



PUBLIC NOTICE AND AGENDA OF THE GROVELAND PLANNING & ZONING BOARD MEETING SCHEDULED TO CONVENE AT 3:00 P.M. THURSDAY, FEBRUARY 10, 2022 IN THE E.L. PURYEAR BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736.

IT IS HIGHLY RECOMMENDED THOSE INDIVIDUALS WHO HAVE NOT RECEIVED THE COVID-19 VACCINE WEAR A MASK. For additional information please use the following CDC link at <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/fully-vaccinated-guidance.html>

Please note: As an alternate option, the public can attend the February 10, 2022 Planning & Zoning Board 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 Planning Division via email at planning@groveland-fl.gov.**

PLANNING & ZONING BOARD MEETING AGENDA

Board Members: Chairman Richard Skyzinski, Vice-Chairman Keith Keogh, Robert Proper, Felicia Stewart, Dominic Cicio, Zach Decker, Donald Tillman, Bill Mathias (non-voting)

Other Attendees: Anita Geraci- Carver, City Attorney; Timothy Maslow, Community & Economic Development Department Director; Andrew Landis, Planning & Zoning Division Manager; David Ausherman, Senior Planner; DeWayne Jones, Planner I; Brooke Worthington, Planner I; Maria Ramirez, Recording Secretary

Agenda for February 10, 2022 at 3:00 PM

Location: E.L. Puryear Building, 243 S. Lake Avenue

1. Call to Order

Roll call and determination of quorum, Pledge of Allegiance, Pledge of Conduct

2. Consent Agenda

Approval of minutes from the November 4, 2021 P&Z meeting

3. New Business

- a. Welcome New Planning & Zoning Board Member Zach Decker
- b. Recommendation of approval on Resolution 2022-14: The Island at The Village at Cherry Lake Preliminary Plat
- c. Recommendation of approval on Resolution 2022-15: Springs at The Village at Cherry Lake Preliminary Plat
- d. Recommendation of approval on Resolution 2022-16: The Vista at The Village at Cherry Lake & The Cape at The Village at Cherry Lake Preliminary Plats
- e. Recommendation of approval on Ordinance 2021-50: The Cape at The Village at Cherry Lake ROW Vacate

4. Old Business

No Old Business

5. Closing Comments

- a. Meeting Time
- b. Public, Staff, Board Members

Adjourn to next month's Planning and Zoning Board meeting on Thursday, March 3, 2022.



NOTICE OF PUBLIC MEETING

Due to the continued concerns the pandemic has created the City of Groveland is providing a link and telephone number as an option for those within the public who would like to watch//listen to the February 10, 2022 Planning and Zoning Meeting scheduled for 3:00 p.m.

IN PERSON: E. L. Puryear Building, 243 S. Lake Avenue, Groveland, FL 34736.

NOTE: There is limited indoor seating available to the public, therefore we will be operating at a maximum limit of 23 seats, on a first come first serve basis.

IT IS HIGHLY RECOMMENDED THOSE INDIVIDUALS WHO HAVE NOT RECEIVED THE COVID-19 VACCINE WEAR A MASK. For additional information please use the following CDC link at <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/fully-vaccinated-guidance.html> To attend the meeting virtually or telephonically (watch/listen mode only) please use either of the following options:

JOIN ONLINE: In addition to calling, persons may watch the meeting by going to <https://us02web.zoom.us/j/88316248894?pwd=ZHJINmdRdzluSmFIdFJtbHF3cElodz09> and entering Meeting ID: 883 1624 8894 and Passcode: 915707 prior to the start of the **3:00 p.m.** meeting. If you have difficulty or are unable to hear the meeting, please check your audio settings. We encourage you to use the link above and follow the prompts to download the necessary software at no cost in advance of the meeting.

JOIN BY PHONE: Members of the public can join the meeting by calling the following telephone number: 1-346-248-7799. When prompted enter the Meeting ID: 883 1624 8894, and Passcode: 915707.

VIA E-MAIL: Persons can submit public comments in advance of the meeting by e-mailing Maria Ramirez at maria.ramirez@groveland-fl.gov. If submitted before 10:00 a.m. on the meeting date, the comments will be shared with the Planning & Zoning Board prior to the meeting and read into the record during the meeting. If submitted after 10:00 a.m. the comments will be shared with the Planning & Zoning Board after the meeting and retained as a public record.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK NO LATER THAN 3 BUSINESS DAYS PRIOR TO THE MEETING AT virginia.wright@groveland-fl.gov

City of Groveland
Minutes
Planning and Zoning Board Meeting
Thursday, November 4, 2021

The City of Groveland Planning and Zoning Board held a meeting on Thursday, November 4, 2021. Chair Richard Skyzinski called the meeting to order at 3:00 p.m. The following Board Members were present: Felicia Stewart; Donald Tillman; Richard Skyzinski; Keith Keogh; Dominic Cicio. City Officials present were Timothy Maslow, Community & Economic Development Department Director; Anita Geraci-Carver, City Attorney; Andrew Landis, Planning & Zoning Division Manager; David Ausherman, Senior Planner; DeWayne Jones, Planner I and Maria Ramirez, Recording Secretary.

