

ORDINANCE 2012-06-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM LAKE COUNTY AGRICULTURE TO CITY OF GROVELAND PLANNED UNIT DEVELOPMENT, FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY DARYL CARTER; PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; 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:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N00°12'25"E, A DISTANCE OF 1314.44 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, S89°52'07"E, A DISTANCE OF 672.23 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, AND THE POINT OF BEGINNING;

THENCE, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 10, N00°07'18"E, A DISTANCE OF 1316.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 10, N89°56'30"E, A DISTANCE OF 3314.78 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S00°18'52"W, A DISTANCE OF 1804.91 FEET TO A POINT; THENCE, DEPARTING SAID EAST LINE, N89°41'08"W, A DISTANCE OF 1289.63 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N00°07'57"W, A DISTANCE OF 509.16 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE

INSTRUMENT #2012064712
OR BK 4177 PG 1608 - 1616 (9 PGS)
DATE: 6/22/2012 9:43:43 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$78.00



ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N89°52'07"W, A DISTANCE OF 2016.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN LAKE COUNTY, FLORIDA CONTAINING 115.70 ACRES OF LAND, MORE OR LESS.

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 noted, 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;

Mixed Residential Development shall be permitted on the property identified as "Carter South Property". The site will have a Planned Unit Development zoning which will include a master plan of the overall design of the mixed use development, together with performance standards and design guidelines. Lakes, wetlands and land within floodplains which is unsuitable for development will be designated Conservation and be subject to the limitations set out in FLU Policy 1.2.2.

Permitted Uses Include:

Residential: Single family and multi-family dwellings up to a maximum of 449 units.
Higher density multi-family development shall be clustered on the lower elevations.
Retail sales and service.
Office/Commercial.
Educational.
Restaurants.
Community facilities.
Recreation.
Conservation.
Public/Institutional.
Medical facilities.
Hotels/motels and tourist facilities.
Any other use as approved by the City Council of the City of Groveland.

In addition to the general requirements of the Mixed Use Land Use designation, the site will be subject to the following standards:

- All future development shall be required to connect to the City central water and sewer system. During the approval and development process, a Developer's Agreement will be negotiated to address the existing wells which may include such things as, closing any consumptive use permits, whether open or administratively closed, and the filing any documents necessary by regulatory agencies to close said consumptive use permits associated with the Property, providing that reuse water is made available by the City of Groveland. Owner shall further indicate, in writing, to the proper regulatory agencies its desire to allocate its consumptive use permit allocation to the City of Groveland.
- Residential uses shall occupy a minimum of 50% and a maximum of 80% of the developable area.
- Commercial, including retail, office uses and community facilities (excluding schools) a minimum of 5% and a maximum of 25% of the developable area.
- Open space uses shall occupy a minimum of 20% of the site.
- Public Squares/Recreation: Min 5%.
- Maximum impervious surface is limited to 60%.
- A maximum of 0.25 floor area ratio (FAR) may be considered for non-residential uses.
- Flexible setback requirements are permitted to ensure that mixed-use buildings are properly located adjacent to abutting roadways and sidewalks. Such setback requirements shall be determined by the City based on the compatibility with surrounding environments.

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 45-100 feet. The minimum lot width at building line shall be 45 feet with a minimum street frontage of 20 feet. In order to

achieve this diversity each block shall contain no less than two different lot widths which shall be interspersed within that block.

Lot Coverage

Lots shall have a maximum lot coverage of 70% including, but not limited to the principal dwelling, any accessory structures, 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

Building design will be in accordance with the Chapter XVIII: Architectural Requirements of the City's Land Development Regulations. 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.

- 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.
- The creation of visual richness should be considered when choosing materials and details. Local characteristics are encouraged.
- 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.

Waterfront and Wetlands Buffer Requirement

No development shall be allowed within jurisdictional wetlands on the property. A minimum upland buffer of 25 feet with an average of 50 feet shall be maintained. No development except passive recreation as defined in Policy 5.6.3 of the Comprehensive Plan shall be permitted in wetland/lake areas.

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 which is attached hereto as Exhibit A.

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 common areas within the Project may be connected to an on-site irrigation well or wells. Re-use lines shall be installed for irrigation of lots.

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 minimum of two (2) ingress and egress points for the Project. These shall be in the approximate locations shown on the Concept Plan attached as Exhibit A. Connection shall be provided to proposed developments which lie to the north and south of the site in the approximate locations indicated on the Concept Plan. All two-way streets shall have a fifty foot (50') right-of-way with a minimum 24 foot pavement and curb width. Provision shall be made for underground utilities. One-way streets shall have a forty foot (40') right-of-way with a minimum 14 foot pavement.

All portions of the development should be accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development should provide appropriate pedestrian amenities.

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

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 B.

Shade trees shall be planted within the right-of-way of all streets. Such trees shall comply with the City's Landscape Regulations for trees in the right-of-way and shall have a separate irrigation system.

Landscaping Requirements

All other landscaping and buffer requirements shall be in accordance with the City's Land Development Regulations. All landscaped and common areas shall be properly irrigated.

Lighting

Decorative street lighting shall be installed at every intersection, at the end of each cul-de-sac and at intervals of 300 feet, or as approved by the City Staff. Street lighting shall be installed by the Owner/Developer at Owner's/Developer's expense. Any and all future or ongoing costs associated with street lighting, including but not limited to leasing of decorative street lights, and electrical utility obligations shall be the responsibility of the Owner/Developer or homeowners association. All lighting shall be directional, shielded lighting designed to minimize light pollution.

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 \$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.

Impact Fees

The Owner/Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police, administration, and recreation, and that the Project shall be subject to such impact fees, and any other impact fees that may be imposed after the adoption of this Ordinance.

Amendments

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 within 3 years of construction plan approval, or if construction terminates any vesting which may be claimed thereby shall be void. Lapse of construction, which includes infrastructure construction and installation, for a period of 6 consecutive months or longer, shall constitute a termination of construction. The applicant may request a twelve month extension prior to expiration.

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.

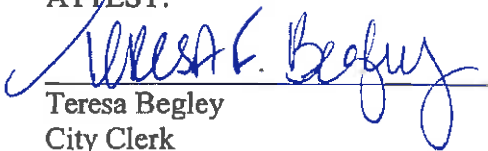
This Ordinance shall become effective immediately upon its approval and adoption by the City Council.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 18th day of June, 2012.



HONORABLE MIKE RADZIK, MAYOR
City of Groveland Florida

ATTEST:



Teresa Begley
City Clerk



Approved as to Form:

Anita Geraci-Carver

Anita Geraci-Carver
City Attorney

Passed First Reading 06/04/2012
Passed Second Reading 06/18/2012

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

	YEA	NAY
John Griffin	✓	
Tim Loucks	✓	
Jared Mincey	✓	
Mike Radzik	✓	
James Smith	✓	

