

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:30** P.M., MONDAY, NOVEMBER 21, 2016, IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
INTERIM CITY MANAGER	GWEN WALKER	gwen.walker@groveland-fl.gov
CITY CLERK	TERESA MAXWELL	teresa.maxwell@groveland-fl.gov
SERGEANT-AT-ARMS	CAPT. TODD ENGLISH	todd.english@groveland-fl.gov

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.

AGENDA

1. Approval of Meeting Minutes from October 17, 2016
2. Approval of Special Meeting Minutes from October 24, 2016
3. Ordinance 2016-12-25: Infill Development
4. Resolution 2016-11-34: Site Plan – Raney Holdings

Comments from the Public

Adjournment

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, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember 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 of 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.

City of Groveland
Minutes
Local Planning Agency Meeting
Monday, October 17, 2016

The Groveland City Council held a regularly scheduled meeting on Monday, October 17, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:37pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, Interim City Manager Gwen Walker, City Clerk Teresa Maxwell and Sergeant-at-Arms Capt. Todd English. Council Member John Griffin was absent.

AGENDA

1. Approval of Meeting Minutes from October 3, 2016

Council Member Sweatt moved to approve; seconded by Vice Mayor McMican. The motion was approved with all members present voting aye.

2. Ordinance 2016-10-22: Rezoning to PUD – West Villas

Council Member Radzik moved to forward to Council with the recommendation for approval; seconded by Council Member Sweatt. The motion was approved with all members present voting aye.

3. Ordinance 2016-10-23: Rezoning to PUD –Villa City

Mrs. Geraci-Carver requested this items be tabled until a special meeting could be held.

Council Member Sweatt moved to table the item; seconded by Council Member Radzik.

Consensus to hold a special meeting on Monday, October 24, 2016 at 5:00pm.

Motion amended.

Council Member Sweatt moved to table the meeting until October 24, 2016 at 5:00pm; seconded by Council Member Radzik. The motion was approved with all members present voting aye.

PUBLIC COMMENT

ADJOURNMENT

Mayor Tim Loucks adjourned the meeting at 6:45pm.

Attest:



Tim Loucks, Mayor

Teresa Maxwell, City Clerk

City of Groveland
Minutes
Local Planning Agency Meeting
Monday, October 24, 2016

The Groveland City Council held a specially scheduled meeting on Monday, October 24, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 5:05pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, Interim City Manager Gwen Walker, City Clerk Teresa Maxwell and Sergeant-at-Arms Capt. Todd English. Council Member John Griffin was absent.

AGENDA

1. Ordinance 2016-10-23: Rezoning to PUD – Villa City

Council Member Sweatt moved to forward to Council with the recommendation for approval; seconded by Council Member Radzik. The motion was approved with all members present voting aye.

PUBLIC COMMENT

ADJOURNMENT

Mayor Tim Loucks adjourned the meeting at 5:10pm.

Attest:



Tim Loucks, Mayor

Teresa Maxwell, City Clerk



REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE: November 21, 2016
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ITEM NUMBER: 3

AGENDA ITEM: Ordinance 2016-12-25: Infill Development
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CITY GOAL: Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.

PREPARED BY: Jodi Nentwick, Community Development Director

DATE: September 14, 2016

BACKGROUND:

In August 2014, Ms. Anderson purchased the property located at 826 S. Main Avenue with the intent to demolish the existing deteriorated 400 square foot home and to construct a new single family home. At that time, she was informed the minimum lot size does not conform to the R-1A zoning district and would not be allowed to rebuild unless she met the required setbacks. The minimum setbacks for R-1A zoning district is:

Front	35 feet
Side	10 feet
Street side	15 feet
Rear	10 feet

Based on the lot size of 6,000 square feet and then applying the R-1A zoning setbacks, the overall size home would be restricted to the same size, 400 square feet.