Absent: Board Members Douglas Faivre, Felicia Stewart, Bill Mathias

CONSENT AGENDA

Approval of minutes from October 7, 2021, meeting.

Motion:

Board Member Donald Tillman motioned to recommend approval of the November 4, 2021, minutes; Seconded by Board Member Dominic Cicio.

All present members voted aye.

NEW BUSINESS

Recommendation of approval on Ordinance 2021-45: Preserve at Lake David ROW Vacate:

Recording Secretary Maria Ramirez read the headnote into the record as follows:

ORDINANCE 2021-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF GROVELAND FARMS, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 24 EAST; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff recommends approval of Ordinance 2021-45.

Public Comments:

Marty Proctor stated Staff has done great work and project conforms to code. As a citizen he wants City to ensure stormwater will have an outlet and that it has trail connectivity.
Simon Hardt stated trail connectivity will be facilitated.

Marty Proctor advised Staff to consider bus stops for children.
Member Proper stated bus stops already exist. Andrew Landis stated Planning Division is actively working with the school system to add additional safe stops.
Tim Maslow stated City is actively working on easements to the east to ensure trail connectivity to Lake David. Regarding storm water, this project will be the first to be reviewed by the new City Engineer, Herman Tirado.

Pastor Brain Christian advised Board his church is opening its childcare center in two weeks; families will be going through the right of way. He wants to ensure safety for the families.

Tom Walker asked if this project is near his residence, City Attorney stated project is nowhere near Mr. Walker's residence.

Motion:

Board Member Donald Tillman motioned to approve Ordinance 2021-45;
Seconded by Board Member Bob Proper.

All present members voted aye.

PRESENTATIONS

Affordable Housing Presentation by Tim Maslow

Member Bob Proper shared affording housing information and resources.

OLD BUSINESS

No old business.

CLOSING COMMENTS:

Staff advised the Planning and Zoning Board Roster will be on the December agenda.

Anita, City Attorney explained the new application process for new and returning members will be handled by the City Council, they will review applications. Details and application are available on the city website.

Board requested the current Roster; Staff will send email.

Tim Maslow announced the two community forums at the Puryear Building: Tuesday November 9th at 6:30 PM and Wednesday, November 10th at 11:30 AM.

Staff had a successful community meeting. Member Keogh mentioned if 2 PM was convenient to working residents. Staff stated all community meetings thus far have been well attended and received. Member Keogh suggested having one or two P&Z meetings in the evening. Tim Maslow stated Staff will look into it to make it work.

Chair Skyzinski asked Staff for an update on the tree report. Tim stated Staff will start working on report in the new year.

ADJOURNMENT

Motion:

Motion made by Board Member Dominic Cicio to adjourn the meeting at 4:35 p.m.

This motion was seconded by Board Member Donald Tillman.



Attest:

Richard Skyzinski, Chair

Maria Ramirez, Recording Secretary

ATTACHMENT 1

RESOLUTION 2022-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF THE ISLAND AT CHERRY LAKE VILLAGE GENERALLY LOCATED NORTH OF STATE ROAD 50, EAST OF STATE ROAD 19, SOUTH OF CHERRY LAKE ROAD AND WEST OF WEST APSHAWA ROAD, GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of The Island at Cherry Lake Village; and

WHEREAS, the subject property consisting of 175.96 +/- acres is zoned Village Core, Village Center and Village Edge; and

WHEREAS, the Planning and Zoning Board has considered the application in accordance with the Article 2, section L. of the City of Groveland Community Development Code and made recommendation to the City Council; and

WHEREAS, the City Council of the City of Groveland has considered the application in accordance with the procedures for granting Preliminary Plat Approval set forth in Article 2, section L. of the City of Groveland Community Development Code; and

WHEREAS, the City Council finds that the Preliminary Plat of The Island at Cherry Lake Village is in compliance with the City's community and land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Preliminary Plat Approval.

Approval of the Preliminary Plat of The Island at Cherry Lake Village, **a copy of which is attached hereto**, is GRANTED.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida this ___ day of _____, 2022.

