

Total Lots 161
Not proposed

Sunrise
Ridge

ORDINANCE 2003-09-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM PUD CITY OF GROVELAND AND R-6 LAKE COUNTY TO PUD CITY OF GROVELAND FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY INVESTMENT GROUP OF FLORIDA, LLC., CARCER ENTERPRISES, INC., BRITTON H. BARNES, INC., BIBLE CAMP ENTERPRISES, INC., CHETRAM RAMDAS & GANESH SINGH AND DRINDA STRAWBRIDGE AND LOCATED AT BIBLE CAMP ROAD AND VILLA CITY ROAD, 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:

The NE ¼ of the NW ¼ of Section 13, Township 22 South, Range 24 East, Lake County, Florida; The NW ¼ of the NE ¼ of Section 13, Township 22 South, Range 24 East, Lake County, Florida, LESS Lots 1 & 2 Plat of Castle View Estates Phase One, Plat Book 45, Page 21, Public Records of Lake County, Florida; The Southwest ¼ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East (Less that certain right of way deeded to the State of Florida for the use and benefit of the State Road Department of Florida, by virtue of that certain instrument dated June 27, 1961, and recorded in Official Records Book 169, Page 339, Public Records of Lake County, Florida.); The Southeast ¼ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East of the Tallahassee Meridian, LESS the South 270 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of said Section 12; The South 270 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East, Lake County, Florida; The North ½ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East, LESS the North 1141.00 feet thereof AND LESS the right-of-way of C.R. 565, Lake County, Florida; AND The North 157.00 feet of the North ½ of the Southwest ¼, the South 195.00 feet of the North 1141.00 feet of the North ½ of the Southwest ¼; AND the South 208.00 feet of the North 945.00 feet of the North ½ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East, LESS the right-of-way of C.R. 565, Lake County, Florida; AND The South 208.00 feet of the North 737.00 feet of the North ½ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East, LESS the right-of-way of C.R. 565, Lake County, Florida; The South 175.00 feet of the North 342.00 feet of the

North ½ of the Southwest ¼ and the South 180.00 feet of the North 631.00 feet of the North ½ of the Southwest ¼ of Section 12, Township 22 South, Range 24 East, LESS the right-of-way of C.R. 565, Lake County, Florida; The North 297 feet of the South 627 feet of the Southwest ¼ of the Northwest ¼, and the South 330 feet of the Southwest ¼ of the Northwest ¼ of Section 12, Township 22 South, Range 24 East, Lake County, Florida; From the Northwest corner of the Southwest ¼ of the Northwest ¼, Section 12, Township 22 South, Range 24 East, run South 362 feet for point of beginning; run thence East 1320 feet, more or less, to the East line of said Southwest ¼ of Northwest ¼, thence run South 331 feet, thence run West 1320 feet more or less, to the West line of said Southwest ¼ of Northwest ¼, run thence North 331 feet to the point of beginning, LESS right-of-way for CR 565.

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

The Concept Plan for the Project is attached hereto as Exhibit "A" and is an integral part of this PUD document. Elements in the Concept Plan include single-family detached homes and recreation. The approximate acreage devoted to each land use shall be as follows:

Residential:	110 acres
Recreation:	4 acres
Open space (including wetlands):	146 acres

Residential
Setbacks

The following setbacks shall be applied:

Front:	20 feet
	15 feet if dwelling has covered front porch
Side:	5 feet
Rear:	10 feet
Street side:	10 feet

Lot Size

A range of lot sizes shall be provided in order to create variety and offer opportunity for different income households. There is no minimum lot size.

Dwelling Size

The minimum dwelling size for all single family residences shall be 1,500 square feet of heated/air conditioned space under roof, exclusive of garage, carports and porches. A maximum of 25% of the dwelling units may be 1,400 square feet of heated/air conditioned space under roof, exclusive of garage, carports and porches.

The maximum number of home sites should provide views of and access to adjoining open space.

Lot Width

In accordance with the principle of providing diversity within the development a variety of lot widths shall be permitted in the range of 50-100 feet. The minimum lot width at building line shall be 50 feet with a minimum street frontage of 20 feet.

Lot Coverage

Lots shall have a maximum lot coverage of 60% to include principal dwelling, all paved areas and swimming pools.

Height of Structures

No residential structure shall exceed 2½ stories or 35 feet in height.

The Owner/Developer shall adopt deed restrictions which prohibit manufactured or otherwise prefabricated homes.

Building Design

The following principles seek to promote a high quality development that will create a sense of place and community through the development of the site. These design principles are illustrated in Exhibit B.

- A diversity of housing styles, shapes and materials will be encouraged in order to create variety in the streetscape.
- The different housing types shall be integrated architecturally in order to give the development a harmonious appearance.
- Exterior wall materials may include stucco, wood clapboarding (including vinyl or aluminum imitation clapboard siding, or brick of a shape, color and texture similar to that found in the City.
- The creation of visual richness should be considered when choosing materials and details. Local characteristics are encouraged.
- The use of front porches and side entrances for garages are encouraged.
- A variety of roof heights, pitches and materials will be encouraged.
- Landscaping should be incorporated into the overall design as a means of linking the development areas with the open spaces.

