

City of Groveland

156 SOUTH LAKE AVENUE
GROVELAND, FLORIDA 34736

(352) 429-2141

DOMINIC CICIO
CHAIR

RICHARD SKYZINSKI
VICE CHAIR



KEITH KEOGH
BOARD MEMBER

ROBERT PROPER
BOARD MEMBER

FELICIA STEWART
BOARD MEMBER

MARTIN TAXSON
BOARD MEMBER

BILL MATHIAS
LAKE COUNTY SCHOOL DISTRICT REPRESENTATIVE

TIM MASLOW
STAFF DESIGNEE

ANITA GERACI-CARVER
CITY ATTORNEY

ROBYN KENNER
RECORDING SECRETARY

PLANNING & ZONING BOARD MEETING
NOVEMBER 7, 2019
3:00 P.M.

GENERAL INFORMATION AND INSTRUCTIONS

The Chair will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Chair, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by the Board in their entirety by a single motion, unless otherwise indicated by the Board. These are routine items not anticipated to be controversial and are placed on the Consent Agenda to expedite the meeting. If a Board 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.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.

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.

PUBLIC NOTICE AND AGENDA OF THE GROVELAND PLANNING & ZONING BOARD MEETING SCHEDULED TO CONVENE AT 3:00 P.M. THURSDAY, NOVEMBER 7, 2019 IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE, GROVELAND, FL 34736

CHAIR	DOMINIC CICIO	dominic.cicio@groveland-fl.gov
VICE CHAIR	RICHARD SKYZINSKI	richard.skyzinski@groveland-fl.gov
BOARD MEMBER	KEITH KEOGH	keith.keogh@groveland-fl.gov
BOARD MEMBER	ROBERT PROPER	robert.proper@groveland-fl.gov
BOARD MEMBER	FELICIA STEWART	felicia.stewart@groveland-fl.gov
BOARD MEMBER	MARTIN TAXSON	martin.taxson@groveland-fl.gov
BOARD MEMBER (Non-Voting)	BILL MATHIAS	bill.mathias@groveland-fl.gov
STAFF DESIGNEE	TIM MASLOW	timothy.maslow@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	shawn.ramsey@groveland-fl.gov
RECORDING SECRETARY	ROBYN KENNER	robyn.kenner@groveland-fl.gov
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 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.”.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

P&Z Board 2020 Work Session/Calendar

CONSENT AGENDA

1. **Approval of minutes:** September 19 & October 3, 2019 Planning & Zoning Board Meeting

2. Recommendation on Resolution 2019-72: Special Exception Use for 239 W. Maine Avenue (Relocation of the Community Development Department)

A Resolution of the City Council of the City of Groveland, Florida, granting a special exception use in a R-2 Zoning District in the City of Groveland to permit a Government Building, on the herein described property located at 239 N. Main Avenue, City of Groveland, Florida, owned by the City of Groveland; providing for an expiration date; and providing for an effective date.

A request to amend Resolution 2019-72 to relocate the Community Development Department from City Hall to 239 W. Main Avenue. The subject property has a future land use of Single Family Low Density and a zoning designation of R-2 Low Density Residential District.

NEW BUSINESS

PUBLIC COMMENTS

BOARD MEMBER DISCUSSION

1. Amend Ordinance 2018-08-18: Missing of (3) consecutive board meetings (removal of member).
2. Non-Annexed members on P&Z Board.
3. PUD Sunset Clause.
4. Timing of Development & Commercial Pads for New Development
5. Recommendation of a City Engineer

ADJOURNMENT

* Any person desiring to address the Planning & Zoning Board 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 Board 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 Board, members of the public shall limit their discussion or address to no more than five minutes. No questions shall be asked a Board 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 Chapter 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 pm. the day of the meeting.

APPROVAL OF MINUTES:
SEPTEMBER 19, 2019
&
OCTOBER 3, 2019

**City of Groveland
Minutes
Planning and Zoning Board Meeting
Thursday, September 19, 2019**

The Groveland Planning and Zoning Board held a Meeting on Thursday, September 19, 2019 in the E.L. Puryear Building, located at 243 South Lake Avenue, Groveland, FL 34736. Chair Dominic Cicio called the meeting to order at 3:02 p.m. The following Board Members were present: Richard Skyzinski, Vice Chair; Keith Keogh; Martin Taxson; and Robert Proper. Board Member City Officials present were Tim Maslow, Staff Designee; Anita Geraci-Carver, City Attorney; City Clerk Virginia Wright; and Robyn Kenner, Recording Secretary.

