



**PUBLIC NOTICE AND AGENDA OF THE GROVELAND PLANNING & ZONING BOARD MEETING SCHEDULED TO CONVENE AT 3:00 P.M. THURSDAY, APRIL 7, 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 April 7, 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](http://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](mailto: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 April 7, 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 March 3, 2022 P&Z meeting

**3. New Business**

- a. Recommendation of approval on Resolution 2022-18: John Griffin Special Exception

**4. Closing Comments**

Public, Board Members, Staff

Adjourn to next month's Planning and Zoning Board meeting on Thursday, May 5, 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 April 7, 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](mailto: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](mailto:virginia.wright@groveland-fl.gov)

**City of Groveland  
Planning & Zoning Board Meeting Minutes  
Thursday, March 3, 2022**

The City of Groveland Planning and Zoning Board held a meeting on Thursday, March 3, 2022. 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, Bob Proper, Zach Decker. City Officials present were 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; and Maria Ramirez, Recording Secretary.

Absent: Board Member Bill Mathias

**CONSENT AGENDA**

Approval of minutes from March 3, 2022, meeting.

**Motion:**

Board Member Donald Tillman motioned to recommend approval of the March 3, 2022, minutes; Seconded by Board Member Bob Proper.

All present members voted aye.

**NEW BUSINESS**

**a. Recommendation of approval on Ordinance 2022-03: Phillips Landing Annexation:**

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

**ORDINANCE 2022-03**

**AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES (2020); ANNEXING 39.66+/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.**

**Motion:**

Board Member Keith Keogh motioned to deny Ordinance 2022-03; Seconded by Board Member Bob Proper.

All present members voted aye.

**b. Recommendation of approval on Ordinance 2022-04: Phillips Landing Comprehensive Plan Amendment:**

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

**ORDINANCE 2022-04**

**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 TO CITY OF GROVELAND ESTABLISHED NEIGHBORHOOD ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 39.66 +/- ACRES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**Motion:**

Board Member Keith Keogh motioned to deny Ordinance 2022-04; Seconded by Board Member Bob Proper.

All present members voted aye.

**c. Recommendation of approval on Ordinance 2022-05: Phillips Landing Rezoning:**

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

**ORDINANCE 2022-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY PUD TO CITY OF GROVELAND PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MATTAMY ORLANDO LLC AND LOCATED NORTH OF U.S. HIGHWAY 27, EAST OF O'BRIEN ROAD AND WEST OF THE FLORIDA TURNPIKE; 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; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**Motion:**

Board Member Keith Keogh motioned to deny Ordinance 2022-04; Seconded by Board Member Felicia Stewart.

All present members voted aye.

Staff recommends approval of Ordinance 2022-03, Ordinance 2022-04, and Ordinance 2022-05.

Brent Spain, Attorney with Theriaque and Spain, presented project on behalf of applicant, Phillips Landing.

**Public Comments:**

Phillip Fulmer addressed the board with concerns with traffic congestion.

Rick Freeman thanked the Board for addressing all concerns and not rushing the project.

Brent Spain, Attorney with Theriaque and Spain, answered questions and requested approval.

**OLD BUSINESS**

**a. Recommendation of approval on Resolution 2022-14: The Island at The Village at Cherry Lake Preliminary Plat:**

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

**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 APHAWA ROAD, GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Motion:**

Board Member Donald Tillman motioned to approve Resolution 2022-14 with condition that internal roads and bridge be maintained by homeowners association; Seconded by Board Member Felicia Stewart.

Motion Denied 4/2

**Public Comments:**

TJ Fish, Director of Transportation & Public Works, stated the city is working with FDOT on a traffic study analysis.

Councilman Keogh asked what is the plan to resolve traffic issues with the new homes being built? Mr. Fish stated entrance turning lanes and signals are being evaluated to resolve traffic congestion.

Councilman Keogh inquired if lanes and signal go hand in hand with the development? Mr. Fish stated a roundabout will possibly take care of the traffic congestion.

Chief Carroll, Fire explained the bridge design and process.

Councilman Keogh asked if the bridge would hold two or three firetrucks? Chief Carroll noted according to city engineer, the bridge can hold up two or three firetrucks.

Councilman Cicio asked Chief Carroll if a community dock can be added as a pedestrian escape route in case an emergency occurs that includes a bridge collapse? Tim Maslow, Community Development Director, stated a community dock can be added, not a boat ramp.

Brent Spain, Attorney with Theriaque and Spain, stated he met with neighbors and addressed their concern with the bridge. He requested resolution approval.

Attorney Thu Pham of Akerman LLP on behalf of Phillip Fulmer. Attorney Pham expressed concerns with the projects, the development approval and public notice process, Resolutions 2022-14 and 2022-15. Attorney Pham requested a continuance of these items. She was given 15 minutes to address the Board.

Tina Freeman requested the traffic designs. Chief Carroll stated he would speak to Community Development team. Mr. Maslow advised staff would work on it.

Jay Darulla requested traffic study and addressed concerns with road maintains biking issues and water protection.

