

ORDINANCE 2002-08-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM PUD LAKE COUNTY TO PUD CITY OF GROVELAND FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY PARADISE LAKES ESTATES, INC AND GASISOITAME, INC. AND LOCATED AT STATE ROAD 50, 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:

Tracts 34, 35, 36, 37, 38, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 63 and 64, in Section 21, Township 22 South, Range 25 East, according to the Plat of Groveland Farms, recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, LESS road right-of-way.

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. Conserve open land, including those areas containing unique and sensitive natural features such as natural upland habitats, floodplains and wetlands, by setting them aside from development;
2. Provide a network of open space provision;
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 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;
5. Create an attractive and high quality environment which is compatible with the scale and character of the local environment; and
6. Develop a residential area that is safe, comfortable and attractive to pedestrians.

Land Uses

The Concept Plan for the Project is attached hereto as Exhibit "A" and is an integral part of this PUD document. In accordance with Policy 1-3.6.5 of the City's Comprehensive Plan, development is to be clustered to preserve valuable open space, protect significant natural features and sensitive environmental areas, allow more efficient utilization of land, promote innovative residential design and encourage diversity of housing.

Residential

The development may have a maximum of 400 dwelling units. These may comprise single family detached homes, attached villas or townhomes. Villas or townhomes shall not comprise more than 20% of the total dwelling units.

Setbacks

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

Front:	20 feet
	15 feet if dwelling has covered front porch
Side:	5 feet
Rear:	10 feet
Street side:	10 feet

Zero Lot Line

Zero Lot Line development will be permitted on the Project site. Along any Zero Lot Line yard, the wall of any dwelling unit shall be constructed without doors. Easements shall be placed on the lot abutting any Zero Lot Line yard to permit access for maintenance, construction, drainage and other purposes for the benefit of the Zero Lot Line. Examples of Zero Lot Line standards are shown on the attached Exhibit B.

Setbacks

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

Side: 0 feet
Rear: 10 feet
Minimum Building Separation: 10 feet

Dwelling Size

There is no minimum lot size.

The minimum dwelling size for all single family residences shall be 1,500 square feet of heated/air conditioned space under roof, exclusive of garage, carports and porches.

The minimum dwelling size for all villas/townhomes shall be 1,000 square feet of heated/air conditioned space under roof, exclusive of garage.

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 50 feet with a minimum street frontage of 20 feet.

Lot Coverage

Lots shall have a maximum lot coverage of 50% 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.

Accessory Buildings

No accessory buildings will be allowed.

The Owner/Developer shall adopt deed restrictions which prohibit manufactured or otherwise prefabricated homes.

Recreation and Open Space

A minimum of 60% (94.72 +/- acres) shall be recreational and open space. The open space shall include, but not be limited to, lakes, preserved wetlands, project buffer areas, upland habitat areas, recreation areas, draining areas, retention areas, landscaped areas and community parks. Up to 20% of the open space requirement may be included in private yards.

The following recreational uses are permitted:

- Clubhouse with associated amenities such as pool, tennis courts, shuffleboard courts or other recreational amenities;
- Children's playground;
- Multi-purpose trail; and
- Other recreational uses not prohibited by the Land Development Regulations.

Conservation

Approximately 10 acres of the identified upland Sandhill community will be preserved as an open space conservation area and may be used for passive recreation in accordance with Policy 5-1.6.4.

Boat Docks

A single lane boat ramp and communal dock shall be permitted on Lakes Sumner and Douglas for use by all residents of the PUD.

Pedestrian/Bicycle/Multi-purpose Trail

A pedestrian/bicycle/multi-purpose trail shall be provided throughout the open space system to provide access to the lakes and community facilities. This shall be constructed of a pervious material.

Wetlands Buffer Requirement

No development shall be allowed within jurisdictional wetlands on the property. An upland buffer of 50 feet from the delineated wetland line shall be provided and maintained by the Homeowners Association, developer or home owner. This upland buffer is in addition to and shall not form part of any front, side or rear yard setback.

Phasing

The Project may be constructed in phases. Each phase shall be developed in conformance with this ordinance and no individual phase may exceed the densities or intensities projected in the Concept Plan.

Public Facilities

Potable Water and Wastewater

The Project shall be connected to the City Potable Water system and the City Sanitary Sewer system, prior to any Certificate of Occupancy being issued for any structure (except temporary construction uses) on the Project. Expansion of the City Potable Water and Sanitary Sewer systems shall be negotiated by separate Utility Agreement between the City and the Owner/Developer. Such Utility Agreement may include prepayment of impact fees to aid expansion of facilities, reimbursement of offsite costs paid by the Owner/Developer by impact fee credits and/or cash reimbursement at the time of interconnections and reuse lines for irrigation purposes. Irrigation of common areas within the Project may be connected to an on-site irrigation well or wells.