Absent: Board Members Felicia Stewart, Bill Mathias, and Chief Shawn Ramsey.

PRESENTATIONS

Tim Maslow requested that the presentation be bypassed and present the cases on the Agenda.

CONSENT AGENDA

1. Approval of July 11, -2019 Planning & Zoning Board Meeting minutes.

Motion:

Motion by Board Member Keogh to approve the July 11, 2019 Planning & Zoning Board Meeting Minutes; seconded by Board Member Proper.

Motion passed with all members present voting aye.

OLD BUSINESS

1. Recommendation on Ordinance 2019-19: Waterside Pointe PUD Amendment

City Clerk Wright read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, Amending PUD-Ordinance 2019-19 for the hereafter described lands within the City of Groveland, Florida; owned by Waterside Pointe LLC, and located on the north side of SR 50, Lake County, Florida, providing for directions to the City Manager; providing for severability; providing for an effective date.

DeWayne Jones stated the timeline of the Waterside Pointe application process and said the Applicant is requesting to reduce the amount of commercial development and eliminate the commercial requirement for ground floor of previous approved townhomes. Due to the residents' concerns of the newly proposed PUD Amendment, a Charrette process was established. The City held a series of three Charrette Meetings, July 31st, August 6, 2019 and the last and

final Charrette meeting was on August 20th. The developers, HOA, and Staff passed agreements as follows:

No car wash service, gas stations limited to 6:00 a.m. – 10:00 p.m., implement gas station EPA regulations to monitor potential hazards, no apartments, future residents of townhomes will not have access to Waterside Pointe HOA Amenities; Waterside Pointe expert volunteer to review lighting plan, Developers will share in cost of maintaining both the road and stormwater system on a proportionate shared based on land area, the City of Groveland will evaluate responsibility for stormwater and road south of entrance gate, HOA will have design influence on proposed development.

At the conclusion of the final Charrette meeting, Brian Moroney gave residents two options as follows:

The first option was for the developer to go through a Planning & Zoning Board and City Council Public Hearing process for any future development of the commercial section of the project. The second option was to limit customer hours from 5:00 a.m. to 12 midnight. The majority of residents came to the conclusion that limited restaurant hours was more important and the developers agreed to implement their request for restaurant time limitations.

Tim Maslow advised the Board that we were successful in building relationships between the developer, HOA and our staff. Developer will also be assisting the HOA to resolve stormwater issues. Staff recommended approval.

Brent Spain, 9100 Conroy, Windermere, Florida stated the revisions were circulated to City Staff and City Attorney and with the revisions before you that are red-lined in this Ordinance and HOA edits 09-18-19 the association is supportive of the PUD Amendment.

Brian Denham made two clarifications: restaurants are not open from 12 midnight to 5:00 a.m. and six acres for the townhomes and five acres for commercial, the HOA edits are in line.

Motion:

Motion by Board Member Keogh to recommend Ordinance 2019-19 Waterside Pointe PUD Amendment and the revised PUD Ordinance to City Council for consideration of approval; seconded by Vice Chair Skyzinski.

Public Comment:

Taco Proper, 565 Blue Cypress Drive, Groveland, Florida, stated we are dealing with stormwater issues so hopefully St. John's will come up with a solution.

TJ Fish stated he will be directly involved in evaluating the stormwater on the City's behalf and will be working with the HOA and the developers.

Bob Harrell, 5300 South Orange Avenue, Orlando, Florida, stated he didn't believe he would be required to develop the townhomes at this time, but he can build the townhomes with no time limit.

Motion passed with all members present voting aye.

NEW BUSINESS

2. Recommendation on Ordinance 2019-47: Libby Landing PUD Amendment

City Clerk, Virginia Wright, read the headnote into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, Amending PUD-Ordinance 2019-47 for the hereafter described lands within the City of Groveland, Florida; owned by Libby Landing LLC, and located on south side of Libby No. 3 Road, east of Trilogy Subdivision in Groveland, Lake County, Florida, providing for directions to the City Manager; providing for severability; providing for an effective date.

