

Green Valley West

ORDINANCE 95-04-06

AN ORDINANCE ESTABLISHING THE PARAMETERS OF A PLANNED UNIT DEVELOPMENT AS REQUESTED BY THE PROPERTY OWNERS/DEVELOPERS WITHIN A SPECIFICALLY DESIGNATED AREA; ALTERING THE CITY OF GROVELAND'S CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS, AS THEY PERTAIN TO THE SPECIFIC TRACT OF LAND; SETTING FORTH THE CONDITIONS FOR DEVELOPMENT THEREON; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Groveland City Council and Planning and Zoning Commission have reviewed the preliminary plans of development for property generally located on the East side of C.R. 565A and north of S.R. 50, more particularly described as:

Tracts 15, 18, 31, and that part of Tract 2, southeast of Highway 565A. Section 21-22-25, Public Records of Lake County, Florida, and Tract 30, Section 21, Township 22, Range 24, as recorded in the public records of Lake County, Florida, and that parcel known as Tract "A" according to the plat of Village Green at Green Valley as recorded in plat book 31, pages 4-8, public records of Lake County, Florida, less that part of Tract "A" described as follows:

Begin at an iron rod and cap marked "RLS 2142" at the southeast corner of Tract "A" according to the Plat of Village Green as recorded in plat book 31, pages 4-8, public records of Lake County, Florida; thence run N 00°02'37" W along the east line of said Tract "A" for a distance of 150.00 feet to an iron rod and cap marked "RLS 2142"; thence run S 89°56'57" W along the boundary line of said Tract "A" for a distance of 318.22 feet to an iron rod and cap marked "RLS 2142" on the boundary line of said Tract "A"; thence run S 0°31'28" W for a distance of 149.63 feet to an iron rod and cap marked "LB 5951" on the south line of said Tract "A"; thence run N89°59'31" E along said south line for a distance of 319.70 feet to the Point of Beginning. Less any road right-of-ways. Containing 45.224 acres, more or less, and being subject to any easements or rights-of-way of record.

WHEREAS, the Groveland City Council has reviewed the recommendations of the City Planning and Zoning Commission and any comments, favorable and unfavorable by the attending public, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

TERMS: The Planned Unit Development Facility shall mean and include the total of the following:

A. RESIDENTIAL

1. Number/Type of Residential Units: There shall be a total of 36.12 acres utilized for 180 single family homes. The development shall be constructed in two (2) phases: the gross residential density of the development shall not exceed six (6) units per acre.

ORDINANCE 95-04-06

2. Setback and buffer requirements: A distance between residence and side and rear property lines will be no less than 7.5 feet.

3. Distance from Road Right-of-Way: The setback from the right-of-way of State Road 50 shall be no less than 40 feet from the highway right-of-way.

4. Landscaping: A minimum of four (4) trees must exist or be planted on each newly developed lot. Trees planted must be of a variety which is compatible with the existing soil and drainage condition and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in locations so as not to cause danger or interference with existing structures at time of maturity.

a. Residential lots must be fully sodded or make adequate use of ground covers or natural vegetation to present a finished appearance.

b. That portion of any public right-of-way which abuts property regulated by city ordinance must be sodded by the lot owner at time of home construction or the applicant up to the back of the curb or edge of the pavement, whichever is applicable (LDR, Sect. V-B, pg 68).

5. Open Space: Open space within the development shall be dedicated as such and shall be no less than 5% of the gross acreage represented for development herein. (CompPlan Chap. V, Policy 5-1.6.2ff).

6. Height Requirements: Residential buildings shall not exceed two and one-half stories or 35 feet.

7. Lot Size: The minimum lot size for each unit shall be 5,000 square feet.

8. Each dwelling unit shall have at least two off-street parking spaces (App. A, Zoning, Sect. 5.23, Code of Ordinances).

9. Internal Roadways: All internal roadways shall be constructed to city standards and shall be dedicated to the city. (App. B, Subdivisions, Sects. 12 & 14, ff, Code of Ordinances).

a. Typical right-of-way width shall be 50 feet.

10. Stormwater Drainage: Miami curbing shall be constructed along internal roadways and stormwater drainage and control shall be permitted by St. Johns River Water Management Authority. The City agrees to accept dedication of the Storm Water Retention Pond and maintain same following the first year during which the developer will provide maintenance to same.

11. Public Facilities: Central water and sewer facilities shall be provided during Phase I of the project.

EXHIBIT "A"

ORDINANCE 95-04-06

AN ORDINANCE ESTABLISHING THE PARAMETERS OF A PLANNED UNIT DEVELOPMENT AS REQUESTED BY THE PROPERTY OWNERS/DEVELOPERS WITHIN A SPECIFICALLY DESIGNATED AREA; ALTERING THE CITY OF GROVELAND'S CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS, AS THEY PERTAIN TO THE SPECIFIC TRACT OF LAND; SETTING FORTH THE CONDITIONS FOR DEVELOPMENT THEREON; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Groveland City Council and Planning and Zoning Commission have reviewed the preliminary plans of development for property generally located on the East side of C.R. 565A and north of S.R. 50, more particularly described as:

Tracts 15, 18, 31, and that part of Tract 2, southeast of Highway 565A. Section 21-22-25, Public Records of Lake County, Florida, and Tract 30, Section 21, Township 22, Range 24, as recorded in the public records of Lake County, Florida, and that parcel known as Tract "A" according to the plat of Village Green at Green Valley as recorded in plat book 31, pages 4-8, public records of Lake County, Florida, less that part of Tract "A" described as follows:

Begin at an iron rod and cap marked "RLS 2142" at the southeast corner of Tract "A" according to the Plat of Village Green as recorded in plat book 31, pages 4-8, public records of Lake County, Florida; thence run N 00°02'37" W along the east line of said Tract "A" for a distance of 150.00 feet to an iron rod and cap marked "RLS 2142"; thence run S 89°56'57" W along the boundary line of said Tract "A" for a distance of 318.22 feet to an iron rod and cap marked "RLS 2142" on the boundary line of said Tract "A"; thence run S 0°31'28" W for a distance of 149.63 feet to an iron rod and cap marked "LB 5951" on the south line of said Tract "A"; thence run N89°59'31" E along said south line for a distance of 319.70 feet to the Point of Beginning. Less any road right-of-ways. Containing 45.224 acres, more or less, and being subject to any easements or rights-of-way of record.