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 maximum of two ingress and egress points for the Project, subject to FDOT approval. These shall be in the approximate locations shown on the Concept Plan.

Streets and Sidewalks

All streets shall have a fifty foot (50') right-of-way. Street shall be a minimum of twenty feet (20') wide asphalt pavement with 24" miami curb. A minimum of a five foot (5') sidewalk shall be constructed along both sides of all streets except adjacent to the open space conservation area.

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).

Streets shall be laid out to promote pedestrian circulation and ease of access to the community areas. Provision shall be made for underground utilities. A typical street layout is illustrated at Exhibit C.

Shade trees shall be planted within the right-of-way of all streets. Such trees shall be spaced at intervals no greater than fifty feet along both sides of each street and the species shall comply with the City's Landscape Regulations for trees in the right-of-way.

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

Landscaping Requirements

Perimeter landscape buffers shall be as shown on the Concept Plan. A minimum of twenty foot (20') landscape buffer shall be placed along U.S. 50. The buffering shall conform to the landscape plan to be submitted by the applicant simultaneous with or prior to the filing of the first plat, which shall be subject to the approval of the City Council at its sole and absolute discretion.

Species

Landscaping within the development shall emphasize native species trees, shrubs and flowers to reduce maintenance, help ensure longevity, and to reinforce the natural environment of the area. Species should be selected partly on the basis of their visual interest at different times of the year. Among the species that are recommended in this ordinance are all trees native to Florida according to the Guide to the Vascular Plants of Central Florida by Richard P. Wunderlin, including, but not limited to those in the following table:

CANOPY TREES	UNDERSTORY TREES	SHRUBS
Live Oak (<u>Quercus virginiana</u>),	Drake Elm (<u>Ulmus parvifolia</u>)	Sweet Viburnum (<u>Viburnum odoratissimum</u>)
Laurel Oak (<u>Quercus laurifolia</u>),	Weeping Bottlebrush (<u>Callistemon viminalis</u>)	Sandanka Viburnum (<u>Viburnum suspensum</u>)
Shumard Oak (<u>Quercus shumardii</u>),	Redbud (<u>Cercis canadensis</u>)	Privet (<u>Ligustrum lucideum</u>)
Red Maple (<u>Acer rubrum</u>),	Dogwood (<u>Cornus florida</u>)	Waxed Leaf Ligustrum (<u>Ligustrum japonicum</u>)
Sweetgum (<u>Liquidambar styraciflua</u>),	Cherry Laurel (<u>Prunus caroliniana</u>)	Podocarpus (<u>Podocarpus macrophyla</u>)
Southern Magnolia (<u>Magnolia grandiflora</u>),	Wax Myrtle (<u>Myrica cerifera</u>)	Pittosporum (<u>Pittosporum tobira</u>)
Sweet Bay (<u>Magnolia virginiana</u>) and	Crape Myrtle (<u>Lagerstromia indica</u>)	Saw Palmetto (<u>Serenoa repens</u>)
Longleaf Pine (<u>Pinus palioitii</u>).	Red Cedar (<u>Juniperus silicicola</u>)	Azaleas (<u>Rhododendron spp.</u>)
Loblolly Pine (<u>Pinus taeda</u>)	Yaupon Holly (<u>Ilex vomitoria</u>)	
Bald Cypress (<u>Taxodium distichum</u>)	American Holly (<u>Ilex opaca</u>)	
	Sand Pine (<u>Pinus clausa</u>)	
	Slash Pine (<u>Pinus elliottii</u>)	

Canopy trees shall have a minimum DBH size of 2 inches, and understory trees a minimum of 1.5 inches, measured 4 inches above the ground upon planting. Shrubs shall be a minimum of 30 inches in height and 3 gallons immediately upon planting. All landscaped and common areas shall be properly irrigated.

Lighting

Decorative street lighting shall be installed at every intersection, at the end of each cul-de-sac and at intervals of 300 feet, or as approved by the City Staff. Street lighting shall be installed by the Owner/Developer. This may be provided by individual decorative yard lamps so long as those lamps are illuminated by bulbs of at least 60 watts and are no more than 100 feet apart.

Signage

All signage on the Property shall be ground signage and shall comply with the City Land Development Regulations.

Building Design

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. These design principles are illustrated in Exhibit D.

