

PUBLIC NOTICE AND AGENDA OF THE GROVELAND CITY COUNCIL MEETING  
SCHEDULED TO CONVENE AT **7:00 P.M. MONDAY, MAY 20, 2019** IN THE E.L. PURYEAR  
BUILDING LOCATED AT 243 S. LAKE AVENUE, GROVELAND, FLORIDA 34736

MAYOR	EVELYN WILSON	<a href="mailto:evelyn.wilson@groveland-fl.gov">evelyn.wilson@groveland-fl.gov</a>
VICE MAYOR	MIKE RADZIK	<a href="mailto:mike.radzik@groveland-fl.gov">mike.radzik@groveland-fl.gov</a>
COUNCIL MEMBER	JEFF SHOBRIDGE	<a href="mailto:jeff.shoobridge@groveland-fl.gov">jeff.shoobridge@groveland-fl.gov</a>
COUNCIL MEMBER	MIKE SMITH	<a href="mailto:mike.smith@groveland-fl.gov">mike.smith@groveland-fl.gov</a>
COUNCIL MEMBER	DINA SWEATT	<a href="mailto:dina.sweatt@groveland-fl.gov">dina.sweatt@groveland-fl.gov</a>
ACTING CITY MANAGER	SHAWN RAMSEY	<a href="mailto:shawn.ramsey@groveland-fl.gov">shawn.ramsey@groveland-fl.gov</a>
SERGEANT-AT-ARMS	ARMANDO LONEY	<a href="mailto:armando.loney@groveland-fl.gov">armando.loney@groveland-fl.gov</a>
CITY CLERK	VIRGINIA WRIGHT	<a href="mailto:virginia.wright@groveland-fl.gov">virginia.wright@groveland-fl.gov</a>
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ	

**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.

### Call to Order

### PLEDGE OF CONDUCT

- We may disagree, but we will be respectful of one another.
- We will direct all comments to issues.
- We will avoid personal attacks.
- Audience members wishing to speak must be recognized by the Mayor.
- Speaking without being recognized will be considered “Out of Order.”

### OPENING CEREMONIES

a. Pledge of Allegiance

b. Invocation Pastor Joel Delacruz – Iglesia Tercer Cielo (Third Heaven Church)

### ROLL CALL

### AGENDA

### GUEST SPEAKER, PRESENTATIONS AND PROCLAMATIONS

- Proclamation Motorcycle Safety Awareness Month May 2019
- Proclamation Police Appreciation Week
- Presentation – Update Elsie Tomlin Community Center

### REPORTS

- a. Council Member Reports
- b. City Manager Report
- c. City Attorney Report

## **CONSENT AGENDA**

*Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.*

### **Consideration of Approval:**

- **May 6, 2019 Council Meeting Minutes**
- **Resolution 2019-29 Setting Primary Election Date for the November General Election**  
A resolution of the City Council of the City of Groveland, Florida, setting the Primary Election, if a Primary becomes necessary, to occur on August 27, 2019; and providing for an effective date.
- **Resolution 2019-30 SECO Energy Utility Easement Agreement Groveland Park at Wilson Lake Parkway**  
A resolution of the City Council of the City of Groveland, Florida, granting a perpetual utility easement to Sumter Electric Cooperative, Inc. relating to Wilson Lake Park; providing for an effective date.
- **Ordinance 2019-32: Requirement for Installation of a Pressure Reducing Valve First Reading**  
An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, amending various provisions in Section 78-189 of the Code of Ordinances to allow a pressure reducing valve for new potable water services on all new residential and commercial permits; providing for conflicts, codification and severability; providing for an effective date.  
  
A request for approval to install pressure reducing valves on all new residential and commercial permits requiring a new potable water meter.
- **Resolution 2019-27 Marsh Pointe Final Plat**  
A Resolution of the City Council of the City of Groveland, Florida, granting final plat approval of property owned by Marsh Pointe REI LLC, generally located north of CR 565A and north of Marsh Hammock Subdivision, Groveland, Florida; and providing an effective date.  
  
A request for approval of the Marsh Pointe Final Plat, owned by Marsh Pointe REI LLC. The project consists of 51 single family residential lots on 55.2 acres. The subject property has a future land use designation of Single Family Medium Density and a zoning designation of R-2 Low Density Residential District.
  - Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.

- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Resolution 2019-19 Universal Forming Yard Facility Variance Request**  
A Resolution of the City Council of the City of Groveland, Florida, granting a variance to change the landscape buffer requirement between a M-1 Industrial and R-2 Low Density Residential zoning districts from a Type D (between 40ft. and 80ft.) to a Type A (between 15ft. and 20ft.) as required by Section 133-67 (b) of the City of Groveland's Land Use and Development Regulations; providing for expiration and revocation; and providing for an effective date.

