

ORDINANCE 2007-02-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM PUD LAKE COUNTY TO PUD CITY OF GROVELAND FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA (382 +/- ACRES); LOCATED NORTHEAST OF THE INTERSECTION OF US 27 AND SR 19, LYING IN SECTIONS 14, 15, 22, 23, TOWNSHIP 21 SOUTH, RANGE 25 EAST, GROVELAND, LAKE COUNTY, FLORIDA, PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall hereafter be designated as PUD as defined in the Groveland Land Development Regulations.

LEGAL DESCRIPTION:

Section 14, Township 21 South, Range 25 East: Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, West $\frac{1}{8}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, West $\frac{1}{8}$ of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying Southeasterly of SR 19, LESS the North 1155.76 feet and LESS from the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ run S 00°26'06" West 1155.76 feet for Point of Beginning, run S 89°53'16" West 633.19 feet, S 33°46'24" West 769.75 feet, South 04°21'54" East 591.68 feet, S 89°08'04" East 1175.16 feet to the East line of the West $\frac{1}{8}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, N 00°25'58" East 1243.37 feet to the Northeast corner of the West $\frac{1}{8}$ of the South $\frac{1}{8}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, N 00°26'06" East 6.11 feet to Point of Beginning; AND South 250.10 feet of the West 714.93 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ LESS the West $\frac{1}{8}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; AND Section 15, Township 21 South, Range 25 East: Southeast $\frac{1}{4}$ lying Southeasterly of Hwy 19; AND Section 22, Township 21 South, Range 25 East: East 426.56 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ LESS the East 426.56 feet, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ LESS the East 426.56 feet, East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ South of Hwy, Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ South of Hwy, Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, East 426.56 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying North of Turnpike; AND Section 23, Township 21 South, Range 25 East: West $\frac{1}{4}$ lying North of ROW of Turnpike, West 215.86 feet of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, West 215.86 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, East 499.14 feet of the West 715 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, East 499.14 feet of the West 715 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, East 499.16 feet of the West 715.02 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, East 250.84 feet of the West 965.86 feet of the

South 1000 feet of the Northeast ¼ of the Southwest ¼, all located in Lake County, Florida.

Section 2: Zoning Classification.

That the property being so designated as PUD is subject to the following terms and conditions:

General

Development of this Project shall be governed by the contents of this document and applicable sections of the City of Groveland Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.

Where in conflict, the terms of this document shall take precedence over the City of Groveland Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.

Unless otherwise notes, the definition of all terms shall be the same as the definitions set forth in the City of Groveland Land Development Regulations.

Purpose

The purpose of this PUD is to:

1. Create an attractive and high quality environment which is compatible with the scale and character of the local environment; and
2. Develop a residential area that is safe, comfortable and attractive to pedestrians.
3. Create a community with direct visual and physical access to open land, with amenities in the form of community open space, and with a strong community identity;
4. Provide a network of open space provision;
5. Provide for a diversity of lot sizes and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the City's population diversity may be maintained;

Land Uses

1. **Residential:** A maximum of 277 residential units shall be permitted within the PUD.
2. **Mixed Commercial/Residential:** A maximum of fifty thousand (50,000) square feet of retail, commercial, or office use with 2nd floor residential type uses shall be allowed.
 - a. Residential uses in the mixed use commercial area shall be included in the total residential unit count
 - b. Commercial development shall be designed as an integrated unit and shall be so designed not to constitute or contribute to strip commercial development.

- c. Functional uses conducted within the commercially-designated areas of the development shall be limited to allowed uses within the City of Groveland C-2 zoning district.
3. **Design:**
- a. The layout and design of the lots, tracts, and circulation systems within the development shall be consistent with the attached conceptual plan dated April 15, 2004, submitted as part of the PUD zoning application and as may be periodically revised to reflect current conditions. Direct access to commercial areas fronting along SR 19 shall be limited to points within the PUD.
 - b. Design considerations shall include conceptual treatment of the Town Center area so as to constitute "New Urban/Traditional Neighborhood."
 - c. Setbacks for single-family residences shall be as follows:
 - Front: 25 feet
 - Side: 15 feet
 - Rear: 25 feet
 - d. Setbacks for town homes shall be as follows:
 - Front: 50 feet (S.R. 19)
 - Side: 40 feet (adjacent properties)
 - Rear: 50 feet (wetlands)
 - Building: 20 feet (buildings)
4. **Open Space:** A minimum open space of 25% of the base area site (96.75 acres) of land within the PUD shall be used for open space for residential areas. Minimum open space of 20% of the base site area (77.4 acres) of land within the PUD shall be used for open space for commercial areas. Such open space shall be calculated on an overall basis or per parcel basis depending on method and sequence of conveyance; however, no individual lot or tract shall exceed the allowable impervious surface area ratio of 0.65 for residential and 0.7 for commercial.