Rick Freeman stated lots are small, they need to be bigger if this is a city with natural charm.

Amanda Hamilton stated no one has addressed the environment concerns with the lakes. She requested answers before the project moves forward.

Brent Spain, Attorney with Theriaque and Spain, expressed to the Board they are the reviewing body.

Councilwoman Stewart stated she assumed the applicant and neighbors were in agreement. She understands they are not.

Brent Spain, Attorney with Theriaque and Spain expressed applicant has explained and been open with all items regarding project.

Councilman Proper stated he approves project as a stand alone only.

Mr. Maslow addressed connectivity, it provides traffic flow and safety.

Councilman Proper asked if traffic studies were done as whole or individually? Mr. Maslow stated as a whole.

**b. Recommendation of approval on Resolution 2022-15: Springs at The Village at Cherry Lake Preliminary Plat:**

**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.**

**Motion:**

Board Member Dominic Cicio motioned a continuance on Resolution 2022-15 with discussion to include all parcels; Seconded by Board Member Bob Proper.

All present members voted aye.

**c. 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:**

**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.**

**Motion:**

Board Member Dominic Cicio motioned a continuance indefinitely on Resolution 2022-16; Seconded by Board Member Bob Proper.

All present members voted aye.



**e. Recommendation of approval on Ordinance 2021-50: The Cape at The Village at Cherry Lake ROW Vacate:**

**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.**

**Motion:**

Board Member Dominic Cicio motioned a continuance indefinitely on Ordinance 2021-20; Seconded by Board Member Bob Proper.

All present members voted aye.

**CLOSING COMMENTS:**

Councilman Cicio and Councilwoman Stewart expressed it was a good meeting and thanked the staff.

**ADJOURNMENT**

**Motion:**

Motion made by Board Member Dominic Cicio to adjourn the meeting at 5:57 p.m.

This motion was seconded by Board Member Keith Keogh.

Attest:

\_\_\_\_\_  
Richard Skyzinski, Chair

\_\_\_\_\_  
Maria Ramirez, Recording Secretary



# ATTACHMENT 1

## RESOLUTION 2022-18

**AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING A SPECIAL EXCEPTION USE IN THE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT IN THE CITY OF GROVELAND TO ALLOW OPERATION OF A MUSEUM ON THE HEREIN DESCRIBED PROPERTY LOCATED AT 204 FIRST STREET AND 1089 FLORIDA AVENUE IN THE CITY OF GROVELAND, FLORIDA, OWNED BY THE ESTATE OF JOHNNIE EARL GRIFFIN; PROVIDING FOR CONDITIONS, EXPIRATION AND REVOCATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, applicant Rodney D. Lucas on behalf of Laverne D. Griffin as representative of the Estate of Johnnie Earl Griffin, owner, has petitioned for a Special Exception Use to allow the property more particularly described below for operation of a public museum, specifically John Griffin’s Museum of Natural Art & History of South Lake County and Florida, Inc.; and

**WHEREAS**, such property is more particularly described as:

**Lot 1, Block 11, BEVERLY HILLS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 11, Page 44, Public Records of Lake County, Florida (the “Property”); Alt. Key 1397057; and**

**WHEREAS**, all public notice requirements to including, notice by mail, publication and posting have been meet in accordance with Article 1. of the Community Development Regulations;

**WHEREAS**, the Planning and Zoning Board has considered the petition in accordance with the standards for granting a Special Exception Use as outlined below and made a recommendation to the City Council; and

**WHEREAS**, the City Council has considered the petition in accordance with standards for granting a Special Exception Use which include: (a) the proposed use is desirable at the particular location, (b) such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, (c) the proposed use will comply with the regulations and conditions specified in the codes for such use, (d) the granting of the special exception use will not adversely affect the official adopted comprehensive plan of the city, and (e) in granting such special exception use, conditions may be imposed as necessary and desirable to protect to the public health, safety or general welfare.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, as follows:

1. The City Council of Groveland has determined that use as a public museum is acceptable and desirable at the location of the Property.

2. The City Council of Groveland has determined that use as a public museum on the Property will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the Property.
3. The City Council of Groveland has determined operation of a public museum on the Property, will comply with the regulations and conditions specified in the codes for such use.
4. The City Council of Groveland has further determined that the proposed use is consistent with the Comprehensive Plan for the City of Groveland and will not adversely affect the public interest.
5. The petition for a Special Exception Use for the Property filed by the applicant Rodney Lucas for the Property located at 204 First Street and 1089 Florida Avenue in the City of Groveland, Florida, more particularly described below is **GRANTED** subject to conditions set forth below:
6. **Conditions.**
  - a. Operation of John Griffin’s Museum of Natural Art & History of South Lake County and Florida, Inc. is allowed on the Property.
  - b. This Special Exception Use is granted for the public museum as described above and for no other purpose.
7. This Special Exception Use shall become effective immediately on its approval and adoption by the City Council of the City of Groveland, Florida.

**ADOPTED** in regular session 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		