On August 3, 2015, the City Council adopted by Ordinance (2015-08-25) amending Article IV, Chapter 153 (Zoning Districts) allowing exception for construction of a building or structure upon land in any particular zone, which building or structure does not conform to current zoning regulations because of lot size or setbacks requirements, but imposed a timeframe of 6 months from demolition or site clearing (if a vacant lot) to new construction. This allows flexibility for property owners allowing relief for the current zoning setback requirements and to promote infill development.

If the owner does not meet the 6 month window as explained above, then according to the current code if there is a building or structure on a lot does not conform to the minimum lot size it may be replaced by reason of damage or destruction or natural deterioration through age and/or use, or destruction by fire or natural causes only by duplicating the former dimensions and setbacks.

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The six month time frame is difficult to meet because new construction required building design and construction plans, and often times financing. Staff believes 18 months is more reasonable, but not too lenient. By revising the ordinance to extend the time period from 6 months to 18 months infill development is encouraged.

STAFF RECOMMENDATION: Motion to Recommend Ordinance 2016-09-19

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

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ORDINANCE 2016-12-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA AMENDING SEC. 153-122 ARTICLE IV, CHAPTER 153 OF THE CITY OF GROVELAND CODE OF ORDINANCES, TO EXTEND THE TIME PERIOD FOR RECONSTRUCTION TO OCCUR FROM 6 MONTHS TO 18 MONTHS FROM COMMENCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council amended Sec. 153-122 of the City of Groveland's Council to allow an owner to demolish an existing structure and replace it with a new structure with reduced setback requirements from those established by its zoning district where construction would otherwise be prohibited; and

WHEREAS, the amended Code requires the replacement structure to be built within six months from the time of commencement of the work, including demolition and clearing of the land; and

WHEREAS, the City Council finds that six months is an unreasonable and insufficient amount of time for an owner to accomplish demolition, site work and completion of construction of the replacement structure and therefore, desires to extend the time period to eighteen months; and

WHEREAS, the City Council desires for this amended regulation to apply retroactively to August 3, 2015; and

WHEREAS, it in the best interest of the health, safety, and welfare of its citizens to amend the City's Land Use and Development Regulations.

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

SECTION 1: That Section 122 in Article IV, Chapter 153 of Part II of the Code of Ordinances of the City of Groveland, is hereby amended to read:

Sec. 153-122 Exception.

Wherein there is a building or structure upon land in any particular zone, which building or structure does not conform to current zoning regulations because of lot size or setback requirements but is legally extant for one of several reasons and that building or structure is desired to be replaced by reason of damage or destruction or natural deterioration through age and/or use, or destruction by fire or natural causes, that building or structure may be replaced by meeting reduced setbacks from those contained within current zoning regulations. Reduced setbacks will be established using the distances required by the zoning district in which the property lies and applying them proportionately based on the size of the lot and the zoning district's minimum lot size thus preserving the use of the land upon which it was located for the same purpose. The use of the building or structure will be identical to that which it replaced and the reconstruction will occur within ~~six~~ eighteen

months from the time of commencement of the work, including demolition and clearing of the land, or the land will thereupon fall within the regulations currently governing that zoning district.

SECTION 2. INCLUSION

It is the intention of the City Council of the City of Groveland that the provisions of this Ordinance shall become and be made a part of the City of Groveland Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance may be changed to “section”, “article”, or such other appropriate word or phrase to accomplish such intentions.

SECTION 3. SEVERABILITY

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. CONFLICT

All ordinances or parts of ordinances, resolutions or parts of resolutions, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon adoption.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this _____ day of _____, 2016.

George Rosario, Mayor
City of Groveland, Florida

ATTEST:

Teresa Maxwell
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
George Rosario		
Mike Radzik		
Dina Sweatt		
Karen McMican		
John Griffin		



REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE: November 18, 2016

ITEM NUMBER:	4
AGENDA ITEM:	Resolution 2016-11-34: Site Plan Amendment– Raney Holdings
CITY GOAL:	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
PREPARED BY:	Jodi Nentwick, Community Development Director
DATE:	November 21, 2016

PROPERTY LOCATION: Independence Boulevard, one-half mile west of SR 19, within the Ford Commerce Park.