DeWayne Jones stated the Applicant is amending his PUD 2017-0931 to show consistency with his recently submitted construction plans. The use will continue to remain the same and was previously approved for RV Boat Storage. This amendment provides a few changes to comply with the construction plan. Proposed PUD by Applicant is as follows:

Current PUD	Proposed PUD
Land Uses: 75,000 sq. ft. Climate Controlled Storage	Land Uses: 95,000 sq. ft. Climate Controlled Storage
Land Uses: 25,000 sq. ft. of Commercial/Retail/Office Building	Land Uses: 16,800 sq. ft. of Commercial/Retail/Office Building
Land Uses: Project developed in 3 phases	Land Uses: Project developed in 2 phases
Transportation: 1 ingress and egress point	Transportation: 2 ingress and egress points
Fencing: Black or dark green vinyl coated fencing shall be allowed to secure Phase 1	Fencing: Transparent fencing, black or green in color shall be allowed to secure Phase 1
Not mentioned in current PUD.	Solid Waste: Dumpster location is adequately enclosed and landscaped to screen from the view of drivers on Libby No. 3 Road
Not mentioned in current PUD.	Landscaping Requirements: The 40' (+/-) area between the east end of the building and the unnamed roadway shall be deemed to satisfy the landscape buffer requirement along the eastern property line.
Not mentioned in current PUD.	Parking: The parking spaces immediately adjacent to the front façade of the Mixed-Use Building (i.e. the spaces facing the building) may have more than 10 parking spaces between landscape islands, however,

	<p>if so developed, then Owner/Developer shall provide wider landscape islands equal to the amount of landscape island area that otherwise would have been created by having landscape islands between every 10 parking spaces. This deviation does not apply to the parking spaces adjacent to the right of way of Libby No. 3 Road.</p>
--	---

Staff recommended approval.

Buster Owens, Applicant, stated that it will be a professionally managed facility. The hours will be 8:00 a.m. – 8:00 p.m. and not a 24 hour facility; however he stated we could grant access on an individual basis outside of normal business hours. He will put in some security cameras, but there is no patrolling security.

Chairman Cicio stated that he was concerned about fuel and hazardous materials leaking into the ground and asked for a plan in place.

Tim Maslow stated this topic has come up and Staff can look into protocol with the Department of Health, which is usually run by the state. We will work with the applicant to meet guidelines for water quality and no hazardous material leaking into the aquifer. Lighting will meet dark sky standards and there is a crime and prevention security section. Staff recommend approval.

Board Member Skyzinski stated the status on Libby No. 3 Road is that trucks are not permitted on that road.

T.J. Fish advised, from this property west to Wilson Lake Parkway, Libby Road No. 3 is in good shape. He stated the roadway is substandard to the east to US 27. Long-term, the City will work with Lake County and bring it up to City standards and transfer jurisdictional authority from the County to the City. He recommended restricting right turns as part of the PUD Amendment.

Motion:

Motion by Board Member Proper to accept as presented approving with conditions for signage left turn only; seconded by Board Member Keogh.

Public Comment:

Larry Bergman, 251 Bayou Bend Road, Groveland, Florida stated the County road does not meet their own standards for width. There is signage that says no trucks. There's a school there and that will be a lot more traffic with children. We can't wait for an accident to happen.

David Bergstein, 128 Flame Vine, Groveland, Florida stated the street they said was adequate, does not have the width to handle traffic.

TJ Fish responded that there is 20 feet of pavement on the portion of the roadway to the west and it's adequate. Road is grandfathered in due to standards when it was built approximately back in the 1960s.

Motions passed with all members present voting aye with Board Member Skyzinski voting nay.

Recess: 4:06
Resumed: 4:15

Board Members engaged in a general discussion. No actions taken.

ADJOURNMENT

Motion:

Motion made by Board Member Martin Taxson to adjourn the meeting; seconded by Board Member Proper.

Motion passed with all members present voting aye.

Adjourned: 5:06 p.m.



