

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:30** P.M., MONDAY, MARCH 7, 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 16, 2016
2. Dunkin Donuts Site Plan
3. Ordinance 2016-01-05: Preserve at Sunrise
4. Ordinance 2016-03-07: Vacating Certain Rights of Way
5. Resolution 2016-03-03: Variance to Lot Size Requirement
6. Preliminary Plat – Springs at Cherry Lake

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
Tuesday, February 16, 2016

The Groveland Local Planning Agency held a regular meeting on Tuesday, February 16, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:35pm with the following members present: Vice Mayor Karen McMican, Council Member Dina Sweatt, Council Member Mike Radzik. 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 was absent.

AGENDA

1. Approval of Meeting Minutes 02-01-2016

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 2016-01-05: Preserve at Sunrise Planned Unit Development

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

3. Ordinance 2016-01-06: Alcoholic Beverages

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

4. Vista Preliminary Plat

Council Member Dina Sweatt moved to forward to Council with the recommendation of approval; seconded by Vice Mayor Karen McMican. Council member Mike Radzik asked for clarification regarding dwelling size vs. lot size and 900 SF vs. 9000 SF, Ryan Berger confirmed should read lot size 9000 SF. Motion amended to reflect correction to staff report (lot size 9000 SF) The motion was approved with all members present voting aye.

5. Cape Preliminary Plat

Council Member Dina Sweatt moved to forward to Council with the recommendation of approval; seconded by Council Member Mike Radzik. Council Member Mike Radzik asked for clarification regarding dwelling size vs. lot size and 900 SF vs. 9000 SF, Ryan Berger confirmed should read lot size 9000 SF. Motion amended to reflect correction to

staff report (lot size 9000 SF) The motion was approved with all members present voting aye.

Adjournment

Mayor Loucks adjourned the meeting at 6:40pm.

Attest:



Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk



REQUEST FOR LPA CONSIDERATION

MEETING DATE: March 7, 2016

AGENDA ITEM: Dunkin Donuts Site Plan

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 24, 2016

BACKGROUND:

Dunkin Donuts originally proposed a 2,850 square foot Dunkin Donuts/Baskin Robbins and a 1,980 square foot tenant space building at the corner of State Road 50 and County Road 565A. It has since removed the 1,980 square foot tenant portion of the building. It is now presenting a site plan for approval showing a relocation of the sidewalk.



"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!"



PARCEL I.D. # 21-22-25-010000000A00
 7901 STATE HIGHWAY 50
 GROVELAND, FL 34736

DEVELOPER & CONSULTANTS

DEVELOPER
 DUNKIN' DONUTS, INC.
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA 32701
 PHONE: (407) 442-4477
 FAX: (407) 442-4477
 WWW.DUNKINDONUTS.COM
 CONTACT: JIMMY ZEBROWSKI

CIVIL ENGINEER
 THE B. DONOHUE ENGINEERING
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA 32701
 PHONE: (407) 442-4477
 FAX: (407) 442-4477
 WWW.BDONOHUEENGINEERING.COM
 CONTACT: JIMMY ZEBROWSKI, PE

ARCHITECT
 BLIVEN & ASSOCIATES
 2011 E. HENDERSON STREET
 GROVELAND, FLORIDA 32701
 PHONE: (407) 442-4477
 FAX: (407) 442-4477
 WWW.BLIVEN.COM
 CONTACT: JIMMY ZEBROWSKI, PE

STRUCTURAL ENGINEER
 GEOTECHNICAL ENGINEERS
 2011 E. HENDERSON STREET
 GROVELAND, FLORIDA 32701
 PHONE: (407) 442-4477
 FAX: (407) 442-4477
 WWW.GEOTECHNICAL-FL.COM
 CONTACT: JIMMY ZEBROWSKI, PE

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	CONTRACT AND NOTES
02	CONTRACT AND DISTURBANCE PLAN
03	GENERAL SITE PLAN
04	UNITARY PLAN
05	DRAINAGE AND QUALIFIED PLAN
06	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
07	CONSTRUCTION DETAILS
08	CONSTRUCTION DETAILS
09	CITY OF GROVELAND DETAILS
10	SECTIONS A-A & B-B
11	LANDSCAPE PLAN
12	IMPROVEMENT PLAN
13	SITE LAYOUT PLAN
14	PLANET

PROJECT REVISIONS

REV. NO.	DATE	DESCRIPTION	SHEETS
1	REVISED	CLIENT REVIEW	01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14

LEGAL DESCRIPTION

PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, IN THE PUBLIC RECORDS OF
 LAKE COUNTY, FLORIDA.
 CHAINS 51 THE SQUARE MET OR 1/400 ACRES MORE OR LESS

VICINITY MAP

M/S



REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

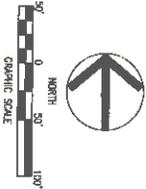
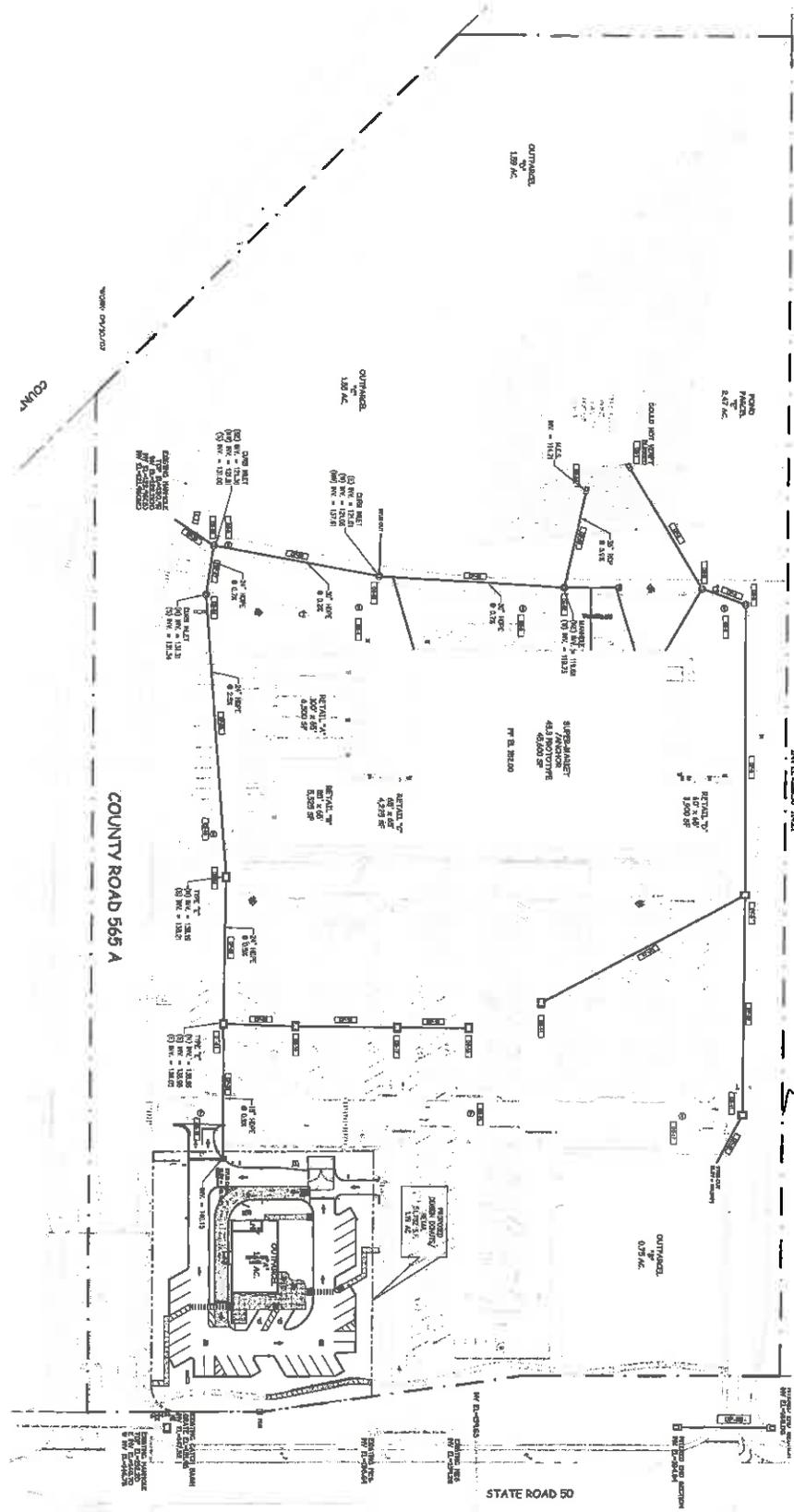
DUNKIN' DONUTS
 GROVELAND
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA

DATE: 02-22-16
 DRAWN BY: CHANCELOK
 CHECKED BY: CV

PROJECT NO.: 2015-217

ROBERT ZEBROWSKI, P.E., LEED AP
 FL REG. # 54792

OVERALL SITE PLAN



DATE: 02-12-16
 DRAWN BY: DMM/BAK
 CHECKED BY: CJK/CLK

C1.1

PROJECT NO.: 2015-217

DUNKIN' DONUTS
 GROVELAND
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA

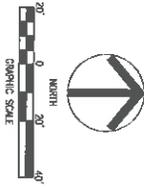
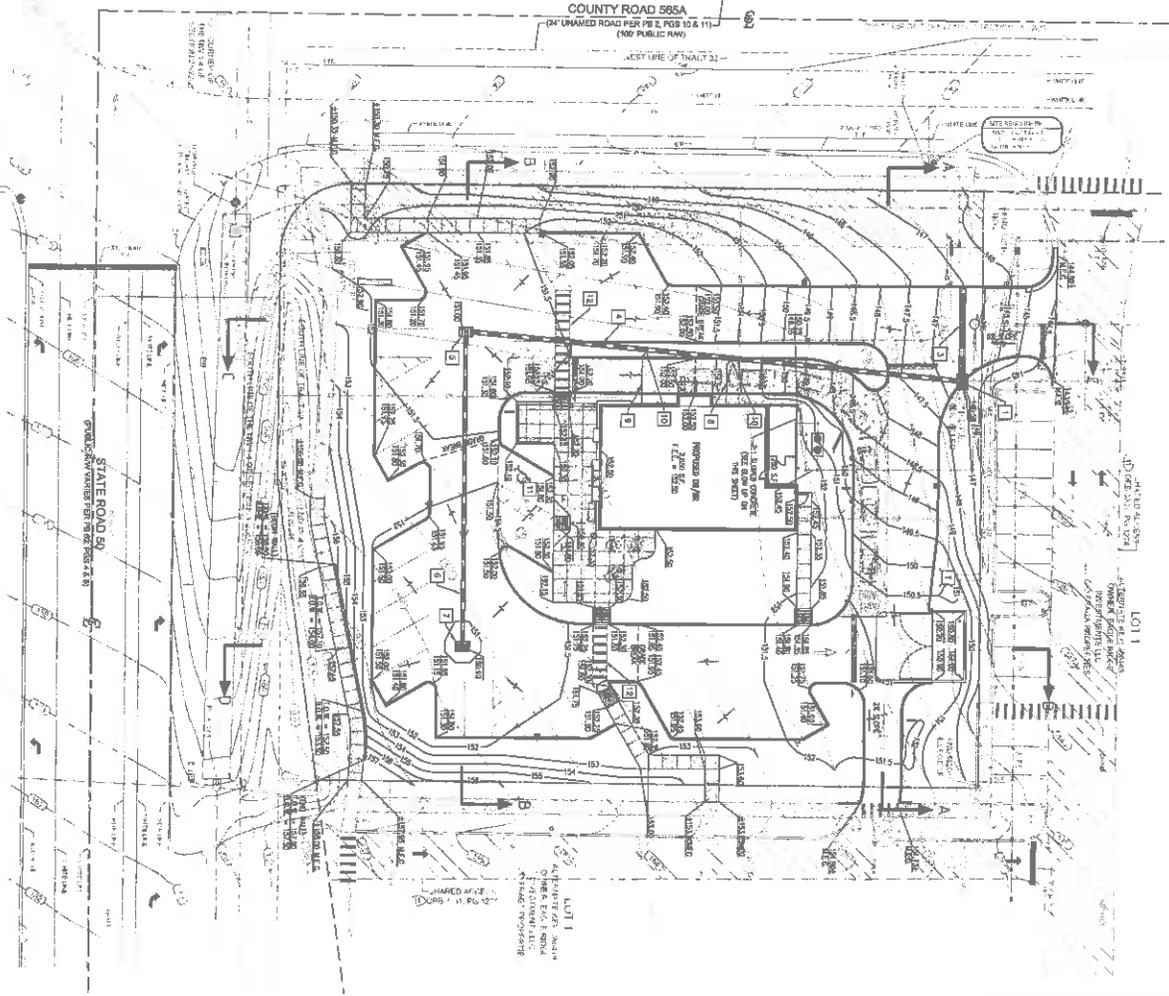
REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
 CA 29354

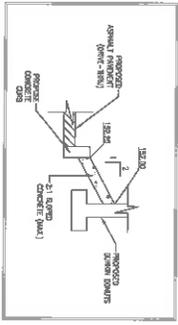
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0504

ROBERT ZIEGENFUS, P.E., LEED AP
 FL REG. # 54572

GRADING AND DRAINAGE PLAN



NOTES TO SHEET TO THE GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO THE STANDARD NOTES AND REQUIREMENTS.



SLOPED CONCRETE BLOW-UP

GRADING NOTES

1. CONSTRUCTION IN ACCORDANCE TO SPECIFICATIONS FOR CONCRETE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - (A) 1:1 SLOPE
 - (B) 1:1 SLOPE
 - (C) 1:1 SLOPE
 - (D) 1:1 SLOPE
2. 1:1 SLOPE
3. 1:1 SLOPE
4. 1:1 SLOPE
5. 1:1 SLOPE
6. 1:1 SLOPE
7. 1:1 SLOPE
8. 1:1 SLOPE
9. 1:1 SLOPE
10. 1:1 SLOPE
11. 1:1 SLOPE
12. 1:1 SLOPE
13. 1:1 SLOPE
14. 1:1 SLOPE
15. 1:1 SLOPE
16. 1:1 SLOPE
17. 1:1 SLOPE
18. 1:1 SLOPE
19. 1:1 SLOPE
20. 1:1 SLOPE
21. 1:1 SLOPE
22. 1:1 SLOPE
23. 1:1 SLOPE
24. 1:1 SLOPE
25. 1:1 SLOPE
26. 1:1 SLOPE
27. 1:1 SLOPE
28. 1:1 SLOPE
29. 1:1 SLOPE
30. 1:1 SLOPE
31. 1:1 SLOPE
32. 1:1 SLOPE
33. 1:1 SLOPE
34. 1:1 SLOPE
35. 1:1 SLOPE
36. 1:1 SLOPE
37. 1:1 SLOPE
38. 1:1 SLOPE
39. 1:1 SLOPE
40. 1:1 SLOPE
41. 1:1 SLOPE
42. 1:1 SLOPE
43. 1:1 SLOPE
44. 1:1 SLOPE
45. 1:1 SLOPE
46. 1:1 SLOPE
47. 1:1 SLOPE
48. 1:1 SLOPE
49. 1:1 SLOPE
50. 1:1 SLOPE
51. 1:1 SLOPE
52. 1:1 SLOPE
53. 1:1 SLOPE
54. 1:1 SLOPE
55. 1:1 SLOPE
56. 1:1 SLOPE
57. 1:1 SLOPE
58. 1:1 SLOPE
59. 1:1 SLOPE
60. 1:1 SLOPE
61. 1:1 SLOPE
62. 1:1 SLOPE
63. 1:1 SLOPE
64. 1:1 SLOPE
65. 1:1 SLOPE
66. 1:1 SLOPE
67. 1:1 SLOPE
68. 1:1 SLOPE
69. 1:1 SLOPE
70. 1:1 SLOPE
71. 1:1 SLOPE
72. 1:1 SLOPE
73. 1:1 SLOPE
74. 1:1 SLOPE
75. 1:1 SLOPE
76. 1:1 SLOPE
77. 1:1 SLOPE
78. 1:1 SLOPE
79. 1:1 SLOPE
80. 1:1 SLOPE
81. 1:1 SLOPE
82. 1:1 SLOPE
83. 1:1 SLOPE
84. 1:1 SLOPE
85. 1:1 SLOPE
86. 1:1 SLOPE
87. 1:1 SLOPE
88. 1:1 SLOPE
89. 1:1 SLOPE
90. 1:1 SLOPE
91. 1:1 SLOPE
92. 1:1 SLOPE
93. 1:1 SLOPE
94. 1:1 SLOPE
95. 1:1 SLOPE
96. 1:1 SLOPE
97. 1:1 SLOPE
98. 1:1 SLOPE
99. 1:1 SLOPE
100. 1:1 SLOPE

DUNKIN' DONUTS
 GROVELAND
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA

DATE: 12-16
 DRAWING: SA
 CHECKED: C3
 PROJECT NO.: 2015-271

REVISION	DATE	REVISION	DATE
CLIENT REVISION	01/12/16		

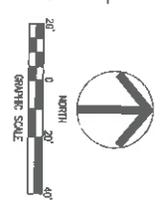
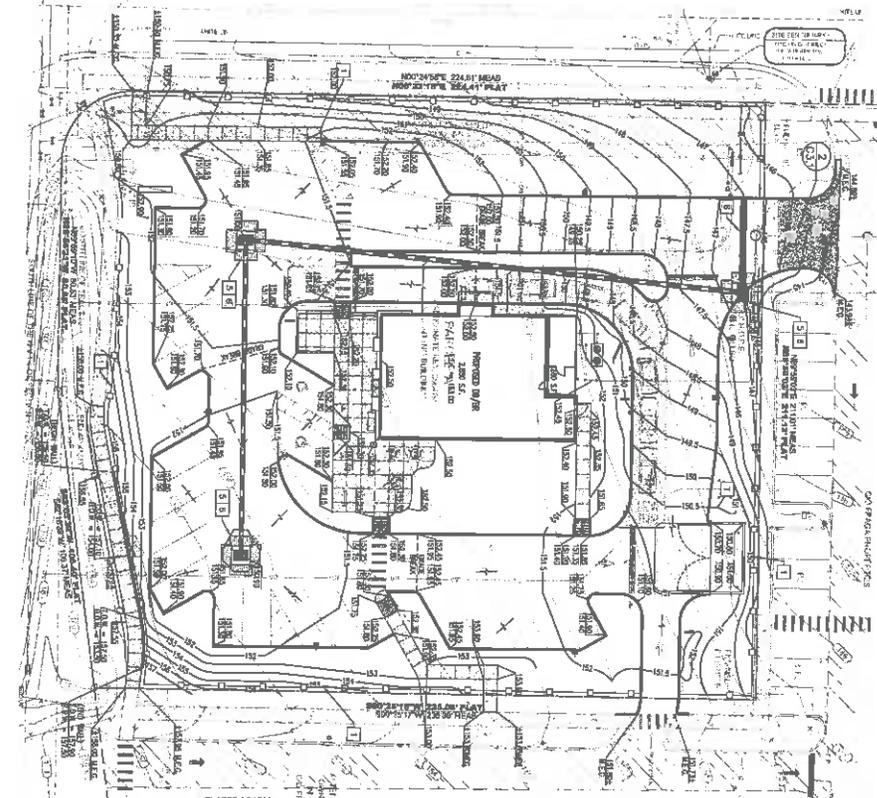
ROBERT ZIEGENRUS, P.E. LEED AP
 FL REG. # 54752

Z DEVELOPMENT

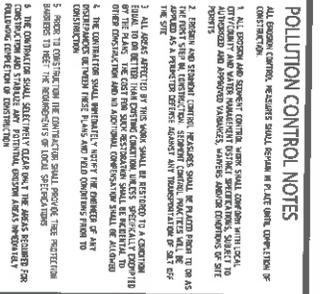
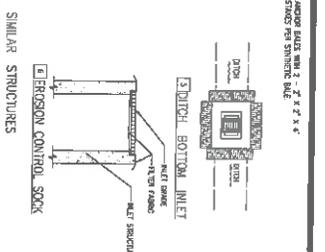
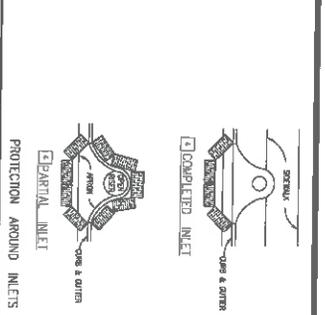
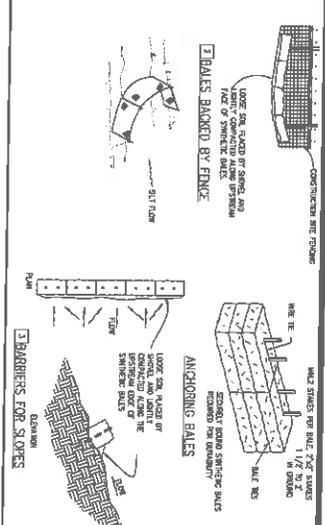
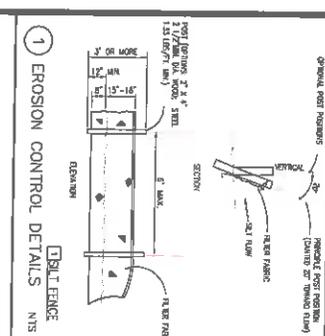
CA 29354

708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)



SEE TO SHEET FOR THE GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO THE SPECIFIC NOTES AND REQUIREMENTS.



2 CRUSHED STONE CONSTRUCTION EXIT

NO.	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ YD)	AREA (SQ YD)	AREA (SQ YD)	AREA (SQ YD)	AREA (SQ YD)
1	51,702	0.0	29,639	0.0	21,986	0.0	0.0
2	1,118	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL AREA	52,820	0.0	29,639	0.0	21,986	0.0	0.0

Specify stone size of base course as well as depth of base and of a gravel pad. The stone shall be crushed stone, washed and free of fines. The stone shall be placed in a 12" depth of gravel.

CONSTRUCTION AND MAINTENANCE SCHEDULE

NO.	DESCRIPTION	DATE	STATUS
1	Site Preparation	02/27/26	Completed
2	Foundation Work	03/05/26	In Progress
3	Structural Framing	03/15/26	In Progress
4	Roofing	03/25/26	In Progress
5	Interior Finishes	04/05/26	In Progress
6	Exterior Finishes	04/15/26	In Progress
7	Final Inspection	04/25/26	Pending

DUNKIN' DONUTS
GROVELAND
7901 STATE HIGHWAY 50
GROVELAND, FLORIDA

DATE: 02-17-26
 DRAWN BY: [Name]
 CHECKED BY: [Name]

C3.1

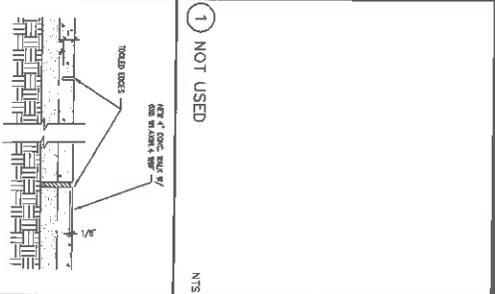
PROJECT NO. 2015-217

Z DEVELOPMENT

CA 29354

708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

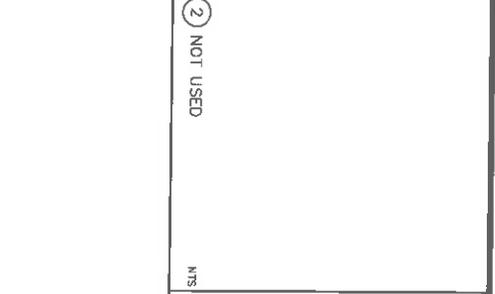
ROBERT ZODONOVIS, P.E. LEED AP
 P.E. NO. 54792



NOTES:
 1. DIVISION SHALL BE LOCATED AT ALL CONCRETE DRIVEWAY JUNCTURE, AT ALL DRIVEWAYS AND AT ALL DRIVEWAY ENDS.
 2. DIVISION SHALL BE 4" (MAX) OF CONCRETE.

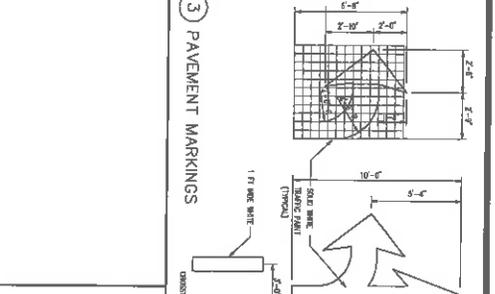
① NOT USED

NIS



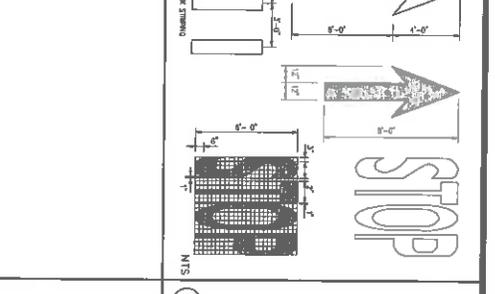
② NOT USED

NIS



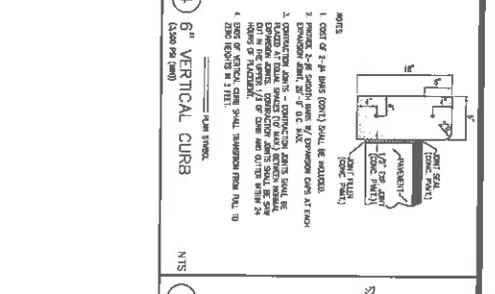
③ NOT USED

NIS



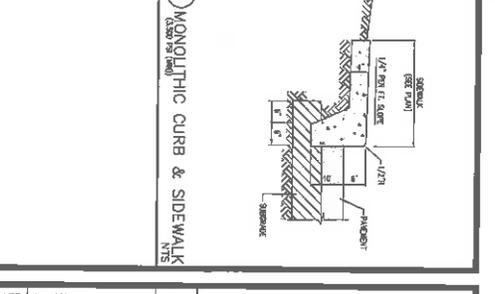
④ NOT USED

NIS



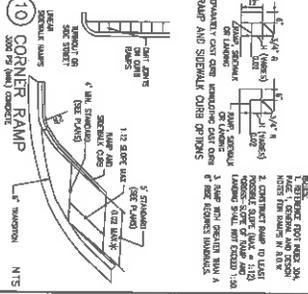
⑤ NOT USED

NIS



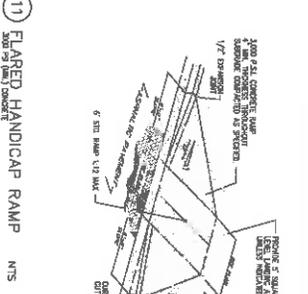
⑥ NOT USED

NIS



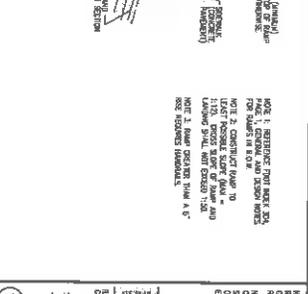
⑦ NOT USED

NIS



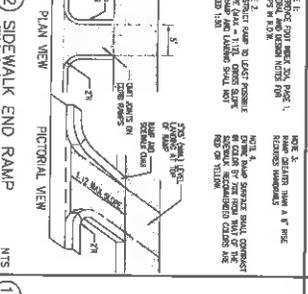
⑧ NOT USED

NIS



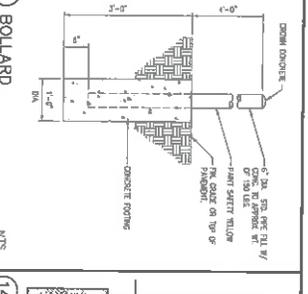
⑨ NOT USED

NIS



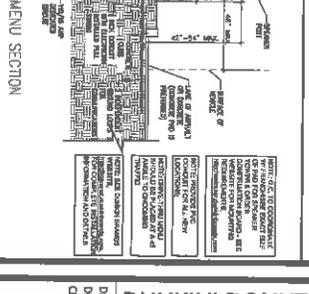
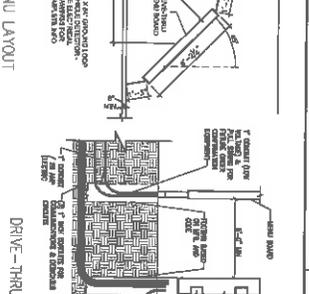
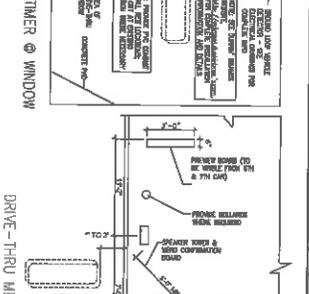
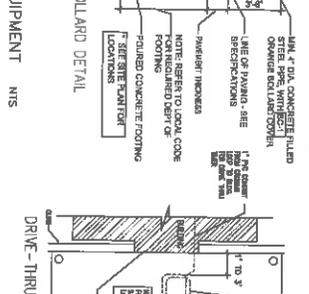
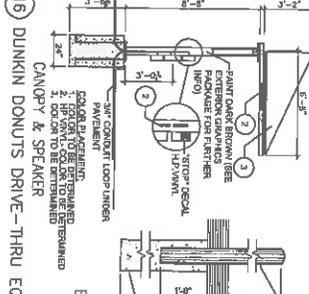
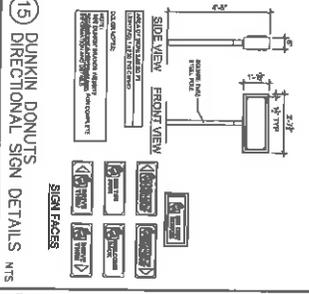
⑩ NOT USED

NIS



⑪ NOT USED

NIS



NOTES:
 1. DIVISION SHALL BE LOCATED AT ALL CONCRETE DRIVEWAY JUNCTURE, AT ALL DRIVEWAYS AND AT ALL DRIVEWAY ENDS.
 2. DIVISION SHALL BE 4" (MAX) OF CONCRETE.

⑫ NOT USED

NIS

REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

DUNKIN' DONUTS
 GROVELAND
 7901 STATE HIGHWAY 50
 GROVELAND, FLORIDA

DATE: 02-12-16
 DRAWN: SA
 CHECKED: CX

C4

PROJECT NO: 2015 317

NUMBER 2802000005 P.E., LEO AP
 FL. REG. # 55252

1 NOT USED

NTS

2 NOT USED

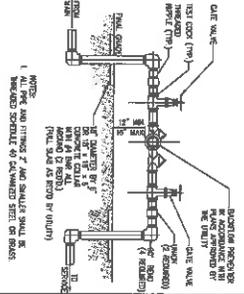
NTS

3 DROP CLEANOUT

NTS

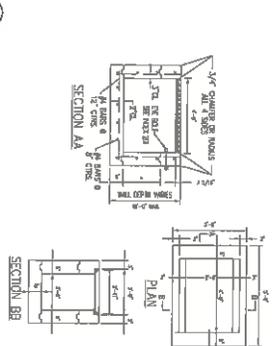
4 NOT USED

NTS



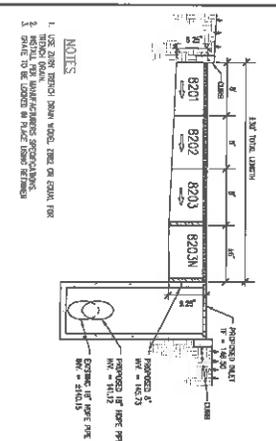
5 REDUCED PRESSURE BACKFLOW PREVENTER

NTS



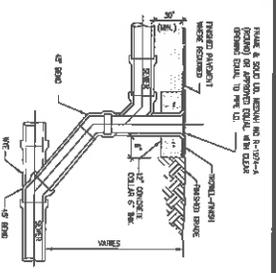
6 TYPE "F" INLET

NTS



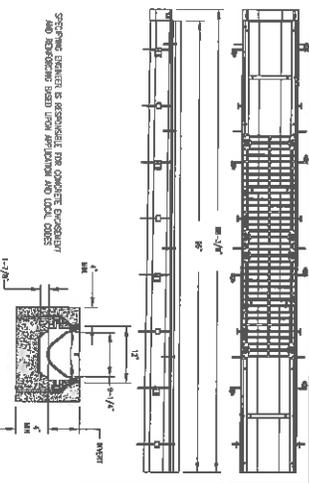
7 ZURN TRENCH DRAIN

NTS



3 DROP CLEANOUT

NTS



REVISION	DATE	REVISION	DATE

Z DEVELOPMENT
CORPORATION

CA 29354

708 E COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

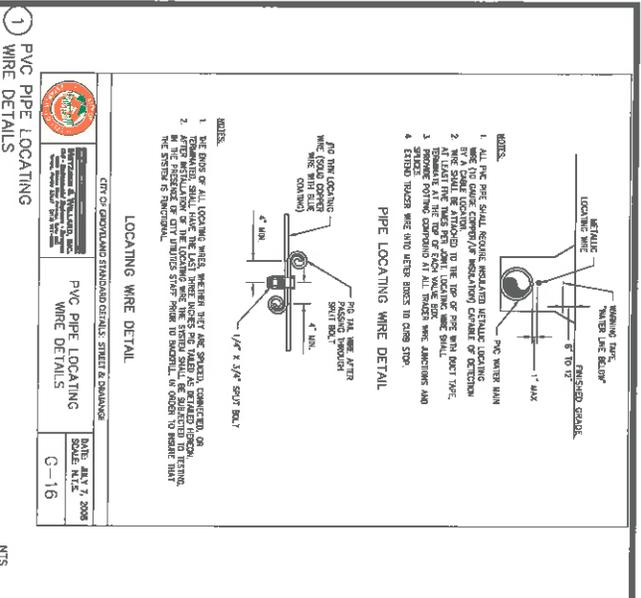
DUNKIN' DONUTS
GROVELAND
7901 STATE HIGHWAY 50
GROVELAND, FLORIDA

DATE: 02-25-16
DRAWN: BJA
CHECKED: CK

CS

PROJECT NO.: 2015 217

ROBERT DEAN/PLS, P.E. LEED AP
FL REG # 56751



1 PVC PIPE LOCATING WIRE DETAILS

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: C-16

NOTES:

1. ALL PVC PIPE SHALL BECOME INSULATED DETAIL LOCATING WIRE TO AVOID CORROSION/RESISTION CAPABLE OF DETECTING THE SIGNAL BEING TRANSMITTED BY THE LOCATING WIRE.
2. THE SIGNAL BEING TRANSMITTED BY THE LOCATING WIRE SHALL BE TRANSMITTED AT THE TOP OF EACH VALVE BOX.
3. PROVIDE SUFFICIENT CONCRETE AT ALL BRANCHES, JUNCTIONS AND ENDS TO PROTECT WIRE AND UTILITY BOXES FROM DAMAGE.

LOCATING WIRE DETAIL

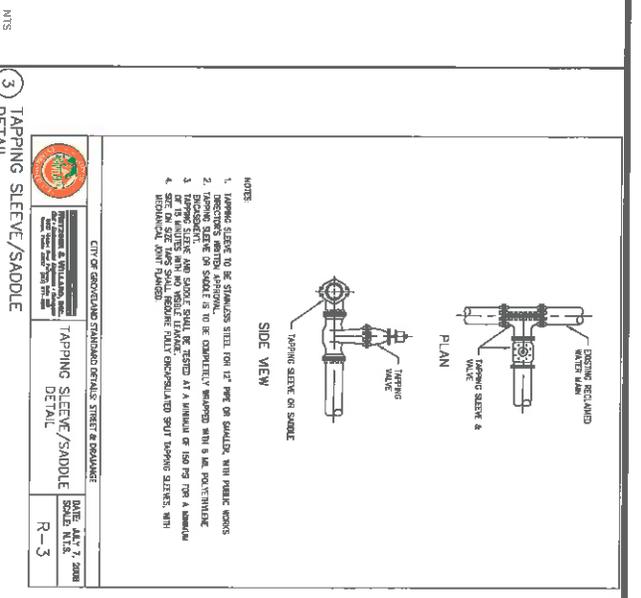
DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: C-16

GENERAL NOTES

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-1

1. MAINTAIN SEPARATION BETWEEN UTILITIES IN ACCORDANCE WITH RULE OF 18-INCH FOR ALL UTILITIES.
2. REPAIRS TO ANY RECLAIMED WATER LINES ARE REQUIRED IN ORDER TO MAINTAIN A SUFFICIENT PRESSURE TO MAINTAIN THE SYSTEM.
3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
11. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
12. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
13. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
14. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
15. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
16. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
17. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
18. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
19. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
20. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
21. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
22. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.



2 VALVE PAD DETAIL

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-5

GENERAL NOTES

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-1

1. MAINTAIN SEPARATION BETWEEN UTILITIES IN ACCORDANCE WITH RULE OF 18-INCH FOR ALL UTILITIES.
2. REPAIRS TO ANY RECLAIMED WATER LINES ARE REQUIRED IN ORDER TO MAINTAIN A SUFFICIENT PRESSURE TO MAINTAIN THE SYSTEM.
3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
11. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
12. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
13. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
14. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
15. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
16. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
17. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
18. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
19. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
20. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
21. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.
22. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18-INCH OF COVER.



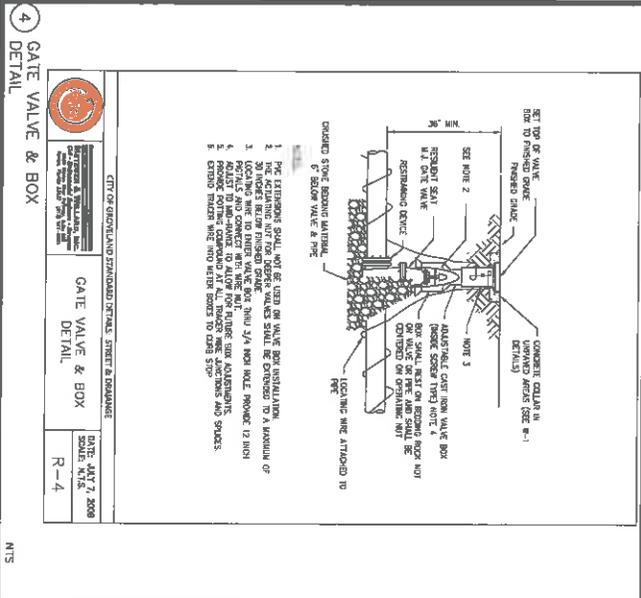
3 TAPPING SLEEVE/SADDLE DETAIL

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-3

NOTES:

1. TAPPING SLEEVE TO BE STAINLESS STEEL FOR 12\"/>
- 2. TAPPING SLEEVE TO BE STAINLESS STEEL FOR 12\"/>
- 3. TAPPING SLEEVE TO BE STAINLESS STEEL FOR 12\"/>
- 4. TAPPING SLEEVE TO BE STAINLESS STEEL FOR 12\"/>



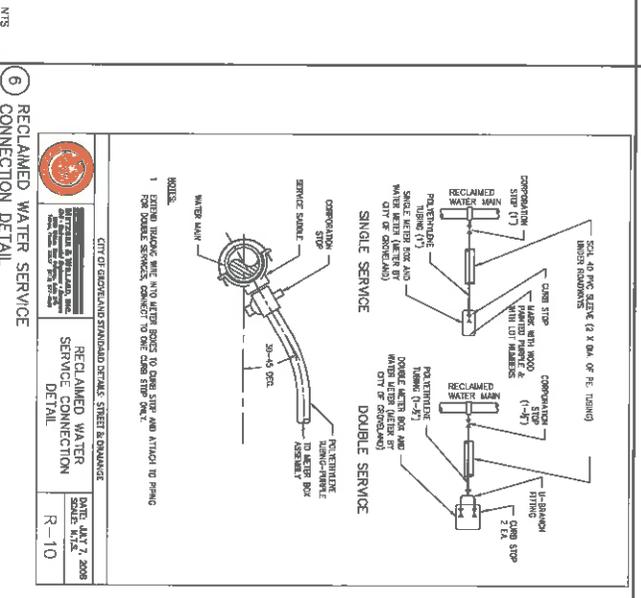
4 GATE VALVE & BOX DETAIL

CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-4

NOTES:

1. PVC EXTENDING SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. 30 INCHES BELOW FINISHED GRADE.
3. LOCATING WIRE TO ENTER VALVE BOX FROM 1/4\"/>
- 4. LOCATING WIRE TO ENTER VALVE BOX FROM 1/4\"/>
- 5. LOCATING WIRE TO ENTER VALVE BOX FROM 1/4\"/>



6 RECLAIMED WATER SERVICE CONNECTION DETAIL

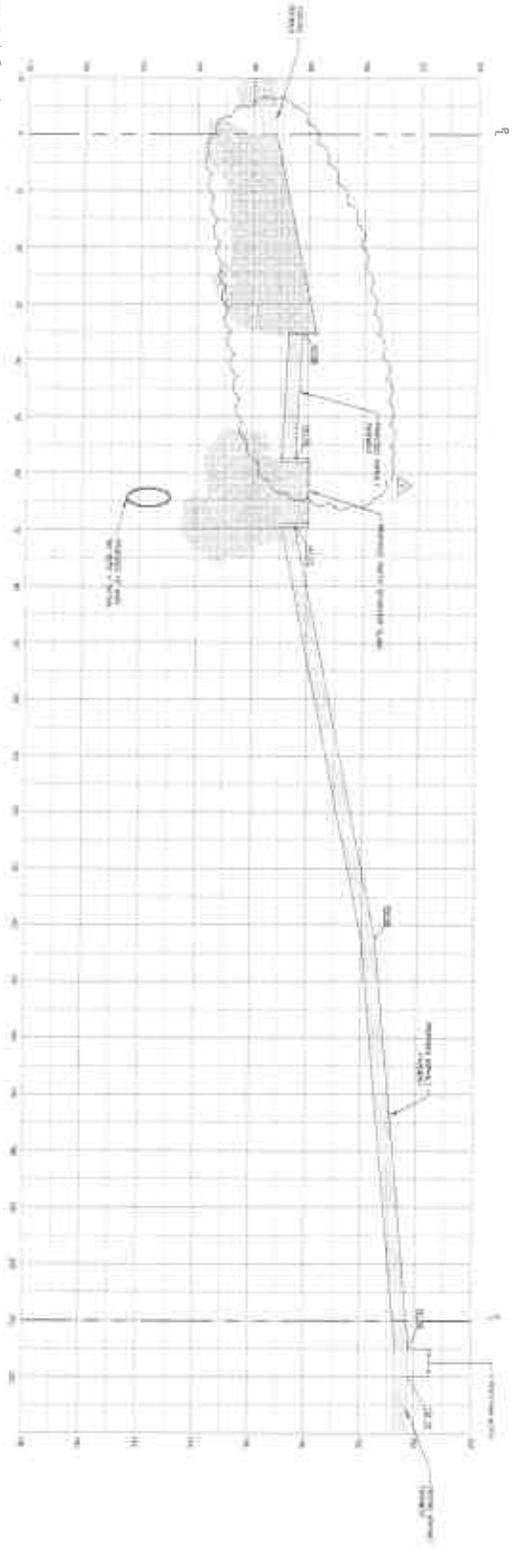
CITY OF GROVELAND STANDARD DETAILS STREET & DRAINAGE

DATE: JAN 7, 2008
SCALE: N.E.L.
SHEET NO.: R-10

NOTES:

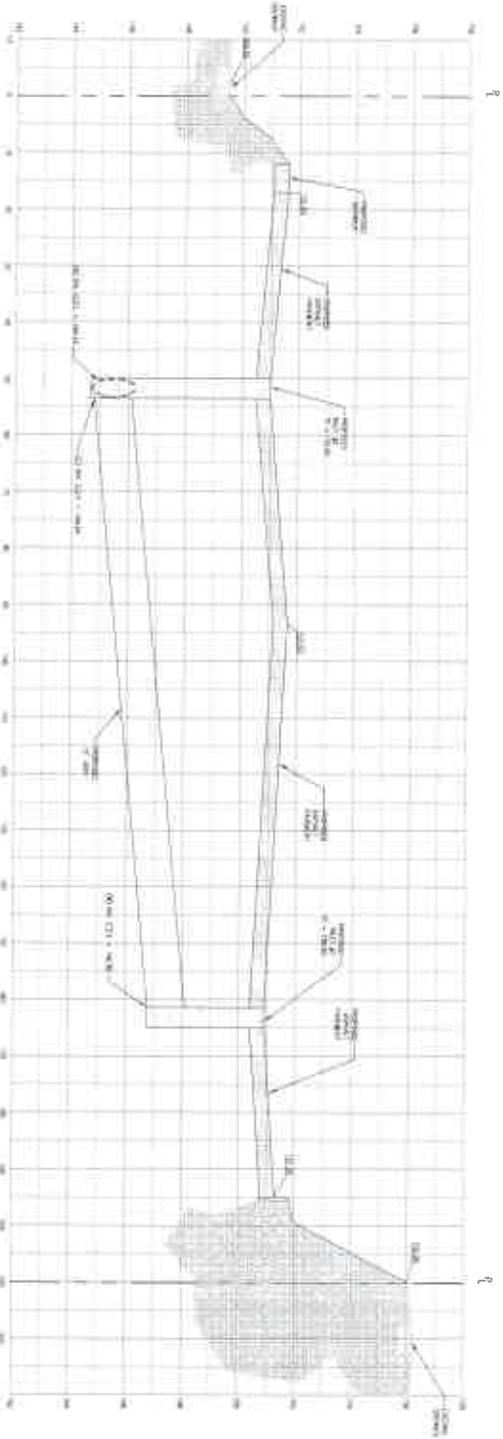
1. RECLAIMED WATER MAIN AND UTILITY BOXES TO BE 12\"/>
- 2. RECLAIMED WATER MAIN AND UTILITY BOXES TO BE 12\"/>

REVISION	DATE	REVISION	DATE



① SECTION A-A

SCALE (HORIZONTAL) 1" = 10'
(VERTICAL) 1" = 2'



② SECTION B-B

SCALE (HORIZONTAL) 1" = 10'
(VERTICAL) 1" = 2'

REVISION	DATE	REVISION	DATE
Δ CLIENT REVIEW	09/12/19		

Z DEVELOPMENT
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

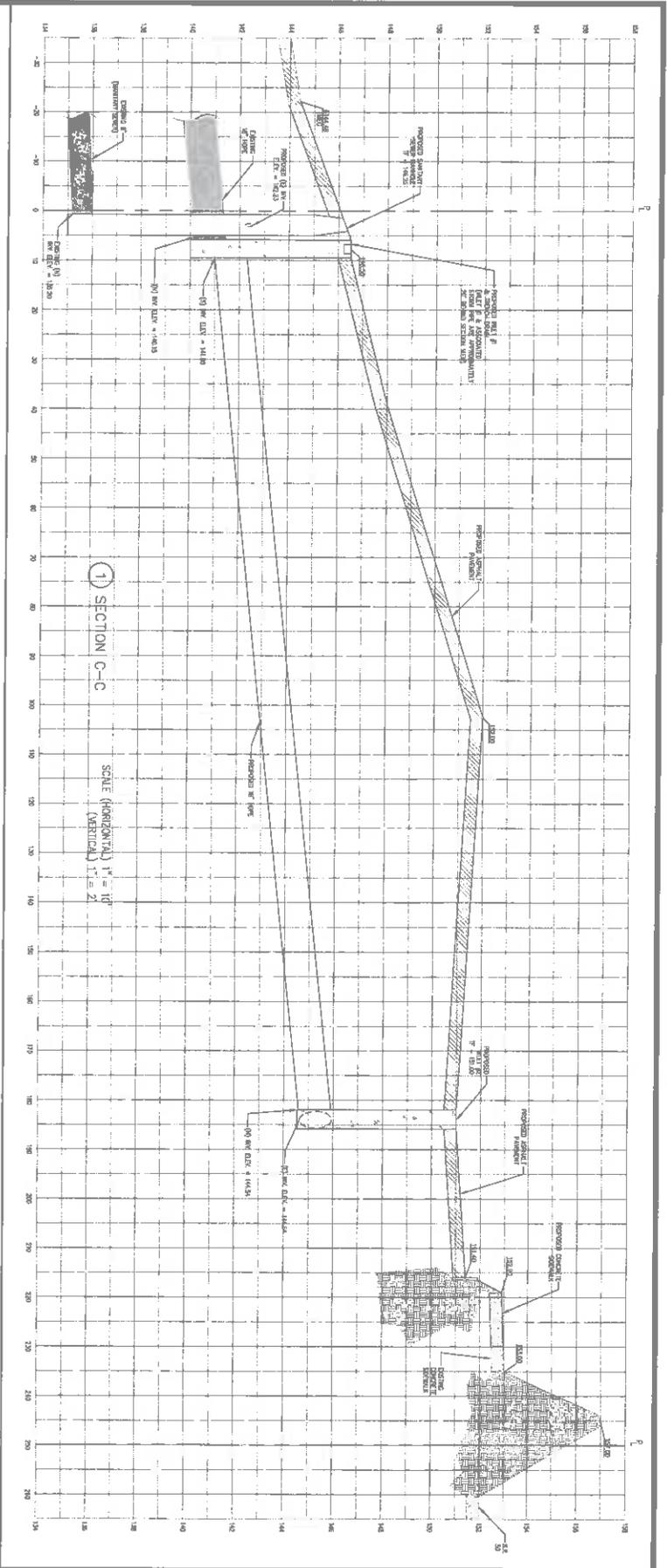
DUNKIN' DONUTS
GROVELAND
7901 STATE HIGHWAY 50
GROVELAND, FLORIDA

DATE: 02-12-16
DRAWN: BA
CHECKED: CK

C10

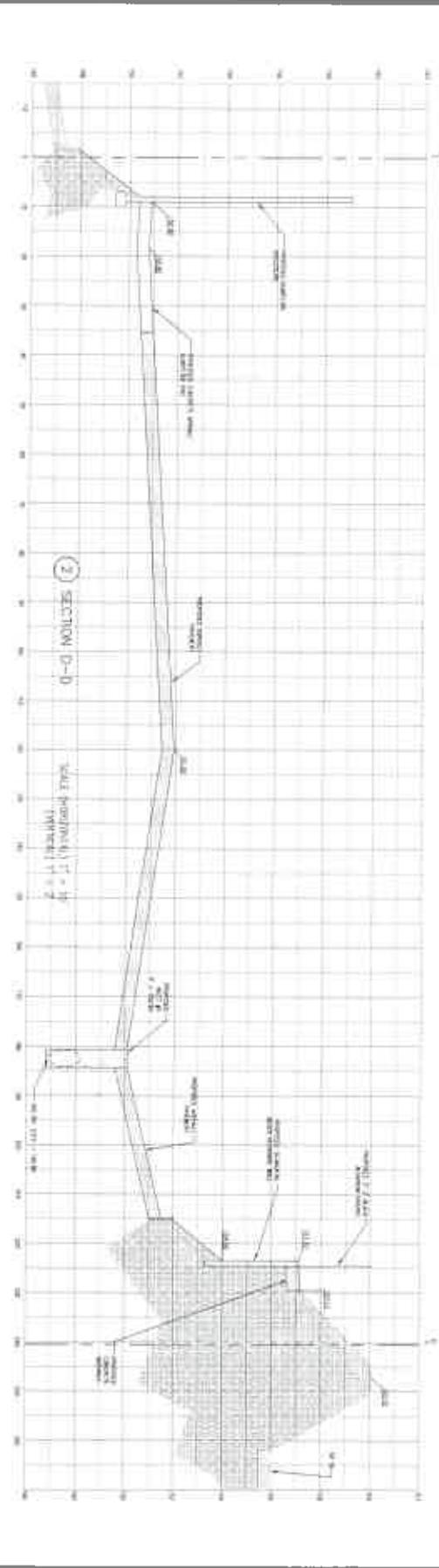
PROJECT NO.: 2015 217

ROBERT ZIEGLER, P.E., LEED AP
FL REG. # 34329



1 SECTION C-C

SCALE (HORIZONTAL) 1" = 10'
(VERTICAL) 1" = 2'



2 SECTION D-D

SCALE (HORIZONTAL) 1" = 10'
(VERTICAL) 1" = 2'

PROJECT NO. 205 211

C11

DATE: 02-17-16
DRAWN: SA
CHECKED: CK

DUNKIN' DONUTS
GROVELAND
7901 STATE HIGHWAY 50
GROVELAND, FLORIDA

REVISION	DATE	REVISION	DATE

HERBERT DESIGNERS, P.E., LEED AP
FL REG. # 54320

Z DEVELOPMENT
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604



REQUEST FOR LPA CONSIDERATION

MEETING DATE: March 7, 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!"

STAFF RECOMMENDATION: Approve the Motion with the following condition:
1. Payment of \$74,019.31 is paid by the developer before final plat. This fee is in-lieu of providing four acres of City park land within the development

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:	4.0 +/- acres
Park Facilities:	4.16+/- 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

Open space will be provided within the development site. The 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.

The project will also provide park land and park facilities/recreation areas. The Developer shall pay the amount of \$74,019.31 into the City's Park Fund in lieu of dedicating four (4) acres of park land in the PUD. The payment of the fee of \$74,019.31 shall satisfy the park land requirements of the City and no further dedication or payment will be required. The full payment of the fee shall be made prior to the approval of the final plat.

The City's Park Facility requirement will be met by the (2) 2 acre parks that the developer will dedicate to the City, which will be improved with trails and benches. The park facilities are tracts A & Z on the attached concept development plan.

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.

HONORABLE TIM LOUCKS, MAYOR
City of Groveland, Florida

ATTEST:

Lisa Cortese
Acting 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 LPA CONSIDERATION

MEETING DATE: March 7, 2016

AGENDA ITEM: Ordinance 2016-03-07
--

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 19, 2016

BACKGROUND:

Cary Malever, Southgate of Lake County, LLC, Owner, is vacating certain public rights of ways within the Southgate development.

Adjacent property owners have maintained access to their land.

STAFF RECOMMENDATION: Approve the motion

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

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

ORDINANCE 2016-03-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, VACATING CERTAIN RIGHTS OF WAY SHOWN ON THE PLAT OF GROVELAND FARMS, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cary Malever of Southgate of Lake County, LLC, owner, seeks to vacate certain public rights of ways affect development of its property identified as Parcels 01-22-24-500102000000, 01-22-24-500102000001, 01-22-24-500102100000;

WHEREAS, the City Council is empowered pursuant to §166.042, *Florida Statutes*, to vacate public rights of ways within its municipal boundaries; and

WHEREAS, the City Council of the City of Groveland, Florida, has determined that the rights-of-way described herein below, are not needed for public use and convenience, now or in the future, and it is in the public interest to abandon the same as a right-of-way; and

WHEREAS, this Ordinance has been properly advertised in a newspaper of general circulation not less than ten days prior to the Local Planning Agency and City Council hearings on this Ordinance and property owners within a 150-foot radius of the property were provided written notice delivered by U.S. Mail, Certificate of Bulk Mailing.

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

Section 1: Vacation.

The rights-of-way as shown on the Plat of Groveland Farms recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, located in Section 21, Township 22 South, Range 25 East, and more particularly described as follows:

LEGAL DESCRIPTION

The East 12.00 feet of Tract 20, in Section 30, Township 22 South, Range 25 East, according to the Plat of Groveland Farms as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida; **and**

The West 12.00 feet of Tract 21, in Section 30, Township 22 South, Range 25 East, according to the Plat of Groveland Farms as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida

is hereby closed and vacated as a public right-of-way. **See attached Sketch of Description.**

SKETCH OF DESCRIPTION



Section 2: Vesting of title.

Title to said vacated right-of-way shall vest in accordance with law.

Section 3: 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 4: Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5: Effective Date.

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

ADOPTED at a regular meeting 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:

Lisa Cortese
Acting 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
John Griffin		
Tim Loucks		
Karen McMican		
Mike Radzik		
Dina Sweatt		



REQUEST FOR LPA CONSIDERATION

MEETING DATE: March 7, 2016

AGENDA ITEM: Resolution 2016-03-03

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

PREPARED BY: Ken Comia, City Planner

DATE: February 24, 2016

BACKGROUND

Location: 300 and 310 Beverly Drive

Zoning: R-1

The owner is requesting a variance to the Land Development Regulations in order to construct new residences on smaller lots. The zoning district requires a 9,000 SF lot and the owner is requesting a variance to reduce the lot size requirement to 8,925 SF for 300 Beverly Drive and 8,528 SF for 310 Beverly Drive.



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

The lot which the proposed homes will be built has a future land use of single family medium density (SFMD) and R-2 zoning. The lot is an old platted lot, and changes to the minimum lot size for a single-family home since the lot was platted cause the lot to not meet the minimum lot requirements for the zoning district.

The adjacent lots to the North, East, and South, also have a SFMD future land use and zoning of R-1, and a similar size and shape as the lot on which the applicant desires to build; these adjacent lots are currently being used for single-family housing. Some lots have homes on them that would not currently meet minimum lot size requirements for the zoning districts.

This variance request is being considered as the construction of homes on these lots will be a reasonable use of the land. The lot conforms to the general character of the neighborhood in terms of the size and shape and the use is in accord with the intent of the existing future land use and zoning of the property.

STAFF RECOMMENDATION: Approve the motion
REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

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

RESOLUTION 2016-03-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING A VARIANCE TO THE CITY OF GROVELAND'S RESIDENTIAL LOT SIZE REQUIREMENT ON THE HEREIN DESCRIBED PROPERTIES LOCATED AT 300 AND 310 BEVERLY DRIVE, CITY OF GROVELAND, FLORIDA, OWNED BY PERRY BRIGMOND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Perry L. Brigmond, has petitioned for a variance from a certain provision of the City of Groveland Code of Ordinances, for property located at 300 and 310 Beverly Drive in the City of Groveland, Florida;

WHEREAS, such property consists of two separate lots 8,925 square feet (Alternate Key 1397162) and 8,528 square feet (Alternate Key 1397171) and is further described in the legal description below:

Lots 1 and 2, Block 21, Beverly Hills Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page 44, Public Records of Lake County, Florida.

WHEREAS, applicant desires to request a variance from the City of Groveland's minimum residential lot size requirement; and

WHEREAS, to accommodate a reduction in the minimum residential lot size requirement a variance from the requirements contained in the City of Groveland Land Development Regulations, Appendix A, Article IV Section 4.10 is required; and

WHEREAS, this Resolution was properly advertised once in a newspaper of general circulation in Lake County, Florida, no less than 10 days prior to Council's consideration of this Resolution and property owners within 150 feet of the subject site were timely provided written notice delivered by U.S. Mail, Bulk Certificate of Mailing; and

WHEREAS, the City Council of the City of Groveland has considered the petition in accordance with the standards for granting variances contained in Section 8.03, City of Groveland Code of Ordinances

NOW THEREFORE, be it resolved by the City Council of the City of Groveland, Florida, as follows:

Section 1 The petition for variance filed by Perry Brigmond, and located at 300 and 310 Beverly Drive, the City of Groveland, Florida, more particularly described as:

Lots 1 and 2, Block 21, Beverly Hills Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page 44, Public Records of Lake County, Florida.

is granted as follows:

1. Variance to the City of Groveland's minimum residential lot size requirement from nine thousand (9,000) square feet to eight thousand nine-hundred twenty-five (8,925) for 300 Beverly Drive and eight thousand five hundred twenty-eight (8,528) square feet for 310 Beverly Drive, respectively, for no other purpose.

PASSED and ADOPTED at a regular meeting 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:

 LISA CORTESE
 Acting City Clerk



Approved as to form and legality:

 Anita Geraci-Carver, City Attorney

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

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



REQUEST FOR LPA CONSIDERATION

MEETING DATE: March 7, 2016

AGENDA ITEM: Preliminary Plat – The Springs at Cherry Lake

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 24, 2016

BACKGROUND:

City Council previously approved a preliminary plat for the Springs at Cherry Lake, and due to no construction occurring at the subdivision after Construction Plan approval in 2010, they were required to resubmit the plat for approval. The Springs at Cherry Lake subdivision is located on the south side of Cherry Lake Road and near the Estates at Cherry Lake Development.

The Springs 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 have moved 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 and The Vista have been approved by the LPA and City Council.

The property area is 37.18 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:

- 68 homes
- The minimum lot size for all single family homes shall be 9,000 SF.
- The minimum house size is 2,400 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

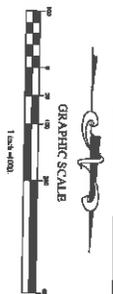
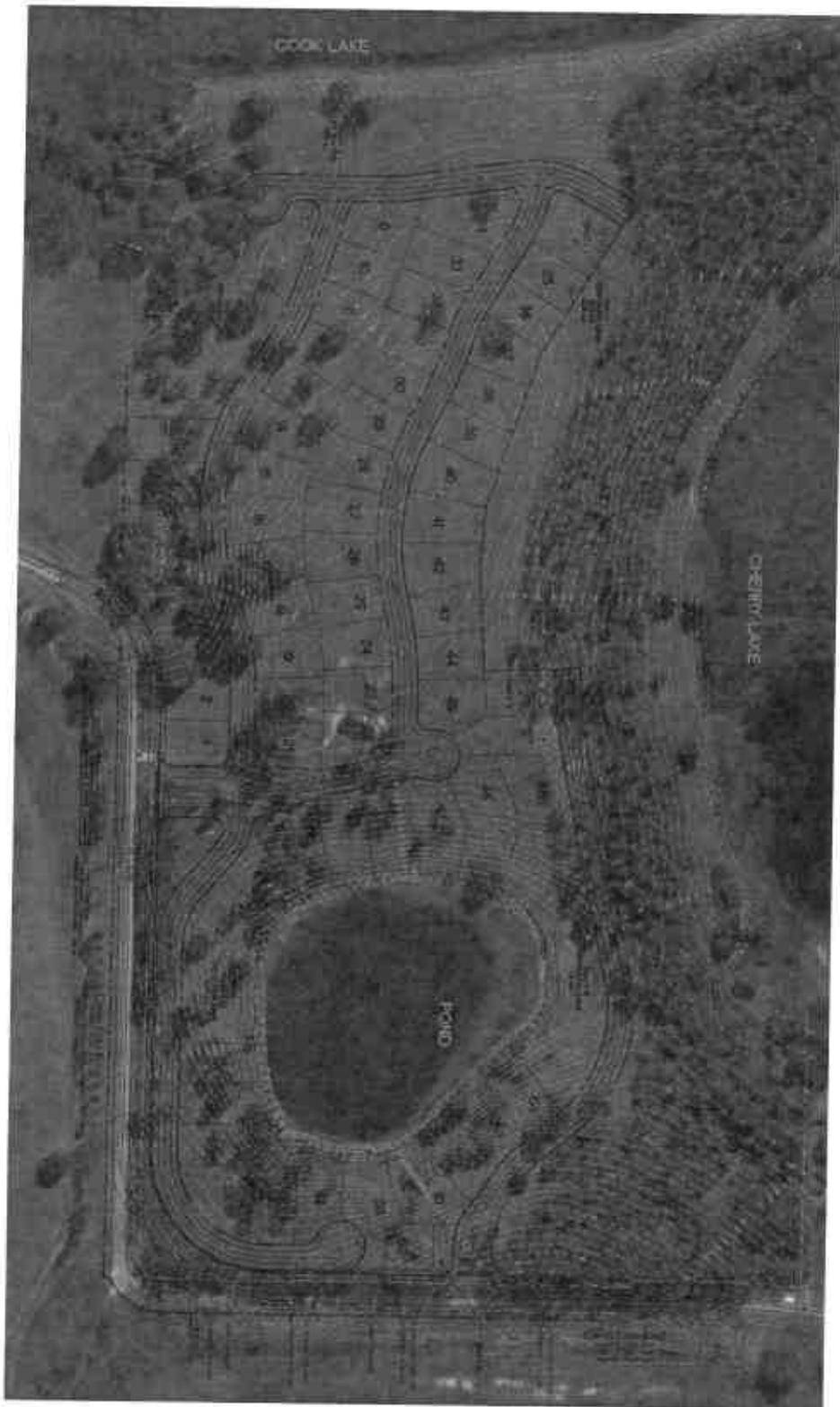
REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

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



Map, this is shown as a reference to

PRELIMINARY PLAN - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

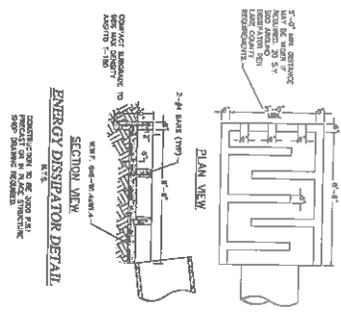
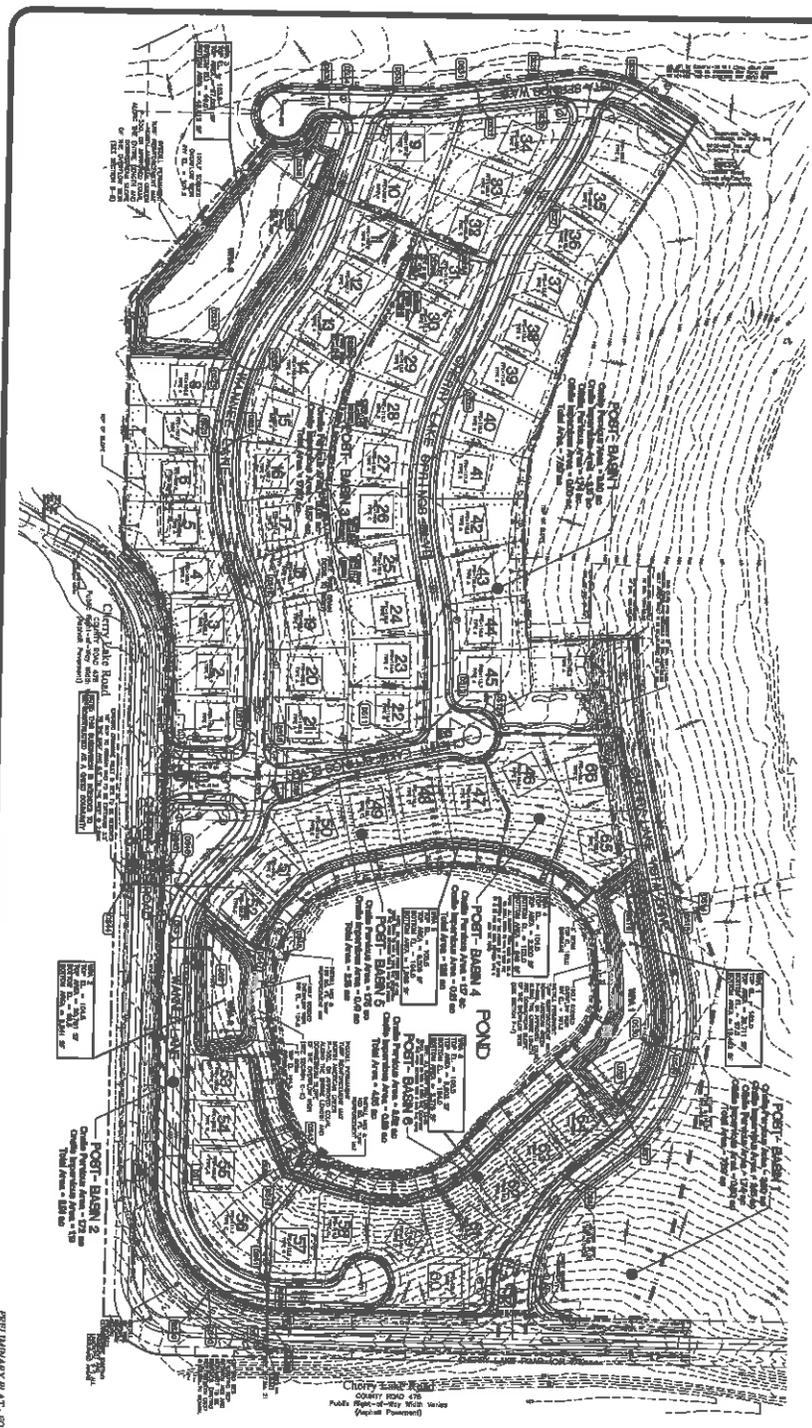
THOMAS L. KNIGHT
#42614

PROJECT NO.
R06-11
AERIAL
OVERLAY
SHEET: 1 OF 12

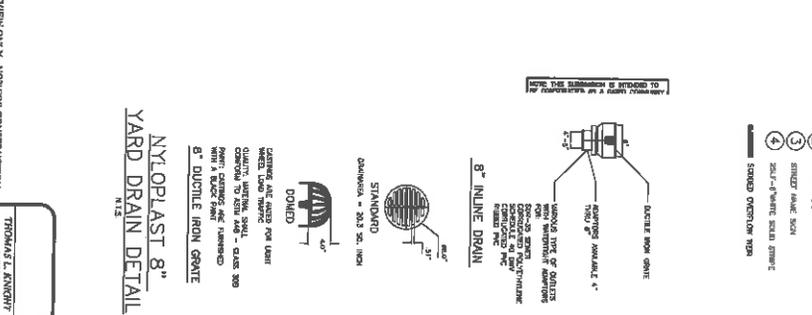
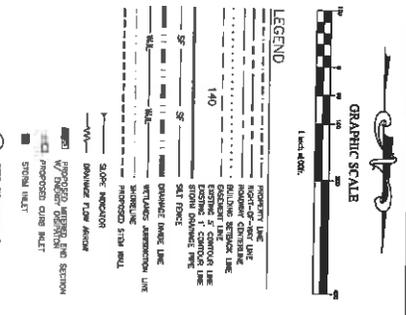
DATE: NOVEMBER 2014
DRAWN BY: [illegible]
APPROVED BY: [illegible]
SCALE: [illegible]
REVISIONS: [illegible]
DATE: [illegible]

SPRINGS AT CHERRY LAKE
SECTION 3; TOWNSHIP 22S; RANGE 25E, CITY OF GROVELAND, FLORIDA
OWNER/DEVELOPER: L&D LLC, ET AL
ADDRESS: P.O. BOX 97, BELL, FL 32619 PHONE: (352) 463-2942

THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
Planning, Design, Permitting, Inspection
115 EAST AVENUE, CLEMONT, FL 34711
PHONE: (352) 394-8314, FAX: (352) 394-8341
Certificate of Authorization No. 00029972



- GENERAL NOTES:**
1. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED AND INSTALLED BY THE ENGINEER AT CHERRY LAKE HOMEOWNERS ASSOCIATION.
 2. ALL STRUCTURES BETWEEN AREA SIZE SHOULD BE CONSTRUCTED.
 3. SOIL ALL SUBJECTS IN EXCESS OF 30% SHALL BE REPELLED AND CLINING FOR ALL CONSTRUCTION SHALL CONTINUE TO AND SHALL BE REPELLED AND CLINING FOR ON THE PLAN. SPECIAL NOTE: THE CITY OF GROVELAND SPECIFICS SHALL BE OBSERVED.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, WHICH SHALL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER.
 5. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 6. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 7. ALL CONCRETE SHALL BE REINFORCED CONCRETE PER CODE. A MINIMUM OF 4% REINFORCEMENT SHALL BE PROVIDED THROUGHOUT THE CONSTRUCTION.
 8. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 9. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 10. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 11. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 13. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 15. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 16. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 17. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 18. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.
 19. ALL PILES SHALL HAVE A MINIMUM COVER OF 36 INCHES OF COVER.
 20. THE CONTRACTOR SHALL PROVIDE THE NECESSARY MEASUREMENTS FOR THE CONSTRUCTION OF THE STRUCTURES.



DATE: 01/21/08
DESIGNER: TJK
APPROVED BY: [Signature]
SCALE: 1" = 40'
REVISIONS: 01/21/08 BY: [Signature] FOR: [Signature]

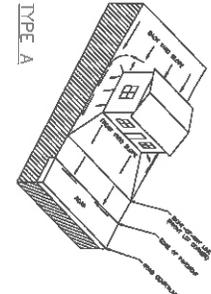
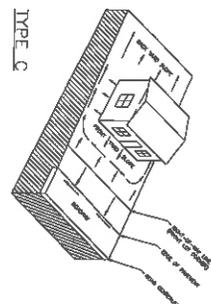
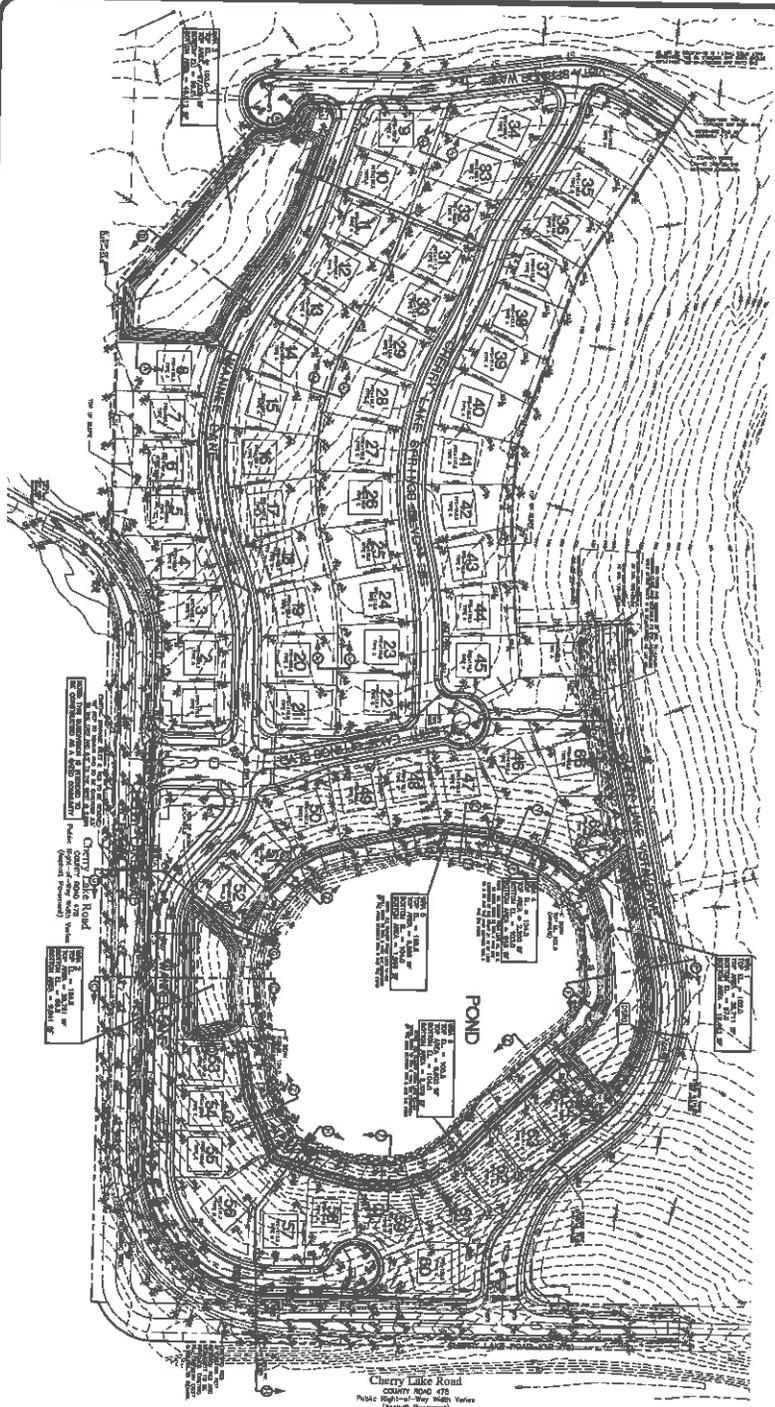
SPRINGS AT CHERRY LAKE
 SECTION 3; TOWNSHIP 22S; RANGE 25E, CITY OF GROVELAND, FLORIDA
 OWNER/DEVELOPER: L&D LLC, ET AL
 ADDRESS: P.O. BOX 97, BELL, FL 32619 PHONE: (352) 463-2942

THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
 Planning, Design, Permitting, Inspection
 1135 EAST AVENUE, CLERMONT, FL 34711
 PHONE: (352) 394-8514 FAX: (352) 594-8541
 Certificate of Authorization No. 00229972

PRELIMINARY PLAN - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

THOMAS L. KNIGHT
 02/12

PROJECT NO.
 K06-11
 DRAWING
 PLAN
 SHEET 5 OF 12



TYPICAL LOT GRADING PLANS
N.T.S.



LEGEND

---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	PROPOSED DRIVEWAY
---	EXISTING DRIVEWAY
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED FENCE LINE
---	EXISTING FENCE LINE
---	PROPOSED STAIR WALL
---	EXISTING STAIR WALL
---	PROPOSED SLOPE INDICATION
---	EXISTING SLOPE INDICATION
---	PROPOSED FLOOR FINISH
---	EXISTING FLOOR FINISH
---	PROPOSED CONCRETE
---	EXISTING CONCRETE
---	PROPOSED STONE WALL
---	EXISTING STONE WALL
---	PROPOSED DRIVEWAY
---	EXISTING DRIVEWAY
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED FENCE LINE
---	EXISTING FENCE LINE
---	PROPOSED STAIR WALL
---	EXISTING STAIR WALL
---	PROPOSED SLOPE INDICATION
---	EXISTING SLOPE INDICATION
---	PROPOSED FLOOR FINISH
---	EXISTING FLOOR FINISH
---	PROPOSED CONCRETE
---	EXISTING CONCRETE
---	PROPOSED STONE WALL
---	EXISTING STONE WALL

- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED FENCE LINE
- EXISTING FENCE LINE
- PROPOSED STAIR WALL
- EXISTING STAIR WALL
- PROPOSED SLOPE INDICATION
- EXISTING SLOPE INDICATION
- PROPOSED FLOOR FINISH
- EXISTING FLOOR FINISH
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED STONE WALL
- EXISTING STONE WALL

PRELIMINARY PLAN - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

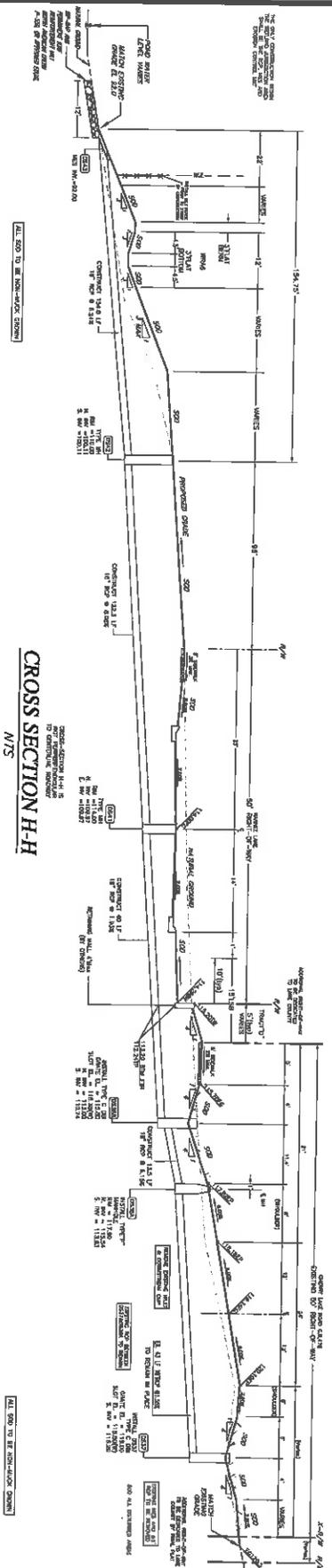
THOMAS L. KNIGHT
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

PROJECT NO.
K08-1
GRADING
PLAN
SHEET 6 OF 12

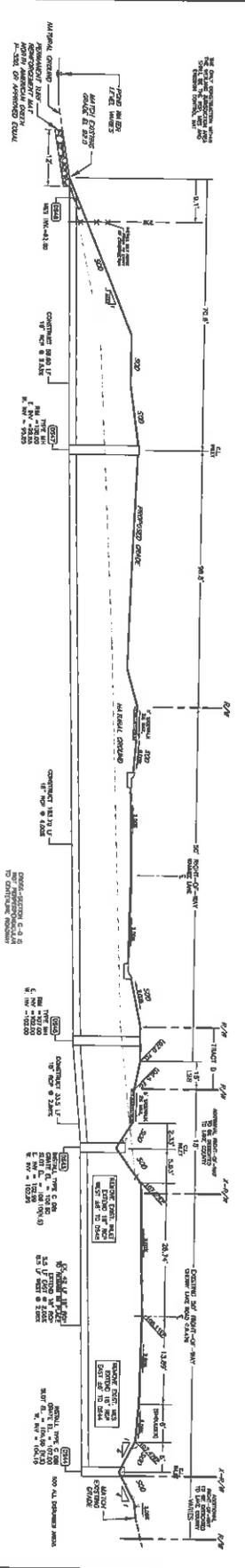
DATE: NOVEMBER 2014
DRAWN BY: TJK
CHECKED BY: TJK
SCALE: 1" = 40'
REVISIONS:
NO. DATE DESCRIPTION
1 11/14/14

SPRINGS AT CHERRY LAKE
SECTION 3; TOWNSHIP 22S; RANGE 25E, CITY OF GROVELAND, FLORIDA
OWNER/DEVELOPER: L&D LLC, ET AL
ADDRESS: P.O. BOX 97, BELL, FL 32619 PHONE: (352) 463-2942

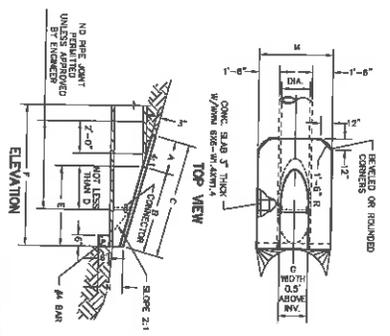
THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
Planning, Design, Permitting, Inspection
1135 EAST AVENUE, CLERMONT, FL 34711
PHONE: (352) 394-8314 FAX: (352) 394-8341
Certificate of Authorization No. 00029972



CROSS SECTION H-H
N.T.S.



CROSS SECTION G-G
N.T.S.



SEE F.O.D.T. MODEL NO. 822 INCLUDING VARIATIONS

NO.	A	B	C	D	E	F	G	H	I	J
18"	1.07	3.24	4.71	2.58	6.02	1.41	4.87	1.21		
24"	2.06	3.83	5.91	3.58	7.02	1.77	5.57	1.28		
30"	3.15	4.88	7.07	4.58	8.02	2.00	6.02	1.28		
36"	4.24	5.93	8.23	5.58	9.02	2.24	6.57	1.30		
42"	5.33	7.02	9.38	6.58	10.02	2.48	7.12	1.30		

MITERED END SECTION

PRELIMINARY PLAN - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

THOMAS L. KNIGHT
#2914

PROJECT NO.
#2914
TYPICAL
CROSS-SECTIONS
SHEET 11 OF 12

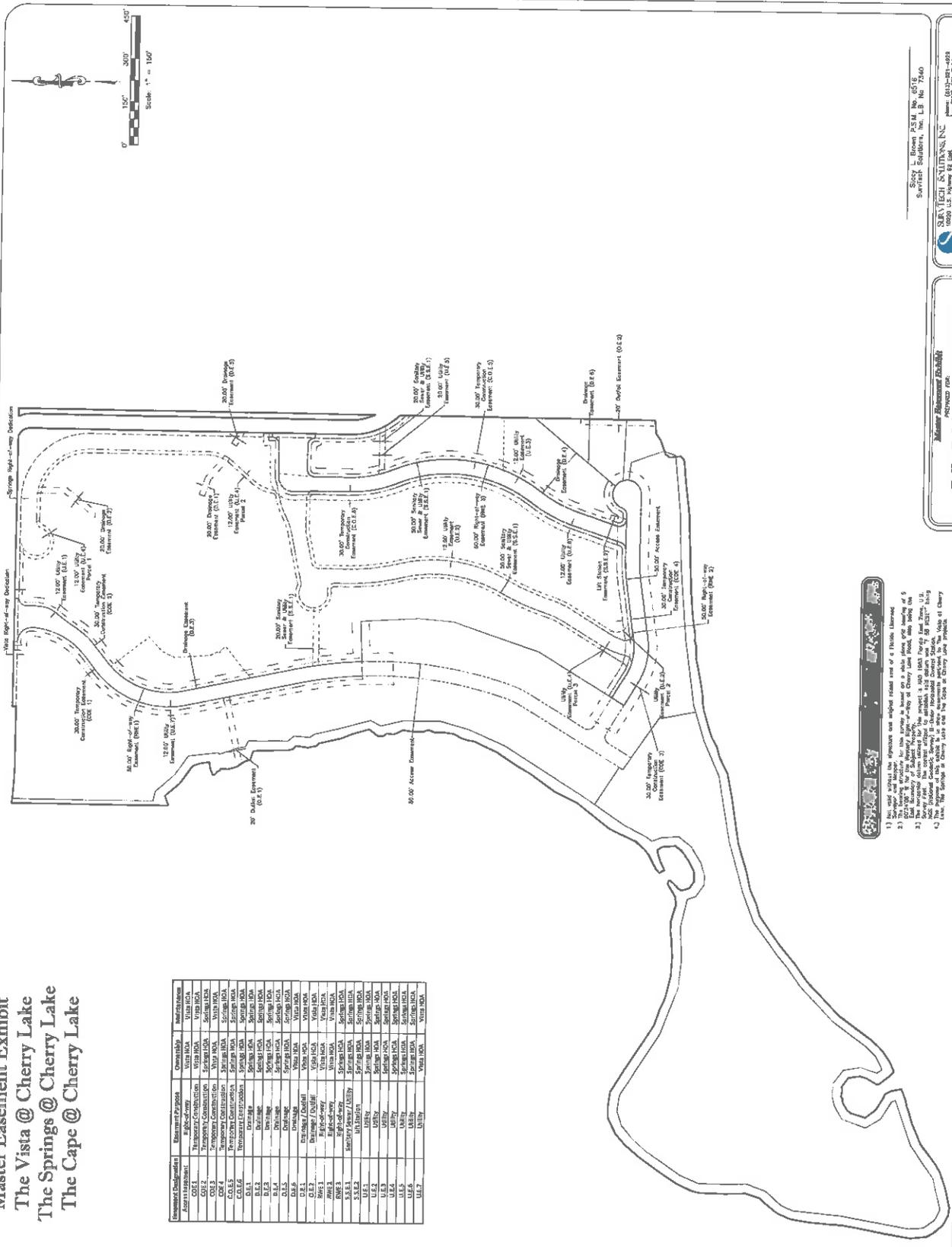
DATE: NOVEMBER 2014
DRAWN BY: T.L.K.
APPROVED BY: T.L.K.
SCALE: AS SHOWN
REVISIONS: (0) / 1/18 REVISIONS PER SET

SPRINGS AT CHERRY LAKE
SECTION 3; TOWNSHIP 22S; RANGE 25E, CITY OF GROVELAND, FLORIDA
OWNER/DEVELOPER: L&D LLC, ET AL
ADDRESS: P.O. BOX 97, BELL, FL 32619 PHONE: (352) 463-2942

THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
Planning, Design, Permitting, Inspection
1188 EAST AVENUE, CLEERMONT, FL 34711
PHONE: (352) 504-8514 FAX: (352) 504-8514
Certificate of Authorization No. 00029972

Master Easement Exhibit The Vista @ Cherry Lake The Springs @ Cherry Lake The Cape @ Cherry Lake

Equipment Designation	Easement Purpose	Owner/Title	Notes/Location
ASBESTOS ABATEMENT	Right-of-Way	Vista MHA	Vista MHA
CON-1	Temporary Construction	Vista MHA	Vista MHA
CON-2	Temporary Construction	Vista MHA	Vista MHA
CON-3	Temporary Construction	Vista MHA	Vista MHA
CON-4	Temporary Construction	Vista MHA	Vista MHA
CON-5	Temporary Construction	Vista MHA	Vista MHA
CON-6	Temporary Construction	Vista MHA	Vista MHA
CON-7	Temporary Construction	Vista MHA	Vista MHA
CON-8	Temporary Construction	Vista MHA	Vista MHA
CON-9	Temporary Construction	Vista MHA	Vista MHA
CON-10	Temporary Construction	Vista MHA	Vista MHA
CON-11	Temporary Construction	Vista MHA	Vista MHA
CON-12	Temporary Construction	Vista MHA	Vista MHA
CON-13	Temporary Construction	Vista MHA	Vista MHA
CON-14	Temporary Construction	Vista MHA	Vista MHA
CON-15	Temporary Construction	Vista MHA	Vista MHA
CON-16	Temporary Construction	Vista MHA	Vista MHA
CON-17	Temporary Construction	Vista MHA	Vista MHA
CON-18	Temporary Construction	Vista MHA	Vista MHA
CON-19	Temporary Construction	Vista MHA	Vista MHA
CON-20	Temporary Construction	Vista MHA	Vista MHA
CON-21	Temporary Construction	Vista MHA	Vista MHA
CON-22	Temporary Construction	Vista MHA	Vista MHA
CON-23	Temporary Construction	Vista MHA	Vista MHA
CON-24	Temporary Construction	Vista MHA	Vista MHA
CON-25	Temporary Construction	Vista MHA	Vista MHA
CON-26	Temporary Construction	Vista MHA	Vista MHA
CON-27	Temporary Construction	Vista MHA	Vista MHA
CON-28	Temporary Construction	Vista MHA	Vista MHA
CON-29	Temporary Construction	Vista MHA	Vista MHA
CON-30	Temporary Construction	Vista MHA	Vista MHA
CON-31	Temporary Construction	Vista MHA	Vista MHA
CON-32	Temporary Construction	Vista MHA	Vista MHA
CON-33	Temporary Construction	Vista MHA	Vista MHA
CON-34	Temporary Construction	Vista MHA	Vista MHA
CON-35	Temporary Construction	Vista MHA	Vista MHA
CON-36	Temporary Construction	Vista MHA	Vista MHA
CON-37	Temporary Construction	Vista MHA	Vista MHA
CON-38	Temporary Construction	Vista MHA	Vista MHA
CON-39	Temporary Construction	Vista MHA	Vista MHA
CON-40	Temporary Construction	Vista MHA	Vista MHA
CON-41	Temporary Construction	Vista MHA	Vista MHA
CON-42	Temporary Construction	Vista MHA	Vista MHA
CON-43	Temporary Construction	Vista MHA	Vista MHA
CON-44	Temporary Construction	Vista MHA	Vista MHA
CON-45	Temporary Construction	Vista MHA	Vista MHA
CON-46	Temporary Construction	Vista MHA	Vista MHA
CON-47	Temporary Construction	Vista MHA	Vista MHA
CON-48	Temporary Construction	Vista MHA	Vista MHA
CON-49	Temporary Construction	Vista MHA	Vista MHA
CON-50	Temporary Construction	Vista MHA	Vista MHA
CON-51	Temporary Construction	Vista MHA	Vista MHA
CON-52	Temporary Construction	Vista MHA	Vista MHA
CON-53	Temporary Construction	Vista MHA	Vista MHA
CON-54	Temporary Construction	Vista MHA	Vista MHA
CON-55	Temporary Construction	Vista MHA	Vista MHA
CON-56	Temporary Construction	Vista MHA	Vista MHA
CON-57	Temporary Construction	Vista MHA	Vista MHA
CON-58	Temporary Construction	Vista MHA	Vista MHA
CON-59	Temporary Construction	Vista MHA	Vista MHA
CON-60	Temporary Construction	Vista MHA	Vista MHA
CON-61	Temporary Construction	Vista MHA	Vista MHA
CON-62	Temporary Construction	Vista MHA	Vista MHA
CON-63	Temporary Construction	Vista MHA	Vista MHA
CON-64	Temporary Construction	Vista MHA	Vista MHA
CON-65	Temporary Construction	Vista MHA	Vista MHA
CON-66	Temporary Construction	Vista MHA	Vista MHA
CON-67	Temporary Construction	Vista MHA	Vista MHA
CON-68	Temporary Construction	Vista MHA	Vista MHA
CON-69	Temporary Construction	Vista MHA	Vista MHA
CON-70	Temporary Construction	Vista MHA	Vista MHA
CON-71	Temporary Construction	Vista MHA	Vista MHA
CON-72	Temporary Construction	Vista MHA	Vista MHA
CON-73	Temporary Construction	Vista MHA	Vista MHA
CON-74	Temporary Construction	Vista MHA	Vista MHA
CON-75	Temporary Construction	Vista MHA	Vista MHA
CON-76	Temporary Construction	Vista MHA	Vista MHA
CON-77	Temporary Construction	Vista MHA	Vista MHA
CON-78	Temporary Construction	Vista MHA	Vista MHA
CON-79	Temporary Construction	Vista MHA	Vista MHA
CON-80	Temporary Construction	Vista MHA	Vista MHA
CON-81	Temporary Construction	Vista MHA	Vista MHA
CON-82	Temporary Construction	Vista MHA	Vista MHA
CON-83	Temporary Construction	Vista MHA	Vista MHA
CON-84	Temporary Construction	Vista MHA	Vista MHA
CON-85	Temporary Construction	Vista MHA	Vista MHA
CON-86	Temporary Construction	Vista MHA	Vista MHA
CON-87	Temporary Construction	Vista MHA	Vista MHA
CON-88	Temporary Construction	Vista MHA	Vista MHA
CON-89	Temporary Construction	Vista MHA	Vista MHA
CON-90	Temporary Construction	Vista MHA	Vista MHA
CON-91	Temporary Construction	Vista MHA	Vista MHA
CON-92	Temporary Construction	Vista MHA	Vista MHA
CON-93	Temporary Construction	Vista MHA	Vista MHA
CON-94	Temporary Construction	Vista MHA	Vista MHA
CON-95	Temporary Construction	Vista MHA	Vista MHA
CON-96	Temporary Construction	Vista MHA	Vista MHA
CON-97	Temporary Construction	Vista MHA	Vista MHA
CON-98	Temporary Construction	Vista MHA	Vista MHA
CON-99	Temporary Construction	Vista MHA	Vista MHA
CON-100	Temporary Construction	Vista MHA	Vista MHA



- 1) This map is subject to the easements and encumbrances shown on the title block.
- 2) The easement shown for the Vista @ Cherry Lake is based on a title block dated 10/15/10.
- 3) The easement shown for The Springs @ Cherry Lake is based on a title block dated 10/15/10.
- 4) The easement shown for The Cape @ Cherry Lake is based on a title block dated 10/15/10.

Survey, L. Boone P.S.M. No. 6716
 Surveyed: October, Inc. L.B. No. 7540
 SUBV. TECH. SURVEYING, INC.
 10000 U.S. Highway 84 East
 Denver, Colorado 80231
 Phone: (303) 751-4223
 Fax: (303) 751-4224
 Email: info@subvtech.com
 Website: www.subvtech.com

Master Easement Exhibit
 The Vista @ Cherry Lake