Recreation and Open Space

A minimum of 4 acres shall be provided for recreation areas. This will comprise two main areas and a minimum of three tot lots in the approximate locations indicated on the Concept Plan. Activities within the main area shall be a children's playground and other amenities to be agreed in discussion with the City Council.

In addition to the recreation areas, open space will be provided within the development site. This open space shall include, but not be limited to, preserved wetlands, project buffer areas, draining areas, retention areas, landscaped areas and a trail linking the two main recreation areas which may be constructed of a pervious material.

Waterfront and Wetlands Buffer Requirement

No development shall be allowed within jurisdictional wetlands on the property. All development except passive recreation as defined in Policy 5-1.6.4 of the Comprehensive Plan shall maintain a fifty foot (50') setback from any shoreline or wetland.

Phasing

The Project may be constructed in phases. Each phase shall be developed in conformance with this ordinance and no individual phase may exceed the densities or intensities projected in the Concept Plan.

Public Facilities

Potable Water and Wastewater

The Project shall be connected to the City Potable Water system and the City Sanitary Sewer system, prior to any Certificate of Occupancy being issued for any structure (except temporary construction uses) on the Project. Expansion of the City Potable

Water and Sanitary Sewer systems shall be negotiated by separate Utility Agreement between the City and the Owner/Developer. Such Utility Agreement may include prepayment of impact fees to aid expansion of facilities, reimbursement of offsite costs paid by the Owner/Developer by impact fee credits and/or cash reimbursement at the time of interconnections, if any and the installation of reuse lines for irrigation. Irrigation of individual lots and common areas within the Project may be connected to an on-site irrigation well or wells.

Solid Waste

Solid Waste collection shall be pursuant to City regulations, as amended.

Drainage

The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s).

Transportation

There shall be a maximum of three (3) ingress and egress points for the Project. These shall be in the approximate locations shown on the Concept Plan. The primary access to the site shall be from Villa City Road. All streets shall have a fifty foot (50') right-of-way with a minimum 20 foot pavement width. Provision shall be made for underground utilities.

Street and Sidewalks

The development shall have a connected street system that serves vehicles, pedestrians and bicycles which connects to recreation facilities and adjacent residential/community areas. A minimum of a five foot (5') sidewalk shall be constructed along both sides of all streets, along Villa City Road and Bible Camp Road.

Streets shall be interconnected as far as practicable, employing cul-de-sacs only where essential. Where cul-de-sacs are deemed to be unavoidable, continuous pedestrian circulation shall be provided for by connecting sidewalks that link the end of the cul-de-sac with the next street (or open space). A typical street layout is illustrated at Exhibit C.

Shade trees shall be planted within the right-of-way of all streets. Such trees shall be spaced at intervals no greater than fifty feet along both sides of each street and the species shall comply with the City's Landscape Regulations for trees in the right-of-way.

All streets shall be constructed to the City of Groveland standards.

Transportation Improvements

The owner/developer shall fund the construction of improvements to Villa City Road as per requirements of Lake County Public Works. These improvements shall be constructed when deemed warranted by the appropriate government agency.

Landscaping Requirements

All landscaping shall be in accordance with the City's Land Development Regulations. Recreational open space, conservation area and general open space shall be provided in accordance with the Concept Plan (Exhibit A).

A landscaping plan will be required for the development pursuant to the City of Groveland's Land Development Regulations.

Lighting

Street lighting shall be installed at every intersection, at the end of each cul-de-sac and at intervals of approximately 300 feet. Street lighting shall be installed by the Owner/Developer. This may be provided by individual decorative yard lamps so long as those lamps are illuminated by bulbs of at least 60 watts and are no more than 100 feet apart.

Utilities

All utilities shall be underground.

Signage

All signage on the Property shall be ground signage and shall comply with the City Land Development Regulations.

Maintenance of Common Areas

Maintenance of all common areas within the residential component of the Project shall be the responsibility of the Homeowner's Association(s) formed to govern such subdivision.

Educational Facilities Benefit District

The establishment of an Education Facilities Benefit District shall be the subject of a separate Agreement between the City and the Owner/Developer. This will assist in financing the construction and maintenance of educational facilities in the City.

City of Groveland Community Redevelopment Area

A voluntary contribution of \$100 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.

Impact Fees

The Owner/Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police and recreation, and that the Project shall be subject to such impact fees. The provision of on-site adult recreation facilities may be credited towards the recreation impact fee requirement.

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.

Section 3: Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the City of Groveland, Florida.

Section 4: 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 5: 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 6: Conflict.

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

Section 7: 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 15th day of September, 2003.



HONORABLE CONNIE FLEETWOOD, MAYOR
City of Groveland Florida

ATTEST:


Jason L. Yarborough
City Manager

(SEAL)

Approved as to Form:


Julia R. Law
City Attorney

Passed First Reading 09/02/03
Passed Second Reading 09/15/03