance 2025-21 creating Chapter 15 in City of Groveland Code of Ordinances to establish policies related to cemetery rules, rates, perpetual care fund, as well as adopting rules and regulations pertaining to cemetery maintenance and burials – First Reading

An ordinance by the City of Groveland, Florida, creating Chapter 15 in the Code of Ordinances of the City of Groveland relating to the regulation of city owned cemeteries; providing for codification, applicability, severability and conflicts; providing for an effective date

Ordinance 2025-21 adds Chapter 15, Cemeteries, to the Code of Ordinances of Groveland, to establish rules and regulations, fees schedule, a perpetual care fund, and policies for the care and maintenance of cemeteries owned by the City of Groveland.

4. Consideration of Approval: Ordinance 2025-4 Amending Division 3 in Article 2 of Chapter 78 of the Code of Ordinances of the City of Groveland to provide for credits or adjustments in charges for water, sewer, and reclaimed water services under certain conditions, such as plumbing leaks - First Reading

An ordinance of the City of Groveland, County of Lake, State of Florida, amending Division 3 in Article 2 of Chapter 78 of the Code of Ordinances of the City of Groveland to provide for credits or adjustments in charges for water, sewer, and reclaimed water services under certain conditions, such as plumbing leaks; providing for conflicts, codification and severability; and providing for an effective date.

Ordinance 2025-4 amends Chapter 78, Utilities, to enhance policies pertaining to the collection of utility rates and charges including customer responsibilities on private property, the nature of monthly base charges, terms of payment plans, and conditions for billing adjustments such as unexpected high usage due to leaks or filling of swimming pools. The ordinance also has an adjustment provision tied to water usage education that allows for a once-per-year adjustment when high irrigation or reclaimed water usage occurs due to certain reasons such as a malfunctioning timer or unexpected timer reset following a power outage.

PUBLIC COMMENT

REPORTS

- a. Council Member Reports
- b. City Manager Report
- c. City Attorney Report

ADJOURNMENT

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