

PUBLIC NOTICE AND AGENDA OF THE GROVELAND DEVELOPMENT REVIEW COMMITTEE MEETING SCHEDULED TO CONVENE AT **2:00 P.M. TUESDAY, APRIL 16, 2019** AT FIRE STATION NO. 94, CONFERENCE ROOM, LOCATED AT 193 CHERRY VALLEY TRAIL, GROVELAND, FL 34736

CHAIR	BRENDA RYAN	brenda.ryan@groveland-fl.gov
PUBLIC SERVICES	STEVE GUBA	steve.guba@groveland-fl.gov
BUILDING	JEFF GERLING	jeff@alpha-florida.com
FIRE	CAPTAIN STEVE SMITH	steve.smith@groveland-fl.gov
POLICE	COMMANDER RONALD CURTIS	ronald.curtis@groveland-fl.gov
RECREATION	MIKE WALKER	mike.walker@groveland-fl.gov
RECORDING SECRETARY	CIARA BENDER	ciara.bender@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 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, 2019 DRC Meeting**

2. **Review of Code Enforcement Concern for Accessory Privacy Walls at Trilogy**

An acknowledgment that Trilogy Subdivision’s privacy walls are exceeding the allowable height requirement. Trilogy is located on the east side of Wilson Lake Parkway, north of Cherry Lake Road. The subject property has a future land use designation is Single Family Medium Density and zoning designation of PUD (Planned Unit Development).

3. **Recommendation on Application for Marsh Pointe Final Plat Application # 2018-27**

A request for final plat approval of property owned by Marsh Pointe REI LLC, generally located north of CR 565A and north of Marsh Hammock Subdivision. 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.

4. Recommendation on Application for Cherry Lake Landing Phase II Final Plat Application # 2019-02

A request for final plat approval of property owned by Starlight Homes Florida LLC, generally located south of Cherry Lake Road and east of SR 19. The project consists of 90 single family residential lots on 51.23 acres. The subject property has a future land use designation of Single Family Medium Density and a zoning designation of R-3 Moderate Density Residential District.

5. Recommendation on Application for Eagle Pointe PUD Amendment Application # 2019-07

A request to amend PUD Ordinance 2003-07-34, increasing their maximum impervious for single family residential lots in Phase III from 60% to 67%. The property is owned by Royal Oak Homes, generally located on Silver Eagle Road, north of South Lake High School. The project consists of Phase III of Eagle Pointe Subdivision on 33.2+/- acres. The subject property has a future land use designation of Single Family Medium Density and a zoning designation of PUD (Planned Unit Development).

6. Recommendation on Application for Waterside Pointe PUD Amendment Application # 2019-11

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 zoning change would allow the development of the subject 9.4+/- acres as townhomes and commercial. The subject property has a future land use designation of Mixed Use and a zoning designation of PUD (Planned Unit Development).

7. Recommendation on Applications for Meixsell Properties (Annexation, Rezoning, and Comp. Plan Amendment)

Application # 2019-12, 2019-13, 2019-14

A request for annexation, rezoning, and comp. plan amendment for three parcels. The first parcel (Alt- 3612116), owned by Edward Meixsell, is located in the Ford Commerce Park, on the south side of American Way. The parcel is 15+/- acres with a proposed future development of PUD-Industrial. The second parcel (Alt- 3834622), owned by Edward Meixsell is located east of the intersection of Constitution Way and Independence Blvd. The parcel is 5.28+/- acres with a proposed future development of Office/Commercial. The third parcel (Alt-1098157), owned by James Holding II LLC, is located on the north side of US HWY 27 and east of Independence Blvd. The parcel is 23.16+/- acres with a proposed future development of a Mixed Use PUD for commercial retail and apartments.

8. Recommendation on Applications for Raney Holdings LLC (Annexation, Rezoning, and Comp. Plan Amendment)

Application # 2019-15

A request for annexation, rezoning, and com. Plan amendment for two parcels. 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, is located on Lewis Grove Road, west of SR 19. The property is 13.94+/- acres with a proposed future development of PUD Industrial.

3:00 p.m. – 4:00 p.m.

9. Recommendation on Application for Kroger/Ocado Customer Fulfillment Center Variance Requests

Application # 2019-16

A request for variance approvals of property owned by YTG Groveland LP, generally located on the north side of American Way and west of O'Brien Road. The project consists of 70.92+/- 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).

10. Recommendation on Application for Corben Crew Medical Office Site Plan

Application # 2019-01

A request for site plan approval of real property owned by Corben Crew generally located on the corner of S. Indiana Avenue and E. Cherry Street, north of Cecile E Grey Middle School. Applicant proposes to use an existing 1,664 square feet residential structure for a medical office on 0.25 acres with a future land use designation of Central Business District (CBD) and is zoned C-2 General Commercial/Central Business District.

11. Recommendation on Application for Seneca Commerce Park Site Plan

Application # 2019-08

A request for site plan approval of real property owned by TTSR Properties LLC, generally located west of Gadson Street and north of Anderson Street. The project consists of two parcels of 1.61+/- acres for the future development of a 6,000 sq. ft. Commercial/Warehouse Facility. The subject property has a future land use designation of Industrial and a zoning designation of M-1 Industrial District.

4:00 p.m. – 5:00 p.m.

12. Recommendation on Application for Libby Road Preliminary Plat

Application # 2019-09

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).

13. Status Update on Application for Vail's Duplex & Site Plan

A status update for two properties owned by Ronald Vail. The first parcel (Alt- 1326516) is located on the west side of Timber Village Road and directly in front of Timber Groves Subdivision. The parcel is 0.78+/- acres with an existing single family residential home with plans to build a duplex. The subject property has a future land use designation of Single Family Medium Density and a zoning designation of R-3 Moderate Density Residential District. The second parcel, (Alt- 1384133) is located on the west side of SR 19 and south of Jim Payne Road. The parcel is 1.11+/- acres for the future development of multiple 2,411-square-foot duplexes. The subject property has a future land use designation of High Density Residential and a zoning designation of R-3 Moderate Density Residential District.

14. Status Update on Application for Brighton Final Plat Application # 2018-31

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).

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.*