Attest:

Dominic Cicio, Chair

Robyn Kenner, Recording Secretary

**City of Groveland
Minutes
Planning and Zoning Board Meeting
Thursday, October 3, 2019**

The Groveland Planning and Zoning Board held a Meeting on Thursday, October 3, 2019, in the E.L. Puryear Building, located at 243 South Lake Avenue, Groveland, FL 34736. Chair Dominic Cicio called the meeting to order at 3:00 p.m. The following Board members were present: Keith Keogh, Martin Taxson and Robert Proper. City Officials present were Tim Maslow, Staff Designee; Anita Geraci-Carver, City Attorney; T.J. Fish, Director of Transportation & Public Works and Robyn Kenner, Recording Secretary.

Absent: Board members Felicia Stewart, Richard Skyzinski, and Bill Mathias.

PRESENTATIONS

Tim Maslow requested to present the cases on the Agenda.

NEW BUSINESS

1. Recommendation on Ordinance 2019-19: Eagle Pointe PUD Amendment

Recording Secretary, Robyn Kenner, read the ordinance title into the record as follows:

An Ordinance of the City Council of the City of Groveland, Lake County, Florida, amending PUD Ordinance 2003-07-34 to increase their maximum impervious surface ratio (ISR) for single-family residential lots in Phase III of Eagle Pointe Subdivision to 60 percent; and providing for an effective date.

DeWayne Jones stated that this is a request to increase maximum impervious ratio from 50-60 percent for all single-family residential homes in Phase III and Phase IV of Eagle Point subdivision. Currently the PUD states that, for lots 6,000 square feet or smaller, the ISR is 60 percent; however, lots larger than 6,000 have a maximum lot coverage of 50 percent. By increasing lot coverage to 60 percent across the board, it creates consistency and it allows homeowners to enhance property value by adding pavers, extending existing driveway and add swimming pools to their property.

On May 9, 2019, Planning & Zoning Board tabled the ordinance following residents providing public comment on flooding concerns. After discussions with the applicant and after observing the stormwater system in a major rain event, staff determined that it was the poor grading of certain specific lots that was creating pocket flooding issues, not a failure of the overall stormwater system.

Kevin Vilches owns property in Phase IV and staff realized when he attempted to get a pool permitted by the City that his property is currently over the 50 percent maximum impervious. Therefore, he supports increasing the maximum to 60 percent.

Matt Cuarta, Developer at Taylor Morrison, stated they have 70 homes left and they know about 10 homeowners who have approached to build swimming pools that are not allowed pursuant to current PUD. Driveways and swimming pools are included in impervious areas. He stated Taylor Morrison has brick pavers as driveways and the pavers count toward the maximum ISR.

Tim Maslow advised the Board that they can propose a remedy. Six thousand square feet times 50% gives you 3,000 square feet. Reduce square footage of the lot down to 5,999, by one foot, you get a 60 percent max. The lot that has one square foot less gets 3,599 feet of building footprint. So there is a discrepancy between the 50 and 60 percent. He referenced semi-pervious options for driveways. He stated 60 percent is common and his recommendation is to adopt that and make it consistent across the Board.

T.J. Fish stated that they cannot do a variance because it's in the PUD Ordinance. It has to be addressed through a change to the ordinance not through case-by-case variances.

Motion:

Motion by Board Member Proper to accept as proposed and presented; seconded by Board Member Taxson.

Public Comment:

Kevin Vilches stated he hoped the Board would pass this amendment and bring it up to 60 percent. He said he wants to stay in their house and raise their children there and enjoy a pool.

TJ Fish stated that he can't get a variance on an impervious surface requirements. For a change to occur to the ISR requirements, the PUD ordinance must be amended. Staff is recommending the amendment to create consistency for all lots. Staff does not recommend addressing the ISR issue on a case-by-case basis.

Board Member Keogh stated once we do this, it's across the board and we set a precedent.

Board Member Proper stated every home in the subdivision would be at 60 percent.

Mayor Evelyn Wilson asked if there was a way to work this out all together and make it happen for them.

Tim Maslow Discussed options for semi-pervious materials. He also reiterated the inconsistency of the regulations between lots less than 6,000 square feet versus greater than 6,000 square feet.

Board Member Proper stated we have wasted a lot of time here and it's a problem we can fix for this PUD. If not, we're going to be back here next month for everyone who wants to build a pool. We are on the same page, one PUD. For one neighborhood in Groveland, we get to establish the standards for the future.

