

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:30 P.M.**, TUESDAY, FEBRUARY 16, 2016, IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER  
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
CITY MANAGER	REDMOND JONES, II	redmond.jones@groveland-fl.gov
ACTING CITY CLERK	LISA CORTESE	lisa.cortese@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF M. SMITH TENNYSON	melvin.tennyson@groveland-fl.gov

**Please note:** Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

## AGENDA

1. Approval of Meeting Minutes from February 1, 2016
2. Ordinance 2016-01-05: Preserve at Sunrise Planned Unit Development
3. Ordinance 2016-01-06: Alcoholic Beverages
4. Vista Preliminary Plat
5. Cape Preliminary Plat

Comments from the Public

Adjournment

*Groveland Code of Ordinances Sec. 2-58 (f).* Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer. **If your address is exempt from public record you are not required to state it. In addition do not give out your Social Security Number, phone number, email address of any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.**

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

***City of Groveland***  
Minutes  
**Local Planning Agency Meeting**  
Monday, February 01, 2016

The Groveland Local Planning Agency held a regular meeting on Monday, February 01, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:45pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik and Dina Sweatt. City officials present were: City Attorney Anita Geraci-Carver, City Manager Redmond Jones, Acting City Clerk Lisa Cortese, and Sergeant-at-Arms Chief M. Smith Tennyson. Board Member John Griffin arrived at 6:50pm.

**AGENDA**

**1. Approval of Meeting Minutes from December 21, 2015**

*Council Member Dina Sweatt moved to approve; seconded by Vice Mayor Karen McMican. The motion was approved with all members present voting aye.*

**2. Ordinance 2016-01-01: Montevista Farms Comprehensive Plan Amendment- Density Clarification**

*Council Member Radzik moved to forward to Council with the recommendation of approval; seconded by Vice Mayor Karen McMican. The motion was approved with all voting aye. (Mayor Loucks and Council Member Sweatt acknowledged exparte communication with the Developer)*

**3. Ordinance 2016-01-02: City of Groveland Comprehensive Plan Amendment- Open Space Requirement**

*Council Member Sweatt moved to forward to Council with the recommendation of approval; seconded by Council Member Griffin. The motion was approved with all voting aye. (Mayor Loucks and Council Member Sweatt acknowledged exparte communication with the Developer)*

**4. Ordinance 2016-01-03 – City of Groveland Comprehensive Plan Amendment – Future Land Use Amendment**

*Council Member Sweatt moved to forward to Council with the recommendation of approval; seconded by Council Member Griffin. The motion was approved with all members present voting aye. (Mayor Loucks and Council Member Sweatt acknowledged exparte communication with the Developer)*

**5. Ordinance 2016-01-04 – Montevista Farms Planned Unit Development**

*Council Member Radzik moved to forward to Council with the recommendation of approval; seconded by Council Member Sweatt. The motion was approved with all members present voting aye.*

**6. Ordinance 2016-01-05 – Preserve at Sunrise Planned Unit Development**

*Council Member Sweatt moved to table; seconded by Council Member Radzik. The motion was approved with all members present voting aye.*

**7. Resolution 2016-01-01 – Variance to Residential Lot Size Requirements**

*Vice Mayor McMican moved to forward to Council with the recommendation of approval; seconded by Council Member Radzik. The motion was approved with all members present voting aye.*

**8. Faith Neighborhood Site Plan Approval**

*Council Member Sweatt moved to forward to Council with the recommendation of approval; seconded by Vice Mayor McMican. The motion was approved with all members present voting aye.*

**9. Ordinance 2015-11-31 – Trilogy Comprehensive Plan Amendment**

*Council Member Griffin moved to forward to Council with the recommendation of approval; seconded by Council Member Sweatt. The motion was approved with all members present voting aye. (All members stated no ex parte communication regarding this item)*

**ADJOURNMENT**

*Chairman Tim Loucks adjourned the meeting at 7:16 pm.*



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Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk

Attest:



## REQUEST FOR CITY COUNCIL CONSIDERATION

**MEETING DATE:** February 16, 2016

**AGENDA ITEM:** Ordinance 2016-01-05 Preserve at Sunrise PUD

**CITY GOAL:** Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.

**PREPARED BY:** Ryan Berger, Community Development Director

**DATE:** February 8, 2016

### BACKGROUND:

The Preserve at Sunrise Project is a residential development with 455 units located near Villa City Road and Irving Bend Drive.

The total project is 340 acres as follows:

Residential:	91 +/- acres
Park Land:	5.04 +/- acres
Park Facilities:	5.12 +/- acres
Dry Retention/Landscape buffers	15.53 +/- acres
Wetlands and Lakes	226 +/- acres

The following setbacks shall be applied to single family dwelling units.

