

**PUBLIC NOTICE AND AGENDA OF THE GROVELAND DEVELOPMENT REVIEW COMMITTEE MEETING SCHEDULED TO CONVENE AT 2:00 P.M. TUESDAY, MAY 21, 2019 IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE, GROVELAND, FL 34736**

CHAIR	TIMOTHY MASLOW	<a href="mailto:timothy.maslow@groveland-fl.gov">timothy.maslow@groveland-fl.gov</a>
PUBLIC SERVICES	STEVE GUBA	<a href="mailto:steve.guba@groveland-fl.gov">steve.guba@groveland-fl.gov</a>
BUILDING	JEFF GERLING	<a href="mailto:jeff@alpha-florida.com">jeff@alpha-florida.com</a>
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POLICE	COMMANDER RONALD CURTIS	<a href="mailto:ronald.curtis@groveland-fl.gov">ronald.curtis@groveland-fl.gov</a>
RECREATION	MIKE WALKER	<a href="mailto:mike.walker@groveland-fl.gov">mike.walker@groveland-fl.gov</a>
RECORDING SECRETARY	CIARA BENDER	<a href="mailto:ciara.bender@groveland-fl.gov">ciara.bender@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.

## **PLEDGE OF ALLEGIANCE**

### **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 Chair.**
- **Speaking without being recognized will be considered “Out of Order.”**

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

**2:00 p.m. – 3:00 p.m.**

1. **Minutes from March 19, April 16 & 25, 2019 DRC Meeting**
2. **Recommendation on Application for Project Infinity (Kroger) Site Plan**  
**Application # 2019-23**  
***DISCUSSION ONLY***

A request for site plan approval of property owned by TopValco Inc., generally located on the north side of American Way and west of O’Brien Road. The project consists of 113.23 +/- acres for the future development of a Kroger/Ocado Distribution Center. The subject property has a future land designation of Industrial and a zoning designation of PUD (Planned Unit Development).

3. **Recommendation on Application for Waterside Pointe PUD Amendment**

**Application # 2019-11**

*ACTION REQUESTED*

A request to amend PUD Ordinance 2003-03-14A, allowing townhomes to be located on the first floor instead of the second floor with a 20-foot minimum lot width for the future development of townhomes. The property is owned by Waterside Pointe LLC, generally located north of SR 50 and east of Max Hooks Road. The PUD Amendment would allow the development of 5.11 acres of commercial and 6.15 acres of residential townhomes on the 9.42 +/- acre lot. The subject property has a future land use designation of Mixed Use and a zoning designation of PUD (Planned Unit Development).

4. **Recommendation on Application for Arborwood Preliminary Plat**

**Application # 2019-09**

*DISCUSSION ONLY*

A request for final plat approval of property owned by Orlando TDH Investments LLC, generally located west of Wilson Lake Parkway and south of West Libby Road. The project proposes 187 single family residential lots on 79+/- acres. The subject properties have a future land use designation of Single Family Medium Density and a zoning designation of PUD (Planned Unit Development).

5. **Recommendation on Application for Marion C Manning Trust Rezoning**

**Application # 2019-15**

*ACTION REQUESTED*

*Applicant is in the process of their Second Reading of Recommendation for Annexation (Ordinance 2019-21) by the City Council.*

A request for a rezoning from Lake County Industrial to City of Groveland PUD-Industrial for two parcels, owned by Manning C Trust. The first parcel (Alt- 1404681), owned by Marion Manning Trust & Mark Manning, is located on Lewis Grove Road, west of SR 19. The property is 8.62+/- acres with a proposed future development of PUD-Industrial. The second parcel (Alt- 1024919), owned by Marion Manning Trust & Mark Manning, and is located on Lewis Grove Road, west of SR 19. The property is 13.94+/- acres with a proposed future development of PUD-Industrial.

6. **Recommendation on Application for Raney Holdings LLC Rezoning**

**Application # 2019-17**

*ACTION REQUESTED*

*Applicant is in the process of their Second Reading of Recommendation for Annexation (Ordinance 2019-33) by the City Council.*

A request for rezoning from Lake County Industrial to City of Groveland PUD-Industrial for one parcel, owned by Raney Holdings LLC. The subject property is located on the west side of SR 19, at the intersection of Independence Blvd. and Lewis Grove Road. The property is 5.63 +/- acres with an existing Industrial use.

3:00 p.m. – 4:00 p.m.

7. **Recommendation on Application for Wilson Estates Final Plat Application # 2019-21**  
*DISCUSSION ONLY*  
A request for final plat approval of property owned by KB Home Orlando, LLC, generally located west of Wilson Lake Parkway and south of Libby No. 3 Road. The project consists of 87 single family residential lots on 29.56 +/- acres. The subject property has a future land use designation of Mixed Use and a zoning designation of PUD (Planned Unit Development).
  
8. **Recommendation on Application for Brighton Final Plat Application # 2018-31**  
*DISCUSSION ONLY*  
A request for final plat approval of property owned by South Lake Residential Services Inc., generally located west of SR 19 and south of Bible Camp Road. The project proposes 59 single family residential lots on 16.2 acres. The subject property has a future land use designation of Single Family Medium Density and a zoning designation of PUD (Planned Unit Development).
  
9. **Recommendation on Application for Silver Eagle Reserve Construction Plans Application 2019-20**  
*ACTION REQUESTED*  
A request for construction plan approval of property owned by Faith Promise LLC, generally located south of South Lake High School and west of Silver Eagle Road. The project consists of 6.49 +/- acres for the future development of 23 single family residential lots with shared driveways. The subject property has a Future Land Use designation of Single Family Medium Density and a Zoning designation of R-3 Moderate Density Residential.
  
10. **Recommendation on Application for Groveland Property Investment, LLC Annexation Application # 2019-27**  
*ACTION REQUESTED*  
A request for annexation of property owned by Groveland Investment LLC. The subject property is located on the south side of US HWY 27, east of SR19. The property is 9.8+/- acres with a proposed future development of Multi-Family with Commercial frontage.
  
11. **Staff discussion: Installation of car ports at US 27 Storage LLC**  
*DISCUSSION ONLY*  
A request from applicant, Mark Stover, to install car ports for RV's at the US 27 Storage LLC. The property is located on the south side of US HWY 27 and east of SR19. The subject property has a future land use designation of Office/Commercial and a zoning designation of C-1 Commercial-Highway District.

## **PUBLIC COMMENT**

## **ADJOURNMENT**

*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 before the meeting.*