City Attorney Geraci-Carver advised the Chairman there is a motion to accept the PUD amendment as presented and a vote needs to be taken on that before you can move on as amended.

Board Member Proper stated we wasted a lot of time here talking about this and if we don't do this right now we're going to be back here next month for the next homeowner who wants to build a pool and have the same exact situation.

Matt Cuarta stated swimming pools should not count towards impervious surface maximums because the water stays in the pool when it rains. Board Member Keogh inquired what is the code for the future with cobblestone with sand, and put French drains underneath and sand and it's considered impervious. There's a way to do this and we have to let the people know.

Tim Maslow advised the Board that they could amend the motion and amend the amendment to the PUD to propose to include language like that and at least provide Staff direction to amend the PUD with language that provides ability to have permeable driveways.

Motion to approve failed on a 2-2 vote with Board Members Proper and Taxon voting aye and Chairman Cicio and Board Member Keogh voting nay.

City Attorney Geraci-Carver stated it's a 2-2 vote and it goes forward to the City Council with that recommendation

Recess: 3:50 p.m.
Resumed: 4:00 p.m.

2. Recommendation on Ordinance 2019-29: Edward Meixsell Rezoning

Recording Secretary, Robyn Kenner, read the ordinance title into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, rezoning from Lake County Industrial to City of Groveland Industrial for the herein described property within the City of Groveland, Florida, owned by Edward Meixsell, and located on the south side of American Way, in the Christopher C. Ford Commerce Park, Groveland, Lake County, Florida; 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 errors and providing for an effective date.

DeWayne Jones stated the property has been annexed and the applicant is requesting industrial zoning. Property is owned by Edward Meixsell located in the Ford Commerce Park. Applicant is requesting rezoning to M-1 industrial. Staff is recommending approval.

Motion:

Motion by Board Member Proper to accept as proposed and presented; seconded by Board Member Keogh.

Public Comment:

None.

Motion passed unanimously with all members present voting aye.

3. Recommendation on Ordinance 2019-30: Edward Meixsell Rezoning

Recording Secretary, Robyn Kenner, read the ordinance title into the record as follows:

An Ordinance of the City Council of the City of Groveland, County of Lake, State of Florida, rezoning from Lake County Industrial to City of Groveland Commercial-PUD or the herein described property within the City of Groveland, Florida, owned by Edward Meixsell, and located on the east side of Independence Boulevard, in the Christopher C. Ford Commerce Park, Groveland, Lake County, Florida; 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 errors and providing for an effective date.

DeWayne Jones explained to the Board that this is a five-acre vacant parcel of land and he is requesting the City of Groveland to have both commercial at the front and light industrial in the back of the property. Staff is recommending approval.

Boardmember Proper asked how does this overlay work with what we are planning.

Tim Maslow stated this will fit. He stated the zoning will be able to provide more office and small scale retail so residents aren't driving further distances.

Motion:

Motion by Board Member Keogh to accept as proposed and presented; seconded by Board Member Taxson.

Public Comment:

None.

Motion passed with all members present voting aye.

4. Recommendation on Ordinance 2019-53: Amending Future Land Use Element of the Comprehensive Plan

Recording Secretary, Robyn Kenner, read the ordinance title into the record as follows:

An Ordinance of the City of Groveland, Florida, amending the future land use element to replace existing future land use designation with new future land use designation which include: Town, Village, Special District, Established Neighborhood, Reserved Agriculture, Preserved Nature, and Hamlet; providing for amendment to apply city wide, including in the Green Swamp, an area of critical state concern designated pursuant to S. 380.05, Florida Statutes; providing for transmittal of Ordinance to the Department Economic Opportunity (DEO) in accordance with Section 163.3184, Florida Statutes; providing for severability; providing for resolution of conflict with existing Ordinances; providing for inclusion in the City of Groveland Comprehensive Plan; and providing for approval and an effective date.

Tim Maslow presented the Powerpoint presentation of the Ordinance and Future Land Use and narrated the document.

Motion:

Motion by Board Member Taxson to accept as proposed and presented; seconded by Board Member Keogh.