Front: 20 feet  
15 feet if dwelling has covered front porch

Rear: 10 feet except 5 feet for pool and pool deck

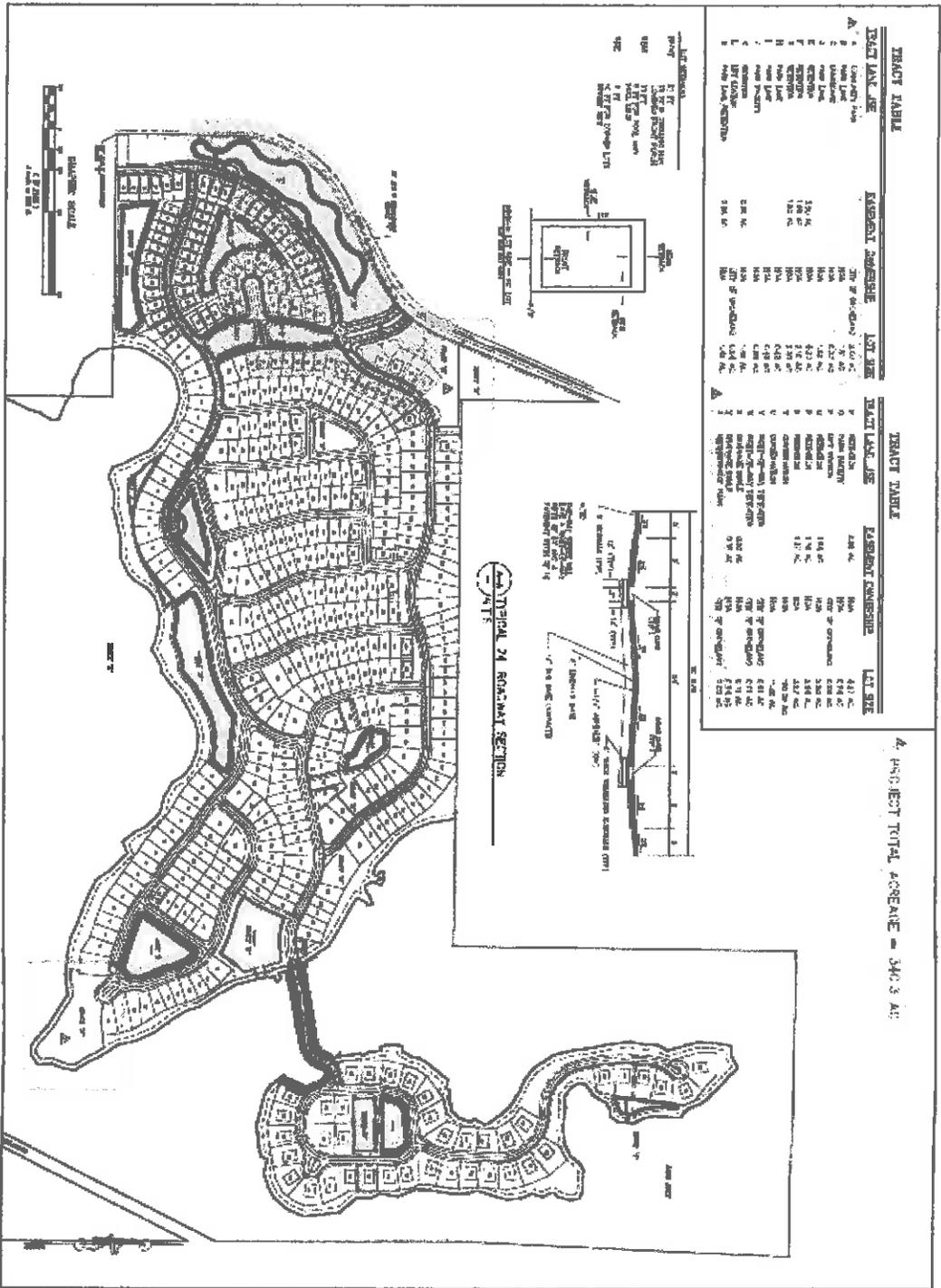
Side: 5 feet, except 10 feet for corner lots at street side

There is no minimum lot size however all single family residents will have a minimum square footage of 1,200 square feet.

The developer has not varied from the front porch or recessed garage requirements. Groveland's building diversity requirements are also maintained.

10% of the homes will be sold at or below \$260,000. This is considered affordable based on a \$1,263 monthly payment.

*"The city with a future, watch us grow!"*



4. PROJECT TOTAL ACREAGE = 340.3 AC.

**TRACT TABLE**

TRACT LANE USE	EXHIBIT NUMBER	LOT AREA
1	1	1.00 AC
2	2	1.00 AC
3	3	1.00 AC
4	4	1.00 AC
5	5	1.00 AC
6	6	1.00 AC
7	7	1.00 AC
8	8	1.00 AC
9	9	1.00 AC
10	10	1.00 AC
11	11	1.00 AC
12	12	1.00 AC
13	13	1.00 AC
14	14	1.00 AC
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16	16	1.00 AC
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**TRACT TABLE**

TRACT LANE USE	EXHIBIT NUMBER	LOT AREA
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1-40

DATE: 10/1/88

BY: [Signature]

PROJECT: LAKESIDE AT SUNRISE

OWNER: [Name]

SCALE: 1" = 100'

OVERALL CONCEPTUAL DEVELOPMENT PLAN FOR LAKESIDE AT SUNRISE

"The city with a future, watch us grow!"

**STAFF RECOMMENDATION:** Approve the Motion

**REVIEWED BY CITY MANAGER:**

**COUNCIL ACTION:**

**MOTION BY:**

**SECOND BY:**

*"The city with a future, watch us grow!"*

**ORDINANCE 2016-01-05**

**AMENDED AND RESTATED PUD**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING ORDINANCE 2005-08-37A, THE PUD FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY PULTE GROUP, LLC, AND LOCATED AT CR 565, 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:**

Northeast  $\frac{1}{4}$ , less canal, East  $\frac{1}{2}$  of Northwest  $\frac{1}{4}$ , Northwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$  lying east of County Road 565, beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$ , running South 200.3 feet, East 198.6 feet, South 92 feet, West 198.6 feet, South 69.7 feet, East 1320 feet, North 362 feet, West 1320 feet to the Point of Beginning, lying in Section 12, Township 22, Range 24, Lake County, Florida; AND That part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , also known as Tract 63 GROVELAND FARMS, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, lying East of CR 565 in Section 1, Township 22 South, Range 24 East, Lake County, Florida; AND The South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , AND the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  all lying in Section 1, Township 22 South, Range 24 East, 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;
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 Conceptual Development Plan for the Project is attached hereto as **Exhibit A** and is an integral part of this PUD document. Elements in the Conceptual Development Plan include single-family detached homes and recreation. The approximate acreage devoted to each land use shall be as follows:

Residential:	91 +/- acres
Park Land:	5.04 +/- acres
Park Facilities:	5.12 +/- acres
Dry Retention/Landscape buffers	15.53 +/- acres
Wetlands and Lakes*	226 +/- acres

\*Up to 50% of the required Open space may be wetlands and/or lakes.

**Residential**

The residential development shall be comprised of single family detached homes and shall not exceed 460 units.

**Setbacks**

The following setbacks shall be applied to single family dwelling units.

- Front: 20 feet  
15 feet if dwelling has covered front porch
- Rear: 10 feet except 5 feet for pool and pool deck
- Side: 5 feet, except 10 feet for corner lots at street side

**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 1,200 square feet of heated/air conditioned space under roof exclusive of garage, carports and porches.

### 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 40 feet with a minimum street frontage of 20 feet.

### Lot Coverage

Lots shall have a maximum lot coverage of 70% 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

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.
- In an effort to avoid monotony, the same home plan and elevation will not be duplicated directly across the street or on either side of a particular plan and elevation.

### Affordable Housing Requirement

Per the City's Affordable Housing Requirement, 10% of the homes sold in the community will be sold at or below \$260,000. This price is based on a median household income of \$58,300 (per HUD statistics). This number was derived through assuming property taxes of \$175 per month, insurance of \$100 per month and HOA fees of \$65 per

month, this leaves \$1,263 monthly for principal and interest. Assuming a 30 year, 4% fixed rate loan, a \$1,263 monthly payment qualifies a buyer for up to a maximum \$260,000 house. In order to ensure continuous affordability, the maximum affordable price will not be able to appreciate more than 5% compounded per year from the effective date of the PUD. The 10% of the homes in the neighborhood that are designated to remain affordable will not be able to exceed this maximum price. The price appreciation cap will be in effect for 99 years. This affordable housing requirement will supercede and/or replace any other affordable housing provisions or agreements that have been entered into which affect or run with the property.

### **Recreation and Open Space**

A minimum of 4.16 acres shall be provided for recreation facilities in the approximate locations indicated on the Conceptual Development Plan. The recreation area shall provide a variety of facilities ranging from active play areas to informal park areas.

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 project buffer areas, drainage areas, retention areas and landscaped areas. While the onsite wetlands and lakes will be preserved, a maximum of 50% of the open space may be met with wetland preservation.

### **Waterfront and Wetlands Buffer Requirement**

No development shall be allowed within jurisdictional wetlands on the property. A minimum upland buffer of 25 feet shall be maintained. No development except passive recreation, as defined in Policy 5.6.3 of the Comprehensive Plan, and lake access and maintenance authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas.

### **Boat Docks**

A single lane boat ramp and communal dock shall be allowed for use by all residents of the PUD. Residents may permit private individual docks in the future.

### **Phasing**

The Project may be constructed in phases. Each phase shall be developed in conformance with this ordinance and consistent with the Conceptual Development 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. 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 Conceptual Development Plan. Connection shall be provided to proposed developments which lie to the north and south of the site in the approximate locations indicated on the Conceptual Development 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 along both sides of all streets. 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 A.

Shade trees shall be planted within the right-of-way of all streets. Such trees shall be planted with root barriers so as not to interfere with utility lines and comply with the City's Landscape Regulations for trees in the right-of-way.

### Landscaping Requirements

A variance from Sec. 133-137(a)(4) and from Sec. 117-21(16) is granted, in part. Owner shall locate and map all protected trees 6" or above in diameter at breast height or 54" above grade. Owner is not required to locate, map or protect trees less than 6" in diameter at breast height or 54" above grade, whether on the protected list or not. Protected trees of 6" or above in diameter at breast height or 54" above grade must be preserved unless within the area required for access, infrastructure, building footprint or within a five-foot offset of the footprint for the residence. If after such removal the lot will not contain a minimum of four trees of any type or types listed in Sec. 133-38, then owner shall be required to plant a substitute tree (to bring the total number of protected trees per lot to 4

or an equal number of protected trees as removed whichever is greater) of the types listed in Sec. 133-38 on the lot or within the common areas. The owner will be required to replace removed protected trees inch-for-inch of removed tree diameter at breast height and tree for tree. If the planting will take place on the lot, then such planting is to be performed prior to issuance of a certificate of occupancy. If the planting will take place within the common areas, then such planting is to be performed prior to the city issuing a certificate of completion for the subdivision or city accepting the conveyance of infrastructure improvements and real property, whichever occurs last; however, if neither can be accomplished for a reason acceptable to city, owner shall post a bond in an amount acceptable to city and for a duration acceptable to city until such trees are planted and viable. No lot may have less than 2 protected trees.

#### **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.

#### **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.

#### **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.

#### **Amendments**

Any substantial deviation from the PUD Conceptual Development 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.

#### **Expiration of PUD**

Actual construction consistent with this PUD – Residential approvals (including construction plan approval) must commence on the Property within 3 years of the Effective Date of this ordinance without a lapse of construction. Construction shall include infrastructure and groundwork, as well as home building. If actual construction fails to begin as required herein or construction commences but lapses for a period of 8 consecutive months or longer, or for a period of twelve non-consecutive months

collectively within a period of 18 months, this PUD and any approvals including construction plans shall be considered expired and of no further force or effect. Any vesting which may be claimed thereby shall be void. The applicant may request the City for 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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HONORABLE TIM LOUCKS, MAYOR  
City of Groveland, Florida

ATTEST:

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Teresa Begley  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_  
Passed Second Reading \_\_\_\_\_

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

	YEA	NAY
Tim Loucks		
John Griffin		
Mike Radzik		
Dina Sweatt		
Karen McMican		





## REQUEST FOR CITY COUNCIL CONSIDERATION

<b>MEETING DATE:</b> February 16, 2016
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<b>AGENDA ITEM:</b> Ordinance 2016-01-06
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<b>CITY GOAL:</b> Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
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<b>PREPARED BY:</b> Ryan Berger, Community Development Director
-----------------------------------------------------------------

<b>DATE:</b> February 8, 2016
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### BACKGROUND:

Staff recently asked for direction related to Section 6-2, Sales Restricted of alcoholic beverage related to distribution.

This section of the code includes alcohol distributors from the prohibition of being located within 1,000 feet of the real property comprising a school, church, or park.

The presented code change adds the language “serving” to the 51 percent or more of gross sales triggering the restriction to clarify.

<b>STAFF RECOMMENDATION:</b> Approve the Motion
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<b>REVIEWED BY CITY MANAGER:</b>
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<b>COUNCIL ACTION:</b>
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<b>MOTION BY:</b>
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<b>SECOND BY:</b>
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*"The city with a future, watch us grow!"*

**ORDINANCE 2016-01-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA AMENDING SEC. 2 ENTITLED SALES RESTRICTED OF CHAPTER 6, ENTITLED ALCOHOLIC BEVERAGES, OF THE CITY OF GROVELAND CODE OF ORDINANCES, TO EXCLUDE DISTRIBUTORS FROM THE PROHIBITION RELATING TO ALCOHOL SALES WITHIN 1,000 FEET OF A SCHOOL, CHURCH, OR PARK; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Groveland's Council desires to preserve and improve the general welfare of the municipality; and

**WHEREAS**, The City of Groveland wishes to protect and enhance the property values within the municipal boundaries; and

**WHEREAS**, the City Council's intention in restricting sales located within 1000 feet of certain uses was to restrict sales in establishments where alcohol is sold in quantities for personal consumption or consumption on site, not to restrict wholesale distributors.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA:**

**SECTION 1:** That Section 2, Chapter 6 of Part II of the Code of Ordinances of the City of Groveland, is hereby amended to read:

**Sec. 6-2 Sales Restricted.**

In addition to the regulations provided in F.S. ch. 562, the following sales restrictions shall apply:

- (1) No alcoholic beverages may be sold, consumed, or served, or permitted to be sold, consumed or served in any establishment holding a license under the state beverage laws between the hours of 2:00 a.m. Sunday and 12:00 noon Sunday or between the hours of 2:00 a.m. and 7:00 a.m. each other day. No business, excluding a wholesale distributor, who receives more than 51 percent or more of its gross sales from alcohol beverages is allowed within 1,000 feet of the real property comprising of a school, church, or park.
- (2) No vendor shall sell any alcoholic liquor or beverages to any person who is intoxicated.
- (3) No vendor shall permit his place of business to become a nuisance, or permit shouting, yelling or brawling in such place of business.

**SECTION 2. INCLUSION**

It is the intention of the City Council of the City of Groveland that the provisions of this Ordinance shall become and be made a part of the City of Groveland Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phrase to accomplish such intentions.

**SECTION 3. SEVERABILITY**

The provisions of this Ordinance are declared to be separable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4. CONFLICT**

All ordinances or parts of ordinances, resolutions or parts of resolutions, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall become effective immediately upon adoption.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Groveland, Lake County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
HONORABLE TIM LOUCKS, MAYOR  
City of Groveland, Florida

ATTEST:

\_\_\_\_\_  
Teresa Begley  
City Clerk



Approved as to Form:

\_\_\_\_\_  
Anita Geraci-Carver  
City Attorney

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

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

	YEA	NAY
Tim Loucks		
John Griffin		
Mike Radzik		
Dina Sweatt		
Karen McMican		



## REQUEST FOR CITY COUNCIL CONSIDERATION

<b>MEETING DATE:</b> February 16, 2016
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<b>AGENDA ITEM:</b> Preliminary Plat – Vista at Cherry Lake
-------------------------------------------------------------

<b>CITY GOAL:</b> Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
----------------------------------------------------------------------------------------------------------------------------------------------

<b>PREPARED BY:</b> Ryan Berger, Community Development Director
-----------------------------------------------------------------

<b>DATE:</b> February 8, 2016
-------------------------------

### BACKGROUND:

City Council previously approved a preliminary plat for the Vista at Cherry Lake on December 1, 2008, and due to no construction occurring at the subdivision after Construction Plan approval in 2009, they were required to resubmit the plat for approval. The Vista at Cherry Lake subdivision is located on the south side of Cherry Lake Road and along the northeastern shore of Cherry Lake near the Estates at Cherry Lake Development.

The Vista at Cherry Lake is part of a project consisting of three separate developments: The Vista at Cherry Lake, the Cape at Cherry Lake, and the Springs at Cherry Lake. The developments are owned separately and are moving through the review process separately; however, the owners are cooperating to help each development meet the requirements of Code. The preliminary plat for The Cape is also being considered for approval at this meeting.

The property area is 23.25 acres, and is currently zoned R-2.

The property has a Future Land Use designation of Single Family Medium Density. The property owner seeks preliminary plat approval. The preliminary plat provides for the following:

- 48 homes
- The minimum dwelling size for all single family homes shall be 900 SF.
- Setbacks are as follows:
  - Front: 25 feet
  - Rear: 10 feet
  - Side: 10 feet, except 15 feet for corner lots at street side

The preliminary plat has been reviewed by City staff, and the City's consulting surveyor, engineer, and attorney. The applicant has addressed all comments and requirements of the City's code.

*"The city with a future, watch us grow!"*

**STAFF RECOMMENDATION:** Approve the motion

**REVIEWED BY CITY MANAGER:**

**COUNCIL ACTION:**

**MOTION BY:**

**SECOND BY:**

*"The city with a future, watch us grow!"*



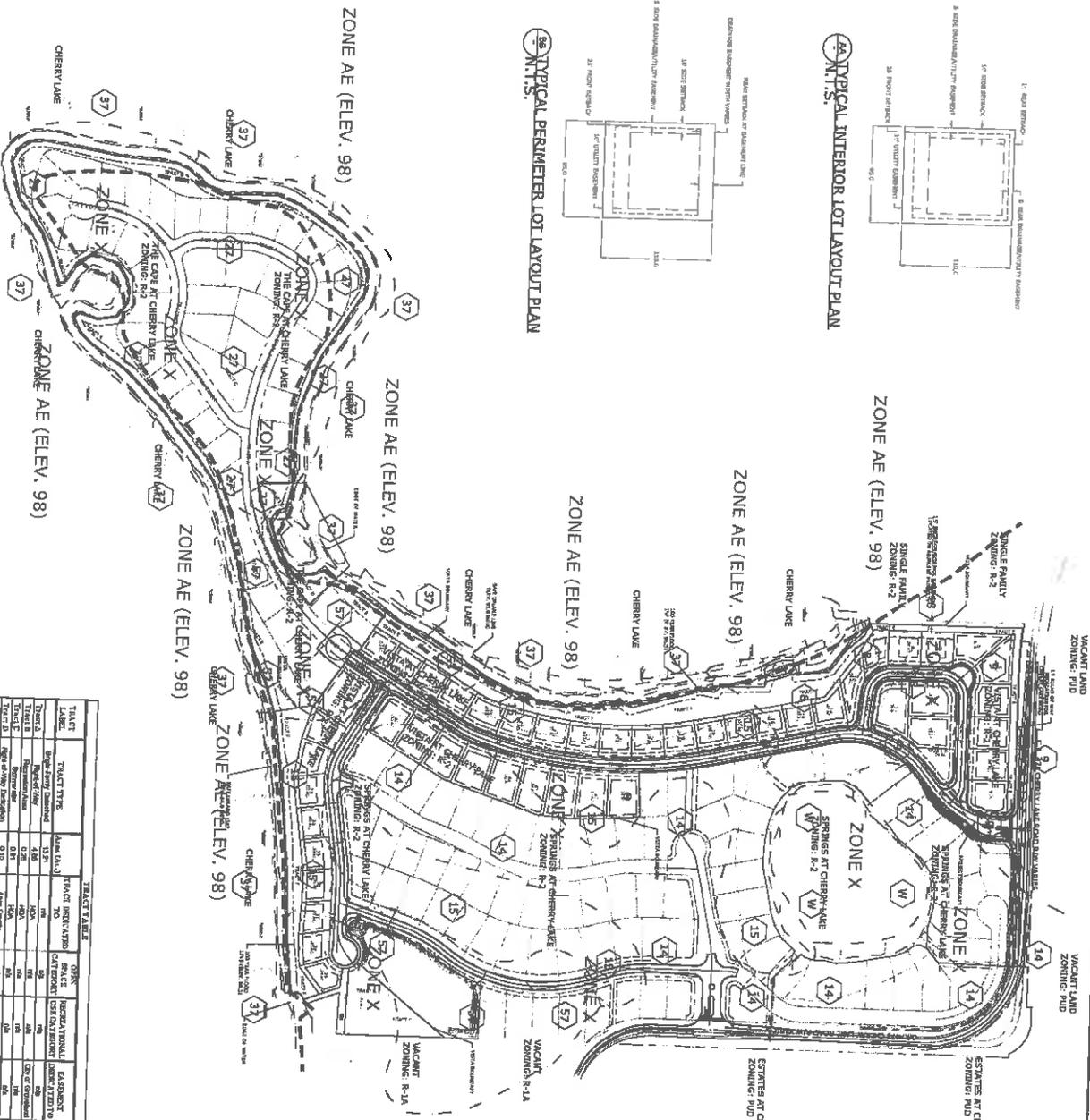


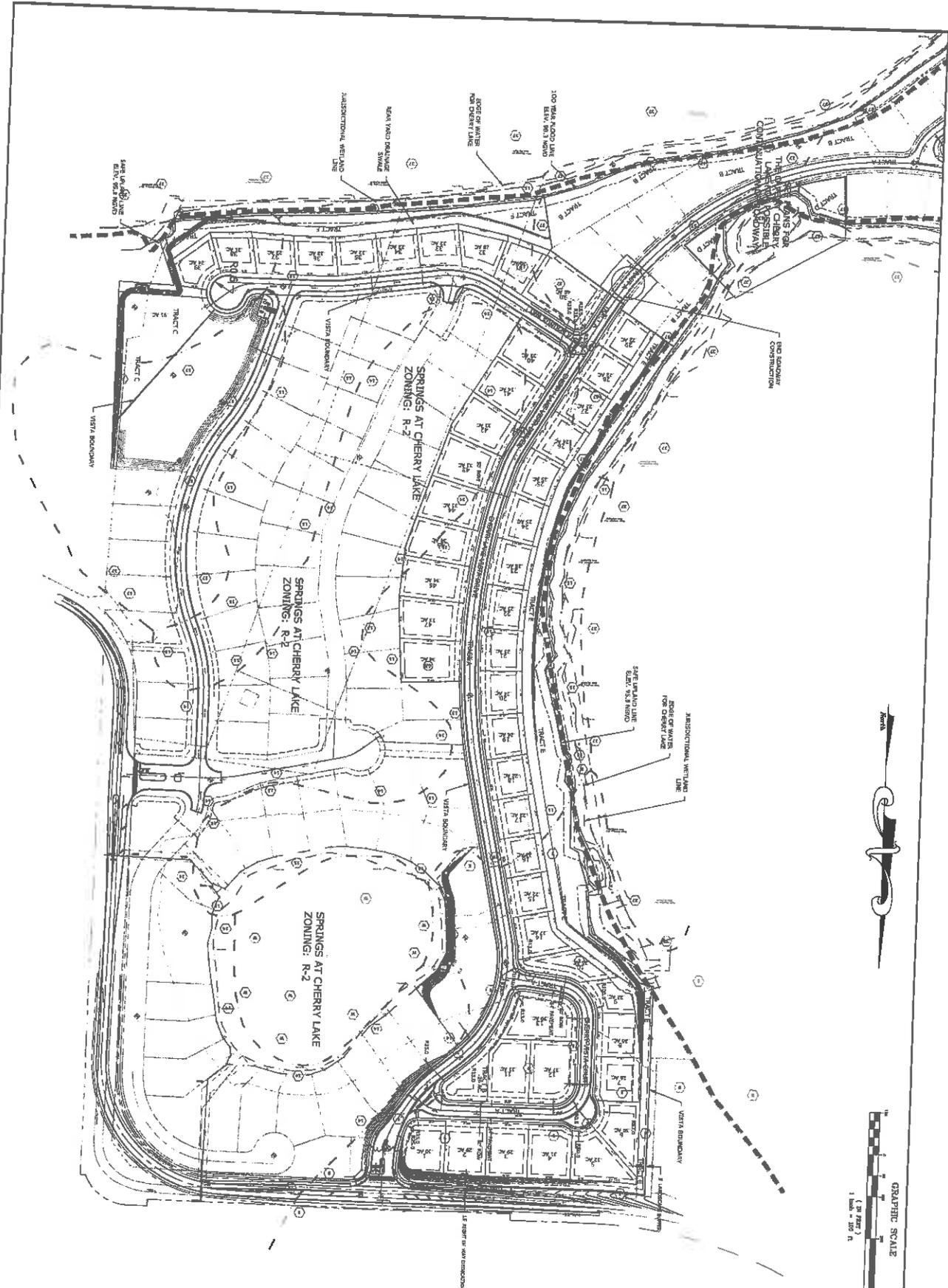


TYPICAL INTERIOR LOT LAYOUT PLAN



TYPICAL PERIMETER LOT LAYOUT PLAN





**G.I. SUMMITT**  
 INCORPORATED  
 OFFICE: 1 Lake Mary  
 3667 Simonson Place  
 Lake Mary, Florida 32746  
 Phone: 407-582-4470  
 Fax: 407-582-4470  
 www.gisumitt.com

**Local Retail Development Group**  
 625 Waltham Ave.  
 Orlando, FL 32809  
 (407) 835-1135

**The Vista at  
 Cherry Lake**  
 Groveland, Florida  
 Preliminary Plat

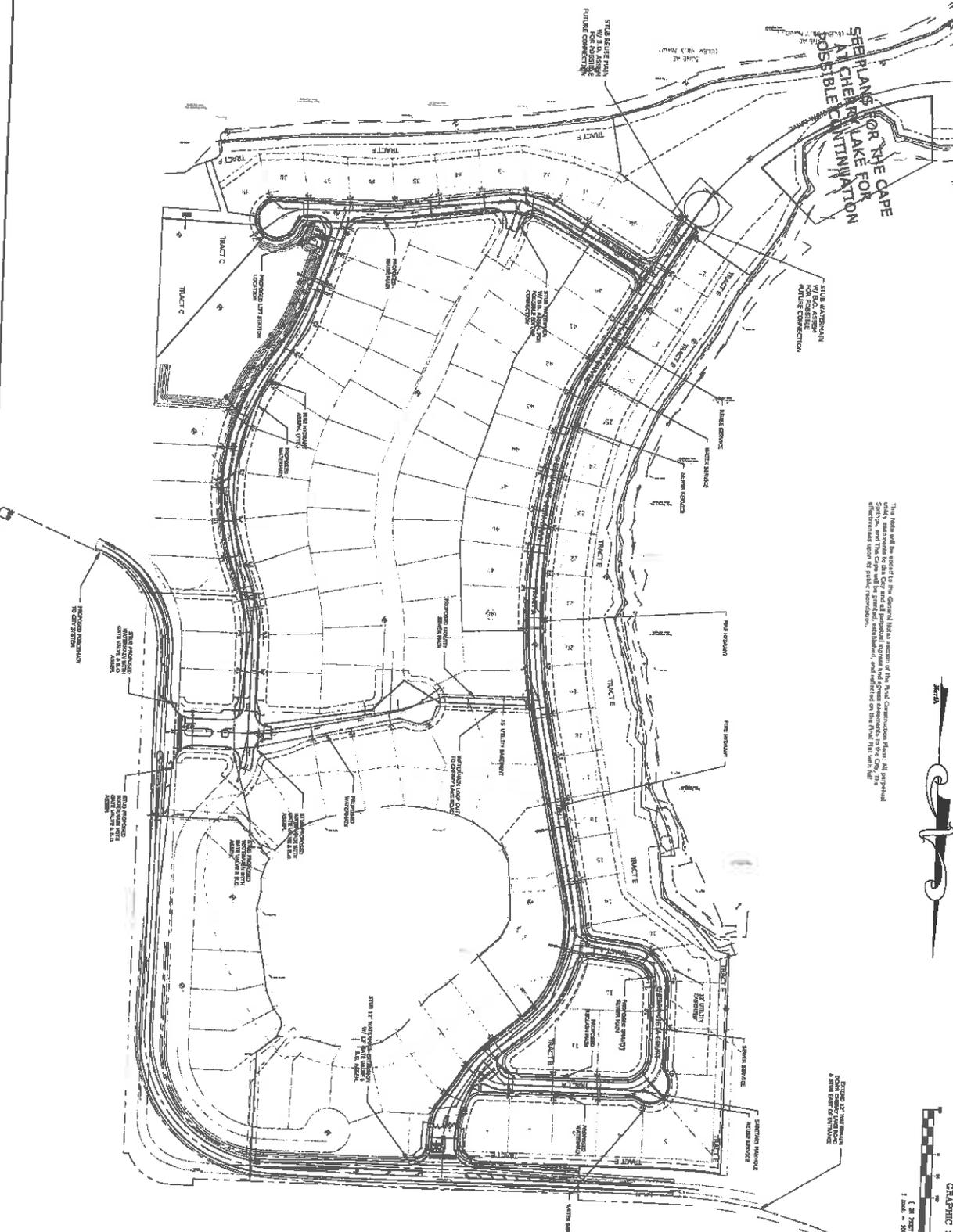
**Detailed Site  
 Plan**

Plans not valid unless signed,  
 Dated and Sealed below.

CHOPPREY I. SUMMITT, P.E.  
 Date: December 2, 2015  
 FL Registration #58775  
 Certificate of Authorization #29663

Rev.	Revisions
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**SEE PLANS FOR THE CAPE  
AN CHERRY LAKE FOR  
A POSSIBLE CONTINUATION**



This plan was prepared for the General Public use of the Final Construction Plan. All proposed utility lines are shown in dashed lines and are not to be constructed until the City, the State, and the County have approved the plan and given approval to the City. The City, the State, and the County will be granted authority to construct the utility lines shown on this plan.



**G I SUMMITT**  
ENGINEERING INC.  
Office: Lake Mary  
3667 Simonson Place  
Lake Mary, Florida 32746  
Tel: 407-992-8450  
Fax: 407-992-8450  
www.GI-Summitt.com

**Real Estate Development Group**  
625 Waltham Ave.  
Orlando, FL 32809  
(407) 551-1136

**The Vista at  
Cherry Lake**  
Orlando, Florida  
Preliminary Plat

**Detailed  
Utility Plan**

**CHOPPREY L. SUMMITT, P.E.**  
Date: December 2, 2015  
PL Registration #38775  
Certificate of Authorization #290665

Revisions

No.	Date	Description
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## REQUEST FOR CITY COUNCIL CONSIDERATION

<b>MEETING DATE:</b> February 16, 2016
----------------------------------------

<b>AGENDA ITEM:</b> Preliminary Plat – Cape at Cherry Lake
------------------------------------------------------------

<b>CITY GOAL:</b> Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
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<b>PREPARED BY:</b> Ryan Berger, Community Development Director
-----------------------------------------------------------------

<b>DATE:</b> February 8, 2016
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### BACKGROUND:

City Council previously approved a preliminary plat for the Cape at Cherry Lake on December 1, 2008, and due to no construction occurring at the subdivision after Construction Plan approval in 2009, they were required to resubmit the plat for approval. The Cape at Cherry Lake subdivision is located on the south side of Cherry Lake Road and along the eastern shore of Cherry Lake near the Estates at Cherry Lake Development.

The Cape at Cherry Lake is part of a project consisting of three separate developments: The Vista at Cherry Lake, the Cape at Cherry Lake, and the Springs at Cherry Lake. The developments are owned separately and are moving through the review process separately; however, the owners are cooperating to help each development meet the requirements of Code. The preliminary plat for The Vista is also being considered for approval at this meeting.

The property area is 19.70 acres, and is currently zoned R-2.

The property has a Future Land Use designation of Single Family Medium Density. The property owner seeks preliminary plat approval. The preliminary plat provides for the following:

- 44 homes
- The minimum dwelling size for all single family homes shall be 900 SF.
- Setbacks are as follows:
  - Front: 25 feet
  - Rear: 10 feet
  - Side: 10 feet, except 15 feet for corner lots at street side

The preliminary plat has been reviewed by City staff, and the City's consulting surveyor, engineer, and attorney. The applicant has addressed all comments and requirements of the City's code.

*"The city with a future, watch us grow!"*

**STAFF RECOMMENDATION:** Approve the motion

**REVIEWED BY CITY MANAGER:**

**COUNCIL ACTION:**

**MOTION BY:**

**SECOND BY:**

*"The city with a future, watch us grow!"*

# The Cape at Cherry Lake Preliminary Plat

City of Groveland, Florida  
December 3, 2015

Parcel I.D. # 04-22-25-0004-000-02-500, 01-22-24-3601-006-00-001

for

# Red Jacket Development



by

**G L SUMMITT**  
— ENGINEERING INC —

### Project Team

**Civil Engineer:**  
G. L. Summitt, Inc.  
3667 Sunpointe Plaza  
Lake Mary, FL 32746  
Ph: (407) 352-9705  
Fax: (407) 992-8650  
Cushman: Lawrence E. Whita

**Surveyor:**  
Bryntech Solutions, Inc.  
10221 U.S. Highway 92 East  
Tampa, FL 33610  
Ph: (813) 921-1429  
Cushman: David I. O'Brien Jr.

**Developer:**  
Red Jacket Development Group  
625 Waldham Ave.  
Orlando, FL 32809  
Ph: (407) 992-8650  
Fax: (407) 992-8650  
Cushman: Clay Prudell

**Drinking Water:**  
City of Groveland  
154 S. Lake Avenue  
Groveland, FL 34738  
Ph: (352) 426-0277

**Sanitary Sewerage:**  
Vivian Services  
1178 W. Shiloh Way  
Clemson, FL 34711  
Ph: (853) 241-0488  
Fax: (352) 241-0977

**Gas:**  
City of Groveland  
154 S. Lake Avenue  
Groveland, FL 34738  
Ph: (352) 426-0277

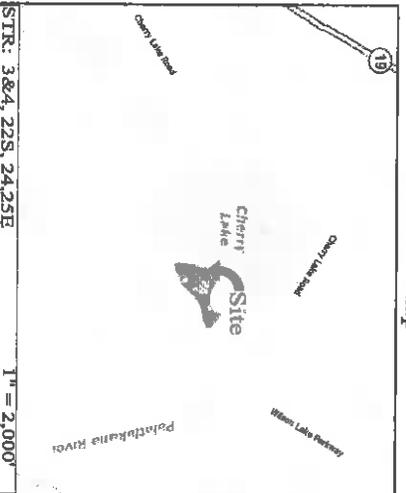
**Electric:**  
Progress Energy  
2250 Decker Creek Road  
Lake Buena Vista, FL 32830  
Ph: (407) 827-1290

**Telephone:**  
Enduro  
33 Mullen Lane St.  
Winter Garden, FL 34787  
Ph: (407) 814-5511

**Cable:**  
Telephone Networks  
2841 W. Shiloh Way  
Clemson, FL 34711  
Ph: (407) 215-6285

### Utilities

### Location Map



STR: 3&4, 22S, 24,25E 1" = 2,000'

### Drawing Index

No.	Title	Revised
1	Coversheet	07-30-14
2	Symbols & Abbreviations	07-30-14
3	Boundary & Topographic Survey	07-30-14
4	Combined Site Plan	07-30-14
5	Detailed Site Plan	07-30-14
6	Detailed Utility Plan	07-30-14
7	Detailed Grading & Drainage Plan	07-30-14
8-9	General Details	07-30-14

### Coversheet

Plans not valid unless signed, dated and sealed below.

**GROFFREY L. SUMMITT, P.E.**  
Date: December 3, 2015  
FL Registration #58775  
Certificate of Authorization #29665

**Red Jacket Development Group**  
625 Waldham Ave.  
Orlando, FL 32809  
(407) 992-8650

**G L SUMMITT ENGINEERING INC**  
Office: Lake Mary  
3667 Sunpointe Plaza  
Lake Mary, FL 32746  
Ph: (407) 352-9705  
Fax: (407) 992-8650  
www.GL-Eng.com

**The Cape at Cherry Lake**  
Groveland, Florida  
Preliminary Plat

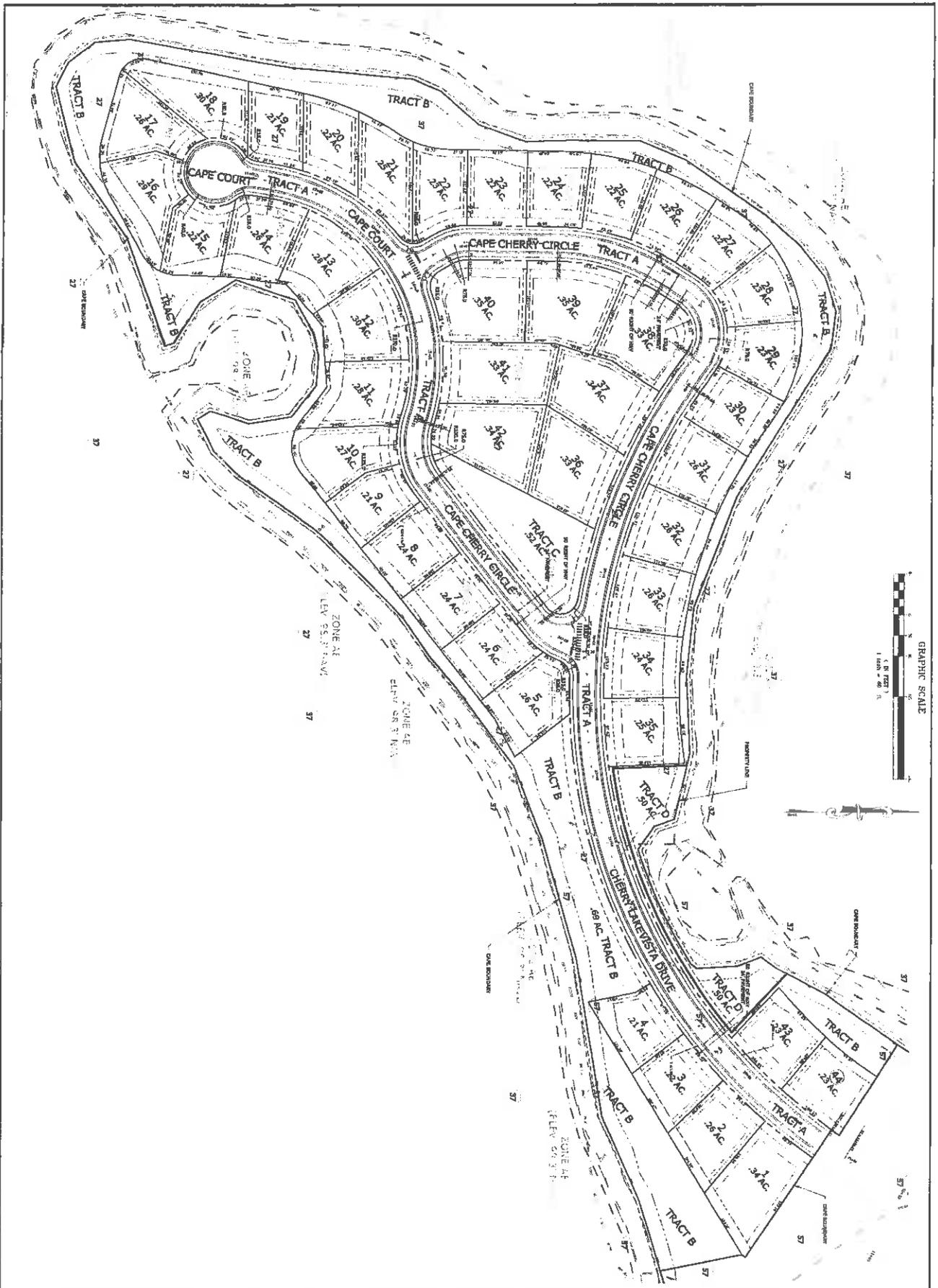
Revisions

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SHEET NUMBER  
**1 OF 9**







**G.L. SUMMITT**  
ENGINEERING, INC.  
Office: Lake Mary  
2667 Simonson Place  
Lake Mary, Florida 32766  
Phone: (407) 922-8650  
Fax: (407) 922-8650  
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**Redwood Development Group**  
625 Waltham Ave.  
Orlando, FL 32809  
(407) 855-1136

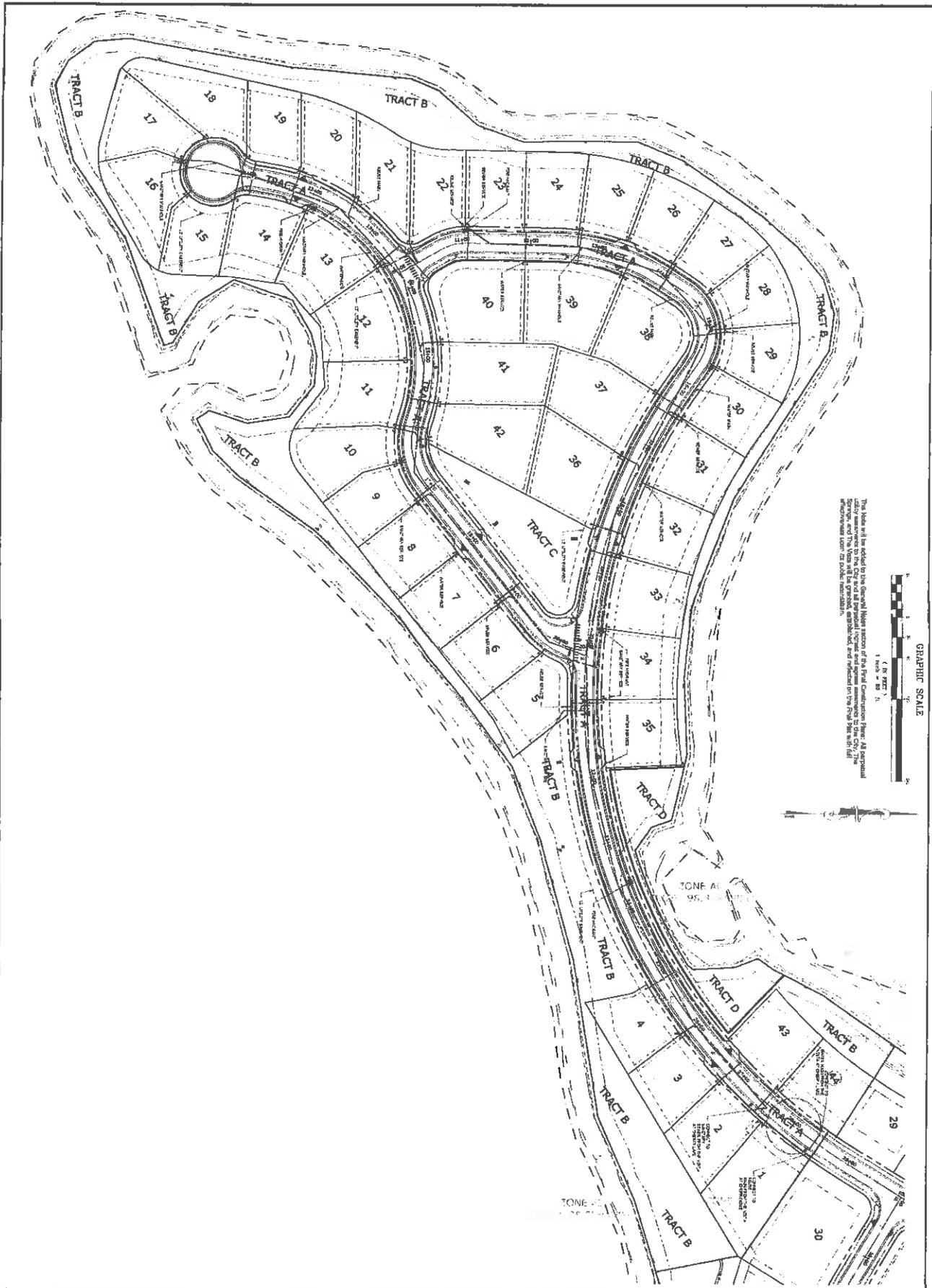
**The Cape at  
Cherry Lake**  
Groveland, Florida

**Detailed Site  
Plan**

**Geoffrey L. Summitt, P.E.**  
Date: December 3, 2015  
FL Registration #59775  
Certificate of Authorization #29665

Plans not valid unless Signed, Dated and Sealed below.

No.	Date	Revisions
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This plan shall be subject to the General Orders of the Final Construction Phase. All proposed utility easements to the City and all proposed (except and again mentioned) to the City. The City reserves the right to modify or delete any utility easement shown on this plan.



**G. L. SUMMITT**  
ENGINEERING INC.  
Office: Lake Mary  
3500 Lake Mary Blvd., Suite 200  
Lake Mary, Florida 32746  
Phone: 407-323-0705  
Fax: 407-323-0700  
www.gls.com

**East Lake Development Group**  
625 Waltham Ave.  
Orlando, FL 32809  
(407) 855-1136

**The Cape at Cherry Lake**  
Groveland, Florida  
Preliminary Plat

**Detailed Utility Plan**

Plans not valid unless signed.  
Printed and sealed below.

**GIOFFREY L. SUMMITT, P.E.**  
Date: December 3, 2015  
FL Registration #08775  
Certificate of Authorization #29665

NO.	DATE	REVISIONS
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