



**PUBLIC NOTICE AND AGENDA OF THE GROVELAND PLANNING & ZONING BOARD MEETING SCHEDULED TO CONVENE AT 3:00 P.M. THURSDAY, JUNE 2, 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 June 2, 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 June 2, 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 May 5, 2022 P&Z Meeting

**3. New Business**

- a. Recommendation of approval on Ordinance 2022-13 Avalon Small Scale Comprehensive Plan Amendment
- b. Recommendation of approval on Ordinance 2022-14: Avalon Rezoning

**4. Closing Comments**

Public, Board Members, Staff

Adjourn to next month's Planning and Zoning Board meeting on Thursday, July 7, 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 June 2, 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.

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**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, May 5, 2022**

The City of Groveland Planning and Zoning Board held a meeting on Thursday, May 5, 2022. Chair Richard Skyzinski called the meeting to order at 3:02 p.m. The following Board Members were present: Keith Keogh, Richard Skyzinski, Dominic Cicio, Bob Proper, Zach Decker, Donald Tillman, and Felicia Stewart. 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 Member Bill Mathias

**CONSENT AGENDA**

Approval of minutes from April 7, 2022, meeting.

**Motion:**

Board Member Keith Keogh motioned to recommend approval of the April 7, 2022, minutes; Seconded by Board Member Donald Tillman.

All present members voted aye.

**NEW BUSINESS**

**a. Recommendation of approval on Ordinance 2022-11: Angler Small Scale Comprehensive Plan**

**Amendment:**

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

**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.**

Staff recommends approval.

Board Member Bob Proper inquired what the plan for this property.

Rick McCoy, applicant, stated property is being used by a construction company to store overload of equipment and office space.

Board Member Keith Keogh asked Mr. Maslow can an ordinance be approved for what the applicant is requested during the time of approval with making changes in the future.

Mr. Maslow stated owner has the right to change the project after ordinance has been approved.

Philip Fulmer stated he is not interested in selling his property at this time.

**PUBLIC COMMENTS:**

There are no public comments.

**Motion:**

Board Member Bob Proper motioned to approve Ordinance 2022-11; Seconded by Board Member Felicia Stewart.

All present members voted aye.

**b. Recommendation of approval on Ordinance 2022-12: Angler Rezoning:**

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

**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.**

Staff recommends approval.

**PUBLIC COMMENTS:**

There are no public comments.

**Motion:**

Board Member Donald Tillman motioned to approve Ordinance 2022-12;  
Seconded by Board Member Felicia Stewart.

All present members voted aye.

**c. Recommendation of approval on Resolution 2022-27: Angler Variance:**

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

**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.**

Staff recommends approval.

Member Keith Keogh asked of the drainage plan.

DeWayne Jones, Planner I stated gravel will be used.

Member Keith Keogh asked if the bricks are pervious.

Rick McCoy, applicant stated the gravel and pavers will help with drainage.

**PUBLIC COMMENTS:**

There are no public comments.

**Motion:**

Board Member Donald Tillman motioned to approve Resolution 2022-27;  
Seconded by Board Member Bob Proper.

All present members voted aye.

**OLD BUSINESS:**

No old Business.

**CLOSING COMMENTS:**

Tim Maslow shared the City of Groveland Strategic Plan presentation that was presented at the Centennial Celebration.

Chair Richard Skyzinski shared an article growth and water conservation. Mr. Maslow emailed article to the Board.

**ADJOURNMENT**

**Motion:**

Motion made by Board Member Bob Proper to adjourn the meeting at 4:30 p.m.

This motion was seconded by Board Member Keith Keogh.

Attest:

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Richard Skyzinski, Chair

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Maria Ramirez, Recording Secretary



# ATTACHMENT 1



**ORDINANCE 2022-13**

**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 FUTURE LAND USE PLAN DESIGNATION FROM CITY OF GROVELAND TOWN TO CITY OF GROVELAND EMPLOYMENT CENTER ON THE FUTURE LAND USE MAP FOR THE HEREIN DESCRIBED PROPERTIES CONSISTING OF 12.49+/- 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; AND PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY.**

**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 Tim Hoban, attorney, on behalf of Hermosa Street, LLC, as owner; and

**WHEREAS**, the applicant/owner desires to use the property for purposes allowed within the Employment Center future land use designation; 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; 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; and

**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**

The Property is legally described as: See attached legal description attached hereto as **Exhibit A**.

Parcel Id No.: 21-21-25-0004-000-02400; Alt. Key 3809246 and  
Parcel Id No.: 21-21-25-0004-000-01201; Alt. Key 1117313 (collectively the “Property”).

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 Town and designating the Property as City of Groveland Employment Center as depicted on the map in **Exhibit B**.

## **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. 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 5. 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 6. Repeal**

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

## **Section 7. Adoption**

After adoption, a copy hereof shall be forwarded 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 by the City Council of the City of Groveland, Florida at a regular meeting, this \_\_\_ day of \_\_\_\_\_, 2022.

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Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

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Virginia Wright, City Clerk



Approved as to form and legality:

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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 2022-14**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, TO CHANGE THE ZONING FROM CITY OF GROVELAND TOWN CORE TO CITY OF GROVELAND LIGHT INDUSTRIAL FOR THE HEREIN DESCRIBED PROPERTY OWNED BY HERMOSA STREET, LLC AND LOCATED NORTH OF U.S. HIGHWAY 27, EAST OF STATE ROAD 19 AND WEST OF O'BRIEN ROAD; 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,** Tim Hoban on behalf of the owner, Hermosa Street, LLC requests a rezoning from City of Groveland Town Core to City of Groveland Light Industrial; and

**WHEREAS,** the subject properties consist of 12.49 +/- acres located on U.S. Hwy 27 east of SR 19 and west of O'Brien Road, 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; 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; 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: Purpose and Intent.**

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall be hereafter be designated:

**City of Groveland Light Industrial**

See attached legal description attached hereto as **Exhibit A.**

Parcel Id No.: 21-21-25-0004-000-02400; Alt. Key 3809246 and  
Parcel Id No.: 21-21-25-0004-000-01201; Alt. Key 1117313 (collectively the "Property").

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

**Section 2: Zoning Classification.**

That the Property shall be designated as City of Groveland Light Industrial in accordance with Community Development Code of the City of Groveland, Florida.

**Section 3: Consistent with Comprehensive Plan.**

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

**Section 4: 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 5: 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 6. 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 7: Conflict.**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 8: 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, Florida at a regular meeting, this \_\_\_ day of \_\_\_\_\_, 2022.

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Evelyn Wilson, Mayor  
City of Groveland, Florida

Attest:

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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		