



Rizzetta & Company

The Groves Community Development District

**Board of Supervisors'
Workshop Meeting
February 24, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.thegrovescdd.org

THE GROVES COMMUNITY DEVELOPMENT DISTRICT

The Groves Civic Center, 7924 Melogold Circle, Land O' Lakes, FL 34637

Board of Supervisors	Bill Boutin Richard Loar Jimmy Allison James Nearey Christina Cunningham	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Aimee Brandon	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

February 16, 2021

Board of Supervisors
The Groves Community
Development District

WORKSHOP AGENDA

The workshop meeting of the Board of Supervisors of the The Groves Community Development District will be held on **Wednesday, February 24, 2021 at 10:00 a.m.** to be held at The Groves Civic Center, located at 7924 Melogold Circle, Land O' Lakes, FL 34637. The following is the agenda for this meeting.

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Discussion of Project Projection Worksheet
 - B. Discussion regarding Pond 1 Pipe Work (under separate cover)
 - C. Discussion of Storage Shed Proposal.....Tab 1
4. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
5. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Aimee Brandon

District Manager

Tab 1

Storage Shed Proposal

The Groves Golf and Country Club

1-30-2018

resubmitted 1-27-2021

As we drive around the community one thing is very apparent looking into open garages. **Additional space is needed for storage.** This is a very real need for a lot of homeowners. But how do you get additional space when space is limited and deed restrictions prevent additional building on each lot?

The answer is a controlled extra storage facility that is controlled day and night with reasonable security and rented or leased on a quarterly basis by the square foot.

Proposal: Initial Facility (Phase I)

Build 5'X 10', 10' X 10' and 10' X 20' continuous storage facilities to accommodate the needs of the community.

Method:

Form a community exploratory committee that will be charged with the following;

Ascertain the rules needed to give adequate space to provide these facilities in Phase 1. (set backs, open area, electric availability for security lighting, insurance needs, etc.)

Use a layout of the available land near maintenance facility and using set backs determine the size of facility that will fit the site. Determine the mix of unit sizes that will best meet the needs of the community. A community survey will allow for need and desired sizes.

Survey local area storage shed facilities for costs and using available build costs determine the rental/lease factor needed to sustain the new facility and possible further expansion. Keep costs to a minimum allowing lower rental/lease costs for the community.

Note: Dr. Thomas Larkins is a community resident and currently owns/leases 436 units and has the expertise to help guide the committee at no cost to the community.

I offer this proposal to the CDD and its Director for your immediate consideration.

Mr. William L. Gotschall
8231 Fallglo Ln.
The Groves Golf and Country Club