



**PUBLIC NOTICE AND AGENDA OF THE GROVELAND PLANNING & ZONING BOARD MEETING SCHEDULED TO CONVENE AT 3:00 P.M. THURSDAY, MAY 5, 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 May 5, 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 items, 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 May 5, 2022 at 3:00 PM**

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

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**1. Call to Order**

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

**2. Consent Agenda**

Approval of minutes from the April 7, 2022 P&Z meeting

**3. New Business**

- a. Recommendation of approval on Ordinance 2022-11 Angler Small Scale Comprehensive Plan Amendment
- b. Recommendation of approval on Ordinance 2022-12: Angler Rezoning
- c. Recommendation of approval on Resolution 2022-27: Angler Variance

**4. Presentation**

City of Groveland Strategic Plan

**5. Closing Comments**

Public, Board Members, Staff

Adjourn to next month's Planning and Zoning Board meeting on Thursday, June 2, 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 May 5, 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=ZHJINmdRdzluSmFlcFJtbHF3cElodz09> 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, April 7, 2022**

The City of Groveland Planning and Zoning Board held a meeting on Thursday, April 7, 2022. Vice-Chair Keith Keogh called the meeting to order at 3:00 p.m. The following Board Members were present: 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; Brooke Worthington, Planner I; and Maria Ramirez, Recording Secretary.

Absent: Board Members Richard Skyzinski, Donald Tillman, Felicia Stewart and Bill Mathias

**CONSENT AGENDA**

Approval of minutes from March 3, 2022, meeting.

**Motion:**

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

All present members voted aye.

**NEW BUSINESS**

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

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

**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.**

**Motion:**

Board Member Bob Proper motioned to approve Resolution 2022-18; Seconded by Board Member Dominic Cicio.

All present members voted aye.

**CLOSING COMMENTS:**

Andrew Landis shared update on school workshops.

Member Keogh suggested inviting high and elementary school principals to a workshop to get their input on large and small schools and identify resources needed.

Tim Maslow encouraged Board to attend the City's centennial celebration and strategic meetings.

**ADJOURNMENT**

**Motion:**

Motion made by Board Member Bob Proper to adjourn the meeting at 3:18 p.m.

This motion was seconded by Board Member Dominic Cicio.

Attest:



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

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

# ATTACHMENT 1

## **ORDINANCE 2022-11**

**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 CITY OF GROVELAND ESTABLISHED NEIGHBORHOOD TO CITY OF GROVELAND EMPLOYMENT CENTER ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 4.85 +/- 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**

**WHEREAS**, the City of Groveland, Florida adopted Ordinance 92-02-01, adopting the Comprehensive Plan for the City of Groveland which has since been amended, and

**WHEREAS**, the request for this small-scale plan amendment is initiated by the property owner Angler, Inc.; and

**WHEREAS**, the Planning and Zoning Board of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law prior to the meeting, and

**WHEREAS**, the City Council of the City of Groveland public hearing has been advertised as required by law for one public hearing with the public hearing occurring at least 5 days after the advertisement was published; and

**WHEREAS**, the City Council of the City of Groveland hereby finds and determines that the plan amendment is internally consistent with the City's Comprehensive Plan; and

**WHEREAS**, it is in the best interests of the City of Groveland to amend the Comprehensive Plan for the City of Groveland as set forth herein.

**WHEREAS**, the City of Groveland desires to amend the Comprehensive Plan for the City of Groveland as set forth below.

**Now, therefore, it be ordained by the City Council of the City of Groveland, Florida:**

**Section 1. Legislative Findings.**

The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

**Section 2. Comprehensive Plan Amendment**

- A. The Property is legally described in **Exhibit A** attached hereto and incorporated herein, consisting of 4.85 +/- acres, more or less, (the "Property").

- B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the City of Groveland Comprehensive Plan is hereby amended by changing the designation of the Property, on the City of Groveland Future Land Use Map from City of Groveland Established Neighborhood and designating the Property on the Future Land Use Map to:

**CITY OF GROVELAND – EMPLOYMENT CENTER**

**Exhibit B (attached hereto and incorporated herein) – Future Land Use Map amendment**

**Section 3. Severability**

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

**Section 4. Direction to the City Manager.**

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

**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. Repeal**

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

**Section 7. Adoption**

After adoption, a copy hereof shall be forwarding to the Department of Economic Opportunity.

**Section 8. Effective Date**

This ordinance shall become effective upon the 31<sup>st</sup> day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

BE IT ORDAINED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Evelyn Wilson, Mayor  
City of Groveland, Florida



Attest:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to form and legality:

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

First Reading \_\_\_\_\_

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		

# ATTACHMENT 1

**ORDINANCE 2022-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, TO CHANGE THE ZONING FROM CITY OF GROVELAND C-1 TO CITY OF GROVELAND LIGHT INDUSTRIAL DISTRICT FOR THE HEREIN DESCRIBED PROPERTY OWNED BY ANGLER, INC. AND LOCATED AT THE NORTHWEST INTERSECTION OF SILVER EAGLE ROAD AND COUNTY ROAD 565A; 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.**

**WHEREAS,** the applicant and owner, Angler, Inc. requested a rezoning from City of Groveland C-1 to City of Groveland Light Industrial District; and

**WHEREAS,** the subject property consists of 4.85 +/- acres located at 15001 Silver Eagle Road, Groveland, and is more particularly described herein: and

**WHEREAS,** the property has a future land use designation of Employment Center 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 Planning and Zoning Board of the City of Groveland held a public hearing on this ordinance which was advertised in accordance with law; and

**WHEREAS,** the City has held such public hearing 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: Zoning Classification.**

That the zoning classification of the property more particularly described in **Exhibit A** attached hereto and incorporated herein, being situated in the City of Groveland, Florida, shall be hereafter be designated:

**City of Groveland Light Industrial**

The property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

**Section 2: Consistent with Comprehensive Plan.**

That the zoning classification is consistent with the Comprehensive Plan of the City of Groveland, Florida.