A request to allow a Type A 20 ft. landscape buffer along Timber Village Road. The property consists of 4.93 +/- acres, generally located on the west side of Timber Village Road and north of SR 50. The subject property has a future land use designation of Industrial and a zoning designation of M-1 Industrial District.

- Recommended by the Development Review Committee to the Planning & Zoning Board on March 19.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-36 First Park PUD Amendment First Reading**  
An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, amending the provisions of the Planned Unit Development - Mixed Use Zoning classification for the Industrial designated portion of the hereafter described lands within the City of Groveland, Florida, owned by Topvalco, Inc. and by Groveland Holdings, LLC; amending and restating zoning ordinance 2007-12-66, ordinance 2014-08-10 and ordinance 2018-10-43 to include provisions for consistency with the city of Groveland's comprehensive plan; providing for directions to the city manager; providing for severability; providing for conflicts; providing for an effective date.

A request to amend the First Park PUD to allow for 19 changes regarding the future development of the Kroger/Ocado Customer Fulfillment Center. The property consists of 70.92 +/- acres, generally located on the north side of American Way and west of O'Brien Road. The subject property has a future land use designation of Industrial and a zoning designation of PUD (Planned Unit Development).

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-20 Meixsell Property Annexation First Reading**  
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 and Section 171.204, Florida Statutes (2019); annexing 15 +/- 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.

A request to annex property owned by Edward Meixsell, generally located in the Ford Commerce Park, on the south side of American Way.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-26 Meixsell Property Comprehensive Plan Amendment First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; 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.

A request to amend the Future Land Use designation from Lake County Industrial to City of Groveland Industrial of property owned by Edward Meixsell. The property consists of 15 +/- acres, generally located in the Ford Commerce Park, on the south side of American Way.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-24 Meixsell Property Annexation First Reading**

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 and Section 171.204, Florida Statutes (2019); annexing 5.96 +/- 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.

A request to annex property owned by Edward Meixsell, generally located east of the intersection of Constitution Way and Independence Blvd.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

• **Ordinance 2019-27 Meixsell Property Comprehensive Plan Amendment First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Office/Commercial on the Future Land Use Map for the herein described property; 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.

A request to amend the Future Land Use designation from Lake County Industrial to City of Groveland Office/Commercial of property owned by Edward Meixsell. The property consists of 5.96 +/- acres, generally located east of the intersection of Constitution Way and Independence Blvd.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

• **Ordinance 2019-25 Meixsell Property Annexation First Reading**

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 and Section 171.204, Florida Statutes (2019); annexing 21.5 +/- 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.

A request to annex property owned by Edward Meixsell on behalf of Jamem Holding II LLC, generally located on the north side of US HWY 27 and east of Independence Blvd.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-28 Meixsell Property Comprehensive Plan Amendment**

- **First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Regional Commercial to City of Groveland Mixed Use on the Future Land Use Map for the herein described property; 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.

A request to amend the Future Land Use designation from Lake County Regional Commercial to City of Groveland Office/Commercial of property owned by Edward Meixsell on behalf of Jamem Holding II LLC. The property consists of 21.5 +/- acres, generally located on the north side of US HWY 27 and east of Independence Blvd.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 16.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-21 Manning Marion C Trust Annexation First Reading**

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 and Section 171.204, Florida Statutes (2019); annexing 22.56 +/- 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.

A request to annex property owned by Marion Manning Trust & Mark Manning, generally located on Lewis Grove Road, west of SR 19.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 25.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-22 Manning Marion C Trust Comprehensive Plan Amendment First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; 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.

A request to amend the Future Land Use designation from Lake County Industrial to City of Groveland Industrial of property owned by Manning Marion C Trust. The property consists of 22.56 +/- acres, generally located on Lewis Grove Road, west of SR 19.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 25
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-33 Raney Holdings LLC Annexation First Reading**

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 and Section 171.204, Florida Statutes (2019); annexing 5.66 +/- 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.

A request to annex property owned by Raney Holdings LLC, generally located at the intersection of American Way and Republic Drive.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 25.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

- **Ordinance 2019-34 Raney Holdings LLC Comprehensive Plan Amendment First Reading**

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending the City of Groveland's Comprehensive Plan pursuant to 163.3184, Florida Statutes, by amending the Future Land Use Plan designation from Lake County Industrial to City of Groveland Industrial on the Future Land Use Map for the herein described property; 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.

A request to amend the Future Land Use designation from Lake County Industrial to City of Groveland Industrial of property owned by Raney Holdings LLC. The property consists of 5.66 +/- acres, generally located at the intersection of American Way and Republic Drive.

- Recommended by the Development Review Committee to the Planning & Zoning Board on April 25.
- Recommended by the Planning & Zoning Board to the City Council on May 9.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### **1. Consideration of Approval: City Manager Performance Evaluation and Salary Adjustment**

### **PUBLIC COMMENT**

### **COUNCIL COMMENT**

### **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, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member 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 or 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.*

*\*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 5:00 p.m. the day of the meeting.*