Public Comment:

Marty Proctor stated I don't see anything incremental. You are proposing to start clean and tear up the whole city and start all over again. It sounds very scary when you describe densities.

Board Member Taxson stated this is a 20 year plan and it's changing the nature of where we are and it puts more emphasis on human beings. He expressed that he liked it to the Board.

Board Member Proper thanked Tim for doing this. The next two months are going to be difficult to present this to the community with the holidays coming up.

Tim Maslow stated we could transmit this to Council and, if they approve it, we could do some public engagement. We can also file extensions with the Department of Economic Opportunity (DEO). We could set up a room like an exhibit so you can see the big picture and people are able to ask questions. Graphics are necessary for visual scope. We can come back to the next meeting with a whole outreach focus plan program.

Board Member Taxson proposed a special meeting.

Board Member Keogh thanked Tim for doing this project. The effort and time that went into this was astounding.

Mayor Evelyn Wilson stated we have an empty canvas and everything is possible for this City. She would like to see the City reach out to the HOAs and use the Puryear Building. This is exactly what the City has been waiting to see.

Chairman Cicio stated once this gets to Council and hits the papers, you're going to have outreach. I think the people will love it.

Motion passed unanimously with all members present voting aye.

ADJOURNMENT

Motion:

Motion made by Board Member Proper to adjourn the meeting; seconded by Board Member Keogh.

Motion passed with all members present voting aye.

Adjourned: 5:50 p.m.



Attest:

Dominic Cicio, Chair

Robyn Kenner, Recording Secretary

ATTACHMENT 1
SPECIAL EXCEPTION
RESOLUTION 2019-72

RESOLUTION 2019-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING A SPECIAL EXCEPTION USE IN A R-2 ZONING DISTRICT TO ALLOW AN EXISTING STRUCTURE TO BE UTILIZED AS A GOVERNMENT BUILDING ON THE HEREIN DESCRIBED PROPERTY LOCATED AT 239 NORTH MAIN STREET, GROVELAND, FLORIDA, OWNED BY THE CITY OF GROVELAND; PROVIDING FOR CONDITIONS, IF ANY; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant and owner, City of Groveland, has petitioned for a Special Exception Use for use of an existing structure as government building within a R-2 zoning district located at 239 North Main Street in the City of Groveland, Florida; and

WHEREAS, such property is more particularly described in **Exhibit A attached hereto** (the "Property"); and

WHEREAS, the City of Groveland desires for the community development department to be housed in the existing structure for work purposes only and will not be accessible to the public as all meetings with the public will be held at other City buildings; and

WHEREAS, all public notice requirements to including, notice by mail, publication and posting have been meet in accordance with Sec. 153-184 and Sec. 101-45, Chapter 101 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board has considered the petition in accordance with standards for granting a Special Exception Use contained in Section 153-185, City of Groveland Code of Ordinances and recommends approval; and

WHEREAS, the City Council has considered the petition in accordance with standards for granting a Special Exception Use contained in Section 153-185, City of Groveland Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, as follows:

1. The City Council of Groveland has determined that use of the existing structure as a government building to house the community development department is desirable at the location of the Property.
2. The City Council of Groveland has determined that use of the existing structure as a government building to house the community development department will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the Property.

3. The City Council of Groveland has determined that use of the existing structure as a government building to house the community development department will comply with the regulations and conditions specified in the codes for such use.

4. The City Council of Groveland has further determined that the proposed use is consistent with the Comprehensive Plan for the City of Groveland and will not adversely affect the public interest.

5. The proposed use will not adversely affect the public health, safety and general welfare of the citizens of the City of Groveland.

6. The petition for a Special Exception Use filed by the City of Groveland for the Property located at 239 North Main Street, in the City of Groveland, Florida, more particularly described above in Exhibit A is **GRANTED**.

7. **Conditions.**

Such Special Exception Use shall expire or be revoked in accordance with Sec. 153-186, Code of Ordinances, the earlier of (1) the Property ceases to be used as a government building; or (2) a violation of any of the conditions set forth herein.

9. This Special Exception Use shall become effective immediately on its approval and adoption by the City Council of the City of Groveland, Florida.

ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this ____ day of _____, 2019.

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
Mike Radzik		
Mike Smith		
Dina Sweatt		
Evelyn Wilson		