**Section 3: 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 4: 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 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: 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.

BE IT ORDAINED by the City Council of the City of Groveland, Lake County, Florida, at a regular meeting this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

\_\_\_\_\_  
Virginia Wright, City Clerk



Approved as to form and legality:

\_\_\_\_\_

Anita Geraci-Carver, City Attorney

First Reading \_\_\_\_\_

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		

# ATTACHMENT 1

## RESOLUTION 2022-27

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING VARIANCES FROM SECTION 133-67 AND TABLE 133-3 OF CHAPTER 153 LANDSCAPING CODE OF THE CITY OF GROVELAND TO ALLOW A REDUCTION IN THE WIDTH OF THE LANDSCAPE BUFFER ALONG THE PROPERTY'S SOUTHERN BOUNDARY, TO ELIMINATE THE REQUIREMENT TO PLANT CANOPY TREES IN THE SOUTHERN LANDSCAPE BUFFER DUE TO THE EXISTING POWER LINE EASEMENTS, AND TO ALLOW A 50' WIDE TYPE C LANDSCAPE BUFFER ALONG THE EASTERN BOUNDARY LINE RATHER THAN A TYPE D LANDSCAPE BUFFER; GRANTING A VARIANCE FROM SECTION 6.1.B.2. OF THE COMMUNITY DEVELOPMENT CODE TO ALLOW A GRAVEL DRIVEWAY AND PARKING LOT; GRANTING A VARIANCE FROM SECTION 6.9.C.13 OF THE COMMUNITY DEVELOPMENT CODE TO ALLOW A 6' HIGH VINYL FENCE AROUND THE PERIMETER OF THE STORAGE YARD; PROVIDING FOR CONDITIONS, EXPIRATION AND REVOCATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the owner, Angler, Inc., a Florida corporation, seeks variances from landscaping buffer requirements, material requirements for driveways and parking areas, and fencing; and

**WHEREAS**, the subject property consists of 4.58 +/- acres is located at 15001 Silver Eagle Road, Groveland, FL, more particularly described in **Exhibit A** attached hereto and incorporated herein (the "Property"), has a future land use designation of Employment Center and is zoned Light Industrial; and

**WHEREAS**, this request has met the public notice requirements set forth in Sec. 1.2 of the Community Development Code of the City of Groveland; and

**WHEREAS**, the Planning and Zoning Board has considered the petition at a public hearing and made recommendation to the City Council , and the City Council has considered the petition at a public hearing in accordance with standards for granting variances contained in Section 1.3 of the Community Development Code of the City of Groveland and finds there is competent, substantial evidence to support the requested variances.

**NOW, THEREFORE**, BE IT RESOLVED by the City Council of the City of Groveland, Florida, as follows:

**Section 1. Landscape Buffers.** A variance from Section 133-67 and Table 133-3 of the City of Groveland Landscaping Code within the Property is **GRANTED** as follows and subject to conditions set forth below.

- From Section 133-67 and Table 133-3 requiring a Type D Landscape Buffer of either 80' or 40' in width, to allow for a Type D Landscape Buffer of 10' along the southern boundary.
- From Section 133-67 and Table 133-3 requiring plantings of canopy trees within the Type D Landscape Buffer along the southern boundary. Due to

the power line easements, no canopy trees are required in the landscape buffer along the southern boundary.

- From Section 133-67 requiring a Type D Landscape Buffer along the eastern boundary along Silver Eagle Road, to allow for a 50' wide, Type C Landscape Buffer.

**Section 2. Gravel Driveway and Parking Area.** A variance from Section 6.1 B. 2. of the City of Groveland Community Development Code to allow for use of gravel in the non-residential driveway and parking areas within the Property is **GRANTED** subject to conditions set forth below.

**Section 3. Vinyl Fence Around Storage Area.** A variance from Section 6.9 C. 13 of the City of Groveland Community Development Code to allow for a 6' in height vinyl fence around the perimeter of the storage yard within the Property is **GRANTED** subject to conditions set forth below.

**Section 4. Conditions.** The variances are granted herein are conditioned on the following:

- a. The stormwater pond calculations for the Property improvements must include the gravel area as impervious surface in the event that the driveway and parking areas is paved in the future.

**Section 5. Expiration/Revocation.**  
The variances granted for the Property shall expire eighteen (18) months from the effective date of this resolution if actual construction of infrastructure improvements pursuant to approved site development plans has not commenced.

**Section 6. Effective Date.** This resolution shall be effective immediately upon approval.

PASSED AND ADOPTED in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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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		