BACKGROUND:

The subject property is a vacant lot containing 13.16 +/- acres, which is part of Ford Commerce Park. About half of the lots within the industrial park have been developed with a variety of light industrial uses, mostly manufacturing and distribution centers.

The property was annexed into the City in 2013, but was not given a City Zoning or Future Land Use Map designation at that time. The existing Lake County Zoning for the property is PUD, and its existing Lake County Future Land Use Map (FLUM) designation is Heavy Industrial.

The proposed City zoning for the property is PUD - Industrial. The existing Lake County PUD zoning designation permits a variety of industrial uses, as reflected in the manufacturing and distribution centers currently located in the Ford Commerce Center. Concurrently with this rezoning application, the City is also reviewing a Comprehensive Plan amendment (CPA) that would give the subject property an Industrial Future Land Use Map (FLUM) designation. The proposed PUD - Industrial zoning is consistent with the Industrial FLUM designation being considered for the subject property.

This ordinance also provides certain development standards for the subject property that are more lenient than the City's usual standards. These standards address primarily architectural and landscaping issues. These more lenient standards will allow the property to be developed in a manner that is consistent and compatible with the surrounding existing uses.

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Given that the subject property is part of the existing Ford Commerce Park which is already partially built out with industrial development, the proposed PUD - Industrial zoning designation is appropriate for the subject property.

On September 19, 2016, the City Council approved by First Reading of the Large-Scale Comprehensive Plan Amendment (LSCPA) and proposed Planned Unit Development (PUD) zoning. Adoption hearings for the LSCPA ordinance and the zoning ordinance are being held concurrently with the Council's consideration of the site plan.

At the October 3, 2016, the Local Planning Agency recommended approval of the site plan as submitted. At the same night. City Council approved the site as submitted for Building A and Building B with a total of 37,500 square feet.

The Applicant has submitted a revised site plan to increase the total square feet to 40,575 adding mezzanines in Building A (31,200) and Building B (9,375).

STAFF RECOMMENDATION: Motion to Recommend to Approve Site Plan Amendment for Raney Holdings
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REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

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RESOLUTION 2016-11-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING SITE PLAN APPROVAL FOR IMPROVEMENTS ON LOT 27, LAKE COUNTY CENTRAL PARK, PHASE 2, OWNED BY RANEY HOLDINGS, LLC AND LOCATED AT CHRISTOPHER C. FORD COMMERCE PARK ON INDEPENDENCE BOULEVARD IN GROVELAND, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for site plan approval of Lot 27, Lake County Central Park, Phase 2, as recorded in Plat Book 40, Page 84 of the Public Records of Lake County within the Christopher C. Ford Commerce Park; and

WHEREAS, the subject property consists of 13.13 +/- acres, has a future land use designation of Industrial and is zoned Planned Unit Development - industrial; and

WHEREAS, a site plan was previously approved by City Council; however, since that time a mezzanine was added to Building A, therefore approval of the attached site plan is required; and

WHEREAS, the Local Planning Agency and the City Council of the City of Groveland have considered the application in accordance with the procedures for granting Site Plan Approval set forth in Section 153-35 of the City of Groveland Land Development Code;

WHEREAS, the Local Planning Agency recommended approval of the Site Plan;

WHEREAS, the City Council finds that the Site Plan is in compliance with the City's 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 Final Plat Approval.

Approval of the Site Plan for Raney Holdings, LLC, a copy of which is attached hereto, for the real property described above and consisting of two buildings, a 31,200 square feet warehouse and a 9,375 square feet vehicle maintenance building of which 1,875 square feet is for office space, 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 21ST day of November, 2016.

George Rosario, Mayor
City of Groveland, Florida

ATTEST:

Teresa Maxwell, 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
George Rosario		
Mike Radzik		
Dina Sweatt		
Karen McMican		
John Griffin		