Public Facilities and Transportation

- 1. Dedication of additional right of way to accommodate turn lanes at the primary entrance shall be required. The developer shall provide, and coordinate with adjacent landowners, turn lane improvements along SR 19 at the primary entrance to the PUD.
- 2. All internal streets within the development shall be constructed to City standards. All public roads within the development shall be designed both horizontally and vertically to meet the LDRs requirements for their classification.

Environmental Requirements

- 1. An environmental survey shall be conducted to address natural vegetative communities, wildlife corridors, and designated species prior to commencement of any development.

2. Activities in wetland areas shall be limited and may require appropriate mitigation of impacts. Such activities shall be subject to requirements, regulations, and permitting through applicable regulatory agencies. Conservation easements are required for all remaining wetlands on site.
3. All wetlands on site shall be preserved without alteration, together with a twenty five (25) foot natural upland buffer.
4. A jurisdictional wetland line will be determined for wetlands on the site. The line shall be verified by applicable agencies and surveyed. The surveyed wetland line shall be included on the development plans, subject to revisions, prior to the issuance of any permits for development.

Stormwater and Drainage requirements

1. The stormwater management system shall be designed in accordance with all applicable St. Johns River Water Management District (SJRWMD) requirements. The stormwater management system shall demonstrate that each phase is able to exist as an independent stable unit for drainage purposes. The natural pre-development drainage pattern shall be maintained to the maximum extent possible.
2. A portion of the proposed property falls within the 100-year floodplain as delineated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). The owner shall locate and include the 100-year floodplain boundary on all plans.

Commercial Area External Lighting Standards and Requirements

All roadways, driveways, entryways, parking areas, public areas, and walkways shall be adequately lighted with decorative light fixtures. The use of similar lights to adjoining property will be encouraged if said lighting is in accordance with these standards. Maximum height for lighting in parking areas shall be 24 feet. Maximum height for pedestrian areas and walkways shall be 16 feet. Light fixtures will be designed to minimize light pollution.

(Ch. XVIII, Sec 5.4, City of Groveland LDR)

Expiration of PUD

Actual construction must begin within the planned unit development within 3 years of construction plan approval. If actual construction has not begun any vesting which may be claimed thereby shall be void. The applicant may request a twelve month extension prior to expiration. Lapse of said site development shall constitute a termination of construction.

Amendments

Any substantial deviation from the PUD Concept Plan, or deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances.

City of Groveland Community Redevelopment Area

A voluntary contribution of \$200 per home will be sought from the developer/builder towards improvements to the Groveland Community Redevelopment Area. This money shall be held by the Community Redevelopment Trust Fund and will be used towards the development and/or implementation of the Community Redevelopment Plan.

Section 3: Official Zoning Map.

That the City Manager, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation.

Section 4: Severability.

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5: Conflict.

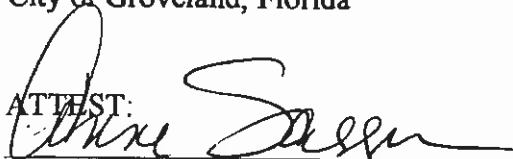
That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council.


PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 5th day of February, 2007.


HONORABLE MATTHEW BAUMANN, MAYOR
City of Groveland, Florida

ATTEST:

Anne Sasser
City Clerk



Approved as to Form:


Anita Geraci

City Attorney

Passed First Reading 2/5/07
Passed Second Reading 2/19/07

Council Member Sherrod moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member Flynn and upon roll call on the motion the vote was as follows:

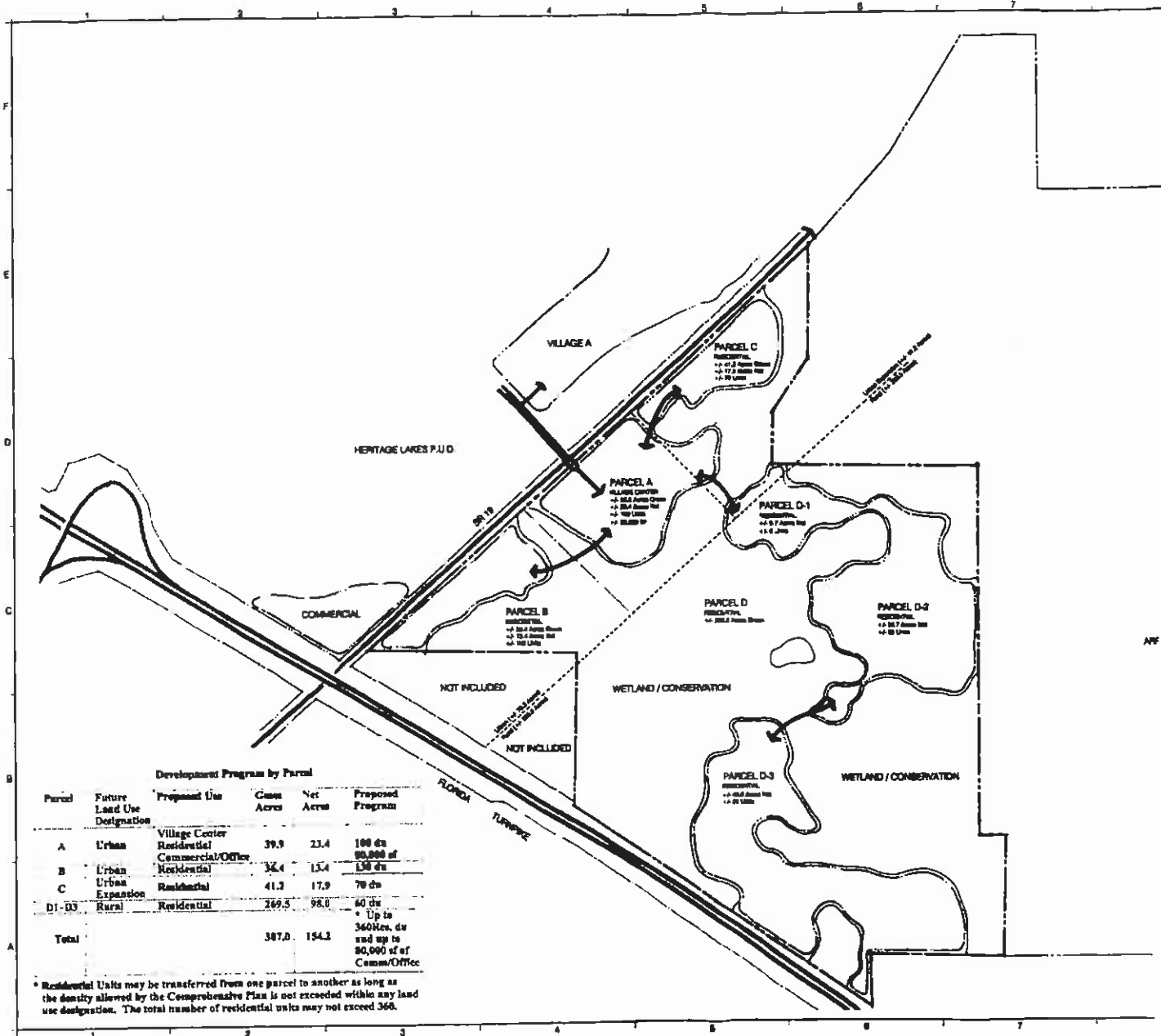
	YEA	NAY
Matthew Baumann	✓	
Paul Keller	✓	
Richard Flynn	✓	
Allen Sherrod	✓	
John Griffin	✓	

City of Groveland
Ordinance 2007-02-08



1 inch equals 1,500 feet





Development Program by Parcel

Parcel	Future Land Use Designation	Proposed Use	Gross Acres	Net Acres	Proposed Program
A	Urban	Village Center	39.9	23.4	100 du
		Residential			
B	Urban	Commercial/Office	32.4	15.4	80,000 sf
		Residential			
C	Urban Expansion	Residential	41.3	17.9	70 du
D1-D3	Rural	Residential	269.5	98.0	60 du
Total			387.0	154.2	Up to
					360 Res. du and up to 80,000 sf of Comm/Office

* Residential Units may be transferred from one parcel to another as long as the density allowed by the Comprehensive Plan is not exceeded within any land use designation. The total number of residential units may not exceed 360.



REQUEST FOR CITY COUNCIL CONSIDERATION

MEETING DATE: 19th February, 2007

AGENDA ITEM:

SUBJECT: Ordinance 2007-02-08

BACKGROUND:

Description of Property

The property, Blue Springs Reserve, is approximately 382 acres and is located within the City limits along the East side of SR 19 and adjacent to the Florida Turnpike right of way. The site was recently annexed by the City of Groveland through a Covenant to Annex dated November 21, 2005 (ORB 03016 PG 0162), and is currently under development. Because Blue Springs Reserve is now on the City, it is necessary to change the existing zoning to a City zoning.

The property currently has a Lake County PUD zoning. The proposed City of Groveland PUD zoning is consistent with the existing zoning and will not involve any increases in density or intensity. A voluntary contribution of \$200 per home will be given by the developer for improvements to the City's Community Redevelopment Trust Fund.

Assessment

The development is to include residential, mixed commercial/residential, and open space in a New Urban/Traditional Neighborhood design. A maximum of 277 residential units are permitted within the PUD.

The commercial portion of the PUD will be restricted to the uses permitted in the City's C-2 zoning district, which allows commercial uses that will be compatible with nearby residential uses.

RECOMMENDED ACTION: Motion to approve Ordinance 2007-02-08

PREPARED BY: Michael Wheeler, Planner II

DATE: 1/16/07 **DEPARTMENT:** Community Development

REVIEWED BY DEPARTMENT HEAD:

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:	
MOTION BY:	SECOND BY: