



Record and Return to:  
City of Groveland  
156 S. Lake Avenue  
Groveland, FL 34736

INSTRUMENT #2018115879  
OR BK 5178 PG 1658 - 1660 (3 PGS)  
DATE: 10/2/2018 2:02:12 PM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$27.00

**ORDINANCE 2018-09-29**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, AMENDING ORDINANCE 2015-11-32, (THE PUD) TO MODIFY OPEN SPACE USE ON THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY CASCADES OF GROVELAND HOMEOWNERS ASSOCIATION, INC. LOCATED AT W. LIBBY ROAD, GROVELAND, LAKE COUNTY, FLORIDA, PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; REPEALING ALL ORDINANCES OR PORTIONS OF ORDINANCES IN CONFLICT HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Trilogy subdivision, formally known as Cascades, is located off Wilson Lake Parkway and was zoned Planned Unit Development in Ordinance 2002-09-41 and thereafter amended in Ordinance 2002-09-41A, Ordinance 2013-12-27, Ordinance 2015-09-30 and Ordinance 2015-11-32 (collectively, the "PUD");

**WHEREAS**, CASCADES OF GROVELAND HOMEOWNERS ASSOCIATION, INC., the owner and applicant of a portion of the property described in the PUD wishes to amend the PUD by permitting installation of a solar energy system with solar collections and related equipment in an open space tract owned by Cascades of Groveland Homeowners Association, Inc.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

**Section 1: Purpose and Intent.**

The zoning classification of the following described property, being situated in the City of Groveland, Florida, shall remain designated as PUD as defined in the City of Groveland Land Development Code. The PUD, pursuant to the application by the owner Cascades of Groveland Homeowners Association, Inc. of the property hereinafter described, to amend the PUD zoning designation granted in Ordinance 2002-09-41 as thereafter amended in Ordinance 2002-09-41A, Ordinance 2013-12-27, Ordinance 2015-09-30 and Ordinance 2015-11-32, is amended as set forth below and except as amended herein the remaining provisions of Ordinance 2015-11-32 shall remain unchanged and in full force and effect.

**LEGAL DESCRIPTION OF PROPERTY OWNED BY CASCADES OF GROVELAND HOMEOWNERS ASSOCIATION, INC. AND AFFECTED BY THIS PUD AMENDMENT:**

**TRACT M OF CASCADES OF GROVELAND PHASE 2 AS RECORDED IN PLAT BOOK 56, PAGE 17 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.**

**Section 2:**

**Recreational and Open Space**

A minimum of 25% (333 +/- acres) shall be recreational and open space. The open space shall include, but not be limited to, project buffer areas, recreation areas, drainage areas, retention areas, landscaped areas and community parks. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site and shall be directly accessible to the largest practicable number of residential lots.

The following recreational uses and open space uses are permitted:

- Clubhouse with associated amenities such as pool, tennis courts, shuffleboard courts or other recreational amenities;
- Children's playground;
- Ball park;
- Basketball;
- Football/soccer fields;
- Multi-purpose trail;
- Other recreational uses not prohibited by the Land Development Regulations.
- Solar energy system with solar collectors and related equipment. The existing sod berm facing Lake Wilson Parkway shall satisfy the perimeter landscape buffer requirements in Sec. 133-67 of the Land Development Regulations. In addition, a seven-foot-high black vinyl clad fence is allowed provided it is located on the interior side of the existing sod berm so it is not visible from Wilson Lake Parkway (Sec. 137-113 of the Land Development Regulations).

**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.**

That 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.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 17 day of September, 2018.



HONORABLE DINA SWEATT, MAYOR  
City of Groveland, Florida

ATTEST:

Virginia Wright  
City Clerk

Approved as to Form:

Anita Geraci Carver  
Anita Geraci Carver  
City Attorney

Passed First Reading 9-4-2018  
Passed Second Reading 9-17-2018

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

	YEA	NAY
John Griffin	✓	
Tim Loucks		
Mike Radzik	✓	
Mike Smith	✓	
Dina Sweatt	✓	