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

Virginia Wright, City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

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

	YEA	NAY
Barbara Gaines		
Mike Radzik		
Mike Smith		
Randolph Waite		
Evelyn Wilson		

ATTACHMENT 2

RESOLUTION 2022-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF SPRINGS AT CHERRY LAKE VILLAGE GENERALLY LOCATED NORTH OF STATE ROAD 50, EAST OF STATE ROAD 19, SOUTH OF CHERRY LAKE ROAD AND WEST OF WEST APSHAWA ROAD, GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Springs at Cherry Lake Village; and

WHEREAS, the subject property consisting of 38.117 +/- acres is zoned Village Center and Village Edge; and

WHEREAS, the Planning and Zoning Board has considered the application in accordance with the Article 2, section L. of the City of Groveland Community Development Code and made recommendation to the City Council; and

WHEREAS, the City Council of the City of Groveland has considered the application in accordance with the procedures for granting Preliminary Plat Approval set forth in Article 2, section L. of the City of Groveland Community Development Code; and

WHEREAS, the City Council finds that the Preliminary Plat of Springs at Cherry Lake Village is in compliance with the City's community and land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Preliminary Plat Approval.

Approval of the Preliminary Plat of Springs at Cherry Lake Village, **a copy of which is attached hereto**, is GRANTED.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida this ___ day of _____, 2022.

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

Virginia Wright, City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

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

	YEA	NAY
Barbara Gaines		
Mike Radzik		
Mike Smith		
Randolph Waite		
Evelyn Wilson		

ATTACHMENT 3

RESOLUTION 2022-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF THE CAPE AT CHERRY LAKE VILLAGE AND GRANTING PRELIMINARY PLAT APPROVAL OF THE VISTA AT CHERRY LAKE VILLAGE, BOTH GENERALLY LOCATED NORTH OF STATE ROAD 50, EAST OF STATE ROAD 19, SOUTH OF CHERRY LAKE ROAD AND WEST OF WEST APSHAWA ROAD, GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of The Cape at Cherry Lake Village and of The Vista at Cherry Lake Village; and

WHEREAS, the subject properties consist of 19.701 +/- acres and 23.334 +/- acres respectively and are zoned Village Center and Village Edge; and

WHEREAS, the Planning and Zoning Board has considered the application in accordance with the Article 2, section L. of the City of Groveland Community Development Code and made recommendation to the City Council; and

WHEREAS, the City Council of the City of Groveland has considered the application in accordance with the procedures for granting Preliminary Plat Approval set forth in Article 2, section L. of the City of Groveland Community Development Code; and

WHEREAS, the City Council finds that the Preliminary Plat of The Cape at Cherry Lake Village is in compliance with the City's community and land development regulations; and

WHEREAS, the City Council finds that the Preliminary Plat of The Vista at Cherry Lake Village is in compliance with the City's community and land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Preliminary Plat Approval.

Approval of the Preliminary Plat of The Cape at Cherry Lake Village, **a copy of which is attached hereto**, is GRANTED.

Approval of the Preliminary Plat of The Vista at Cherry Lake Village, **a copy of which is attached hereto**, is GRANTED.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida this ___ day of _____, 2022.

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

Virginia Wright, City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

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

	YEA	NAY
Barbara Gaines		
Mike Radzik		
Mike Smith		
Randolph Waite		
Evelyn Wilson		

ATTACHMENT 4

ORDINANCE 2021-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF GROVELAND FARMS, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 25 EAST, SECTION 4, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND SECTION 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is empowered pursuant to §166.042, *Florida Statutes*, to vacate public rights of ways within its municipal boundaries; and

WHEREAS, the City Council of the City of Groveland, Florida, has determined that the rights-of-way described herein below, are not needed for public use and convenience, now or in the future, and it is in the public interest to abandon the same as a right-of-way; and

WHEREAS, the Planning and Zoning Board considered the petition to vacate right of way at a public hearing and made a recommendation to city council; and

WHEREAS, this Ordinance has been properly noticed as provided for in Section 1.2, Article 1 of the City of Groveland Community Development Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA:

Section 1: Vacation.

The rights-of-way as described and depicted in Exhibit A attached hereto are hereby closed and vacated as a public right-of-way.

Section 2: Vesting of title.

Title to said vacated rights-of-way shall vest in accordance with law.

Section 3: 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 4: Conflict.

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

Section 5: 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 6: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Groveland.

ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this _____ day of _____, 2022.

Evelyn Wilson, Mayor
City of Groveland, Florida

ATTEST:

Virginia Wright
City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____

Passed Second Reading _____

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

	YEA	NAY
Barbara Gaines		
Mike Radzik		
Mike Smith		

Randolph Waite		
Evelyn Wilson		