

Jeff Davis

ORDINANCE 96-08-08

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 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. 565 and north of S.R. 50, more specifically described as:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 less beginning at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, run South along a West line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 37 feet, South 87 degrees, 40 minutes, 10 seconds East to the waters of Lake Catherine, Northerly along said Lake to a point South 89 degrees, 40 minutes, 10 seconds East of the point of beginning, then Westerly to the Point of Beginning, and

Groveland Farms, S13-T22-R24, the North 75 feet of Tract 52, beginning at the Northeast corner of Tract 51, run West to the highway right-of-way, Southerly along the highway, 40.34 feet, Easterly to a point 65.09 feet South of the Point of Beginning, North to the Point of Beginning, and

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 24 East, Lake County, Florida, less: Beginning at an intersection of the North line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 with the Easterly right-of-way of State Road 565, run easterly along the North line of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 to the West line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, thence South along said West line 45 feet, thence North 87 degrees, 40 minutes, 10 seconds West to the Easterly right-of-way of State Road 565, thence Northerly along said right-of-way to the Point of Beginning, less the Southerly 8 feet.

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 twenty (20) acres utilized for forty-seven (47) single family homes. The development shall be constructed in one phase: The gross residential density of the development shall not exceed four (4) units per acre.

2. Setback and buffer requirements: Side setbacks will be no less than seven (7) feet per residence; the front setback will be no less than twenty-five (25) feet per residence; the rear setback will be no less than ten (10) feet; corners on street side no less than fifteen (15) feet.

a. Front setbacks for lots fronting a cul-de-sac shall be no less than fifteen (15) feet, there being no more than seven lots meeting this exception, namely lots 10, 11, 12, and 16, 17, 18, and 19, as shown on the preliminary plat of this development.

3. Sidewalks are not a requirement.

4. 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.

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5. Landscaping: A minimum of three (3) 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. (LDR, Art. II, Sect. V(b)).

6. Residential lots must be fully sodded or adequate use made of ground covers or natural vegetation to present a finished appearance. (LDR, Art. II, Sect. V(b)).

7. 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).

8. 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).

9. Lot size: The minimum lot size for each unit shall be no less than 7,560 square feet.

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

11. 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).

12. Central water shall be provided.

13. 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 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.

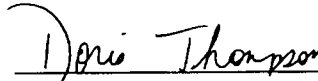
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(f) The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned 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.

14. This Ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 7th day of OCTOBER, 1996, by the City Council of Groveland, Lake County, Florida, in regular session.


MAYOR

Attest:


City Clerk

Date of first public reading: September 3, 1996