WHEREAS, the Groveland City Council has reviewed the recommendations of the City Planning and Zoning Commission and any comments, favorable and unfavorable by the attending public, and

WHEREAS, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

TERMS: The Planned Unit Development Facility shall mean and include the total of the following:

A. RESIDENTIAL

1. Number/Type of Residential Units: There shall be a total of 36.12 acres utilized for 180 single family homes. The development

ORDINANCE 95-04-06

2. Setback and buffer requirements: A distance between residence and side and rear property lines will be no less than 7.5 feet.
3. Distance from Road Right-of-Way: The setback from the right-of-way of State Road 50 shall be no less than 40 feet from the highway right-of-way.
4. Landscaping: A minimum of four (4) trees must exist or be planted on each newly developed lot. Trees planted must be of a variety which is compatible with the existing soil and drainage condition and must be provided with adequate water and food materials to encourage growth. Trees shall be planted in locations so as not to cause danger or interference with existing structures at time of maturity.
 - a. Residential lots must be fully sodded or make adequate use of ground covers or natural vegetation to present a finished appearance.
 - b. That portion of any public right-of-way which abuts property regulated by city ordinance must be sodded by the lot owner at time of home construction or the applicant up to the back of the curb or edge of the pavement, whichever is applicable (LDR, Sect. V-B, pg 68).
5. Open Space: Open space within the development shall be dedicated as such and shall be no less than 5% of the gross acreage represented for development herein. (CompPlan Chap. V, Policy 5-1.6.2ff).
6. Height Requirements: Residential buildings shall not exceed two and one-half stories or 35 feet.
7. Lot Size: The minimum lot size for each unit shall be 5,000 square feet.
8. Each dwelling unit shall have at least two off-street parking spaces (App. A, Zoning, Sect. 5.23, Code of Ordinances).
9. Internal Roadways: All internal roadways shall be constructed to city standards and shall be dedicated to the city. (App. B, Subdivisions, Sects. 12 & 14, ff, Code of Ordinances).
 - a. Typical right-of-way width shall be 50 feet.
10. Stormwater Drainage: Miami curbing shall be constructed along internal roadways and stormwater drainage and control shall be permitted by St. Johns River Water Management Authority. The City agrees to accept dedication of the Storm Water Retention Pond and maintain same following the first year during which the developer will provide maintenance to same.
11. Public Facilities: Central water and sewer facilities shall be provided during Phase I of the project.

ORDINANCE 95-04-06

12. Conditions as altered and amended which pertain to the above tract of land shall mean:

a. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purpose named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and City Council.

b. This permit shall be reviewed at the end of one (1) year by a city representative and may be recommended for public hearing before the Planning and Zoning Commission and the City Council should this review reveal that the facility has become a detriment to the development of the area.

c. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building, structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Appendix A, Article V, City Code of Ordinances and obtaining the permits required from the other appropriate agencies.

d. This ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

e. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies as appropriate.

f. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures in Appendix A, Zoning, Article VI, Planned Unit Developments, City Code of Ordinances.

13. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of April, 1995, by the City Council of Groveland, Lake County, Florida, in regular session.

David Thompson
MAYOR

ATTEST:



EXHIBIT "B"

Estimate of Costs to Construct and Fund City of Groveland Package Plant 7 Acre Wastewater Treatment Plant

Land:

7 Acres at \$15,000 per Acre	\$ 105,000
Commission	6,375
Closing Costs	<u>5,100</u>

\$ 116,475

Soft Costs:

Surveys	\$ 2,200
Engineering	10,000
Permits, Fees & Tests	10,000
Interest Expense	150,000
Soil Work	1,250
Legal & Professional Fees	2,500
Planning & Layout	<u>10,000</u>

\$ 185,950

Hard Costs:

Mack 55 M. Gallon Plant	\$ 139,000
Tertiary Treatment	21,000
Tertiary Installation	50,000
Site Grading	7,550
Percolation Ponds	20,000
Sod & Landscaping	20,000
Electrical Service	4,000
Block Structure	2,100
Fencing	15,000
Water Line	2,000
Safety Equipment	7,500
Back up Electrical Generator	<u>35,000</u>

\$ 323,150

\$ 625,575

**Green Valley V
Package Wastewater
Fee Analy**

Cost of Improvements	# of Residential Units	100% of Fees
\$625,757.00	180	\$3,475.42

507/5A:study

ORDINANCE 95-04-06

12. Conditions as altered and amended which pertain to the above tract of land shall mean:

a. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purpose named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and City Council.

b. This permit shall be reviewed at the end of one (1) year by a city representative and may be recommended for public hearing before the Planning and Zoning Commission and the City Council should this review reveal that the facility has become a detriment to the development of the area.

c. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building, structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with Appendix A, Article V, City Code of Ordinances and obtaining the permits required from the other appropriate agencies.

d. This ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

e. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies as appropriate.

f. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures in Appendix A, Zoning, Article VI, Planned Unit Developments, City Code of Ordinances.

13. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of April, 1995, by the City Council of Groveland, Lake County, Florida, in regular session.

Doris Thompson
MAYOR

ATTEST:

[Signature]
CITY CLERK