- 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.
- Exterior wall materials may include stucco, wood clapboarding (including vinyl or aluminum imitation clapboard siding, or brick of a shape, color and texture similar to that found in the City.
- The creation of visual richness should be considered when choosing materials and details. Local characteristics are encouraged.
- The use of front porches and 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.

Environmental Assessment

A more detailed analysis of gopher tortoise burrow locations will be required, together with a management plan, prior to any Development Order being issued regarding the Project.

Educational Facilities Benefit District

The establishment of an Education Facilities Benefit District shall be the subject of a separate Agreement between the City and the Owner/Developer. This will assist in financing the construction and maintenance of educational facilities in the City.

Maintenance of Common Areas

Maintenance of all common areas within 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. The provision of on/off-site adult recreation facilities may be credited towards the recreation impact fee requirement.

City of Groveland Community Redevelopment Area

A voluntary contribution of \$100 per home will be sought from the developer/builder towards improvements to the Groveland Community Redevelopment Area. This money shall be held by the Community Redevelopment Trust Fund and will be used towards the development and/or implementation of the Community Redevelopment Plan.

Amendments

Any substantial deviation from the PUD Concept 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.

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.

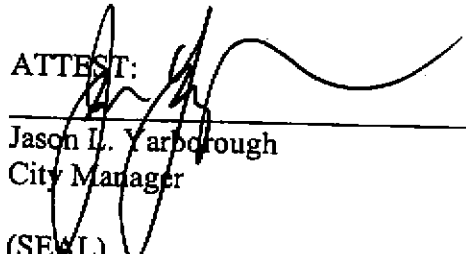
This Ordinance shall become effective immediately upon its approval and adoption by the City Council.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 7th day of April, 2003.



HONORABLE CONNIE FLEETWOOD, MAYOR
City of Groveland Florida

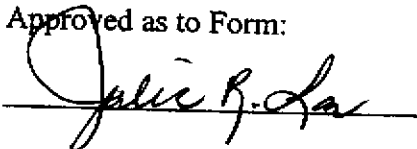
ATTEST:



Jason L. Yarbrough
City Manager

(SEAL)

Approved as to Form:



Julia R. Law
City Attorney

Passed First Reading 9/05/02
Passed Second Reading 4/07/03

LEGEND

PROJECT BOUNDARY

TRAILS

Buffer

Community Center

Community Park

Conservation Areas

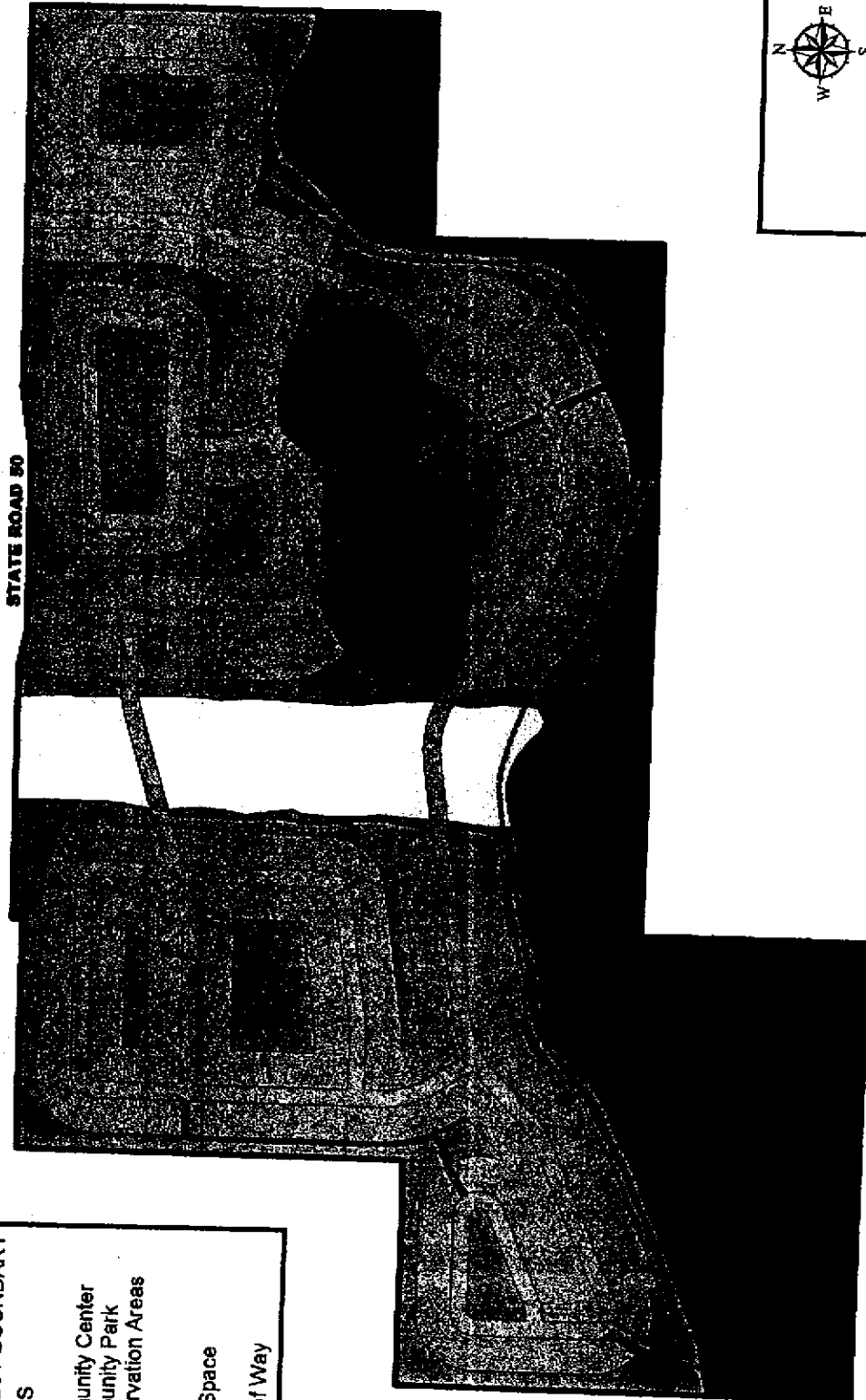
Lakes

Lots

Open Space

Ponds

Right of Way



Scale: 1 inch = 500 feet

**JOHNSON/CATTARUZZA
CITY OF GROVELAND
LAKE COUNTY, FLORIDA**

EXHIBIT A

CONCEPTUAL PLAN

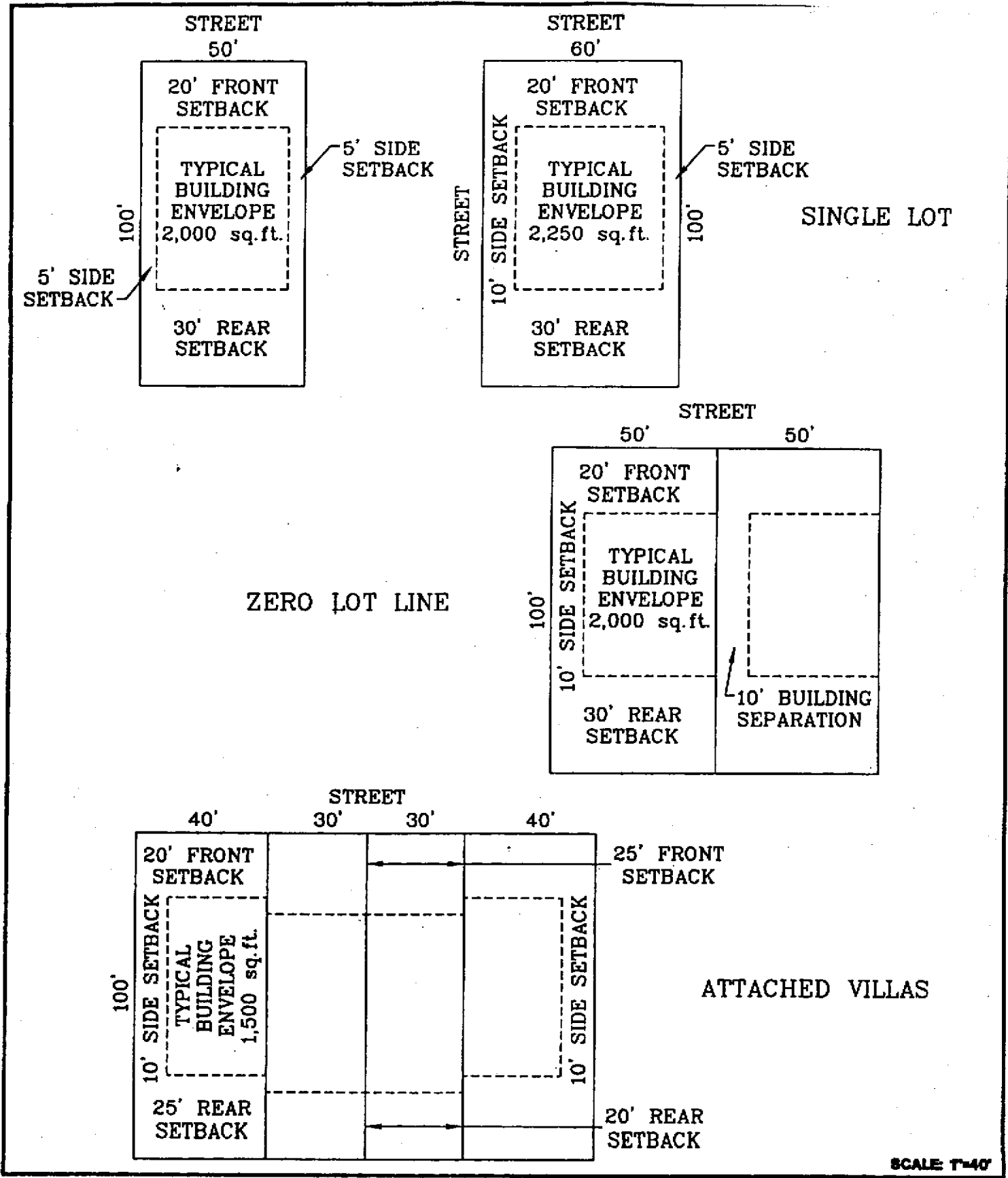
Project No.: 507/02-20

File No.: 507-02_all.apr

Date: 7/8/02

Created By: NTL

LPO Urban & Regional Planners, Inc.
 20100 US Highway 41, Suite 1 / 32913-1494
 Royal Palm Beach, Florida 33411 / Fax (561) 381-6377



SCALE: 1"=40'

**CITY OF GROVELAND
LAKE COUNTY, FLORIDA
EXHIBIT B
TYPICAL LOT LAYOUTS**

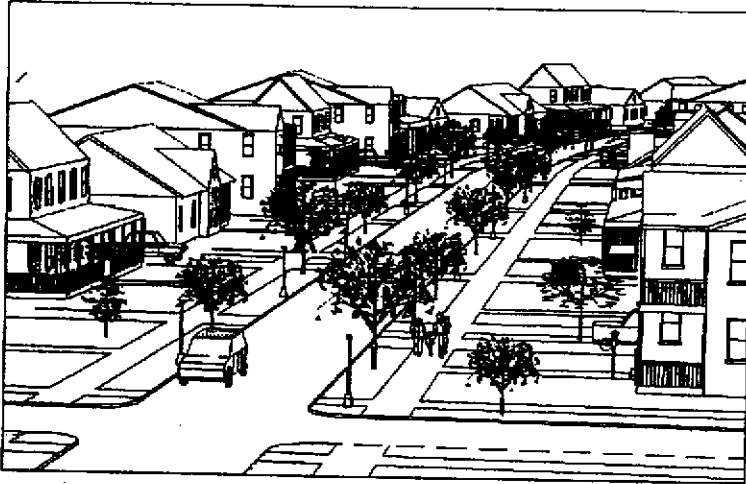


Urban & Regional Planners, Inc.

2001 OLD U.S. HIGHWAY 441, MT. DORA, FL 32797
(352)383-1444/FAX (352)383-3677/LP01070306.000

FILE#: 60702-2003	DATE: 7/3/02	REVISED:	DRAWN: NTL
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DESIGN PRINCIPLES



Tree lined streets provide shade for pedestrians and improve appearance of street.

Diversity of building styles improves character of development.



Reduced setback requirement for houses with front porches





Site's topography should be used in house design to maximize views of open space and lakes.



Variety in roof heights and styles add interest to streetscape.

CITY OF GROVELAND

STAFF REPORT: PARADISE LAKES ESTATES, INC AND
GASISOITAME, INC. (507/02/20)
ANNEXATION & REZONING

General Location: S. R. 50

Number of Acres: 157.86 +/- acres

Current Zoning: PUD (Lake County)

Proposed Zoning: PUD (City of Groveland)

Description of Project:

The applicants Paradise Lakes Estates, Inc. and Gasisoitame, Inc. would like to annex in 157.86 +/- acres of Lake County. It is requested that the Future Land Use be changed from Ridge in Lake County to Green Swamp Single Family Low Density (GSSFLD) and Conservation in the City of Groveland, and that the zoning be changed from PUD in Lake County to PUD in the City of Groveland, for the purposes of developing the property. The GSSFLD Future Land Use would, in principle allow up to 4 dwellings/acre.

This report considers only the annexation and rezoning request. The comprehensive plan amendment is considered in a separate report which covers all comprehensive plan changes being proposed as part of the twice yearly large-scale comprehensive plan amendment process.

The site is located at the eastern edge of the City to the south of S. R. 50 and comprises former citrus grove. To the north of the site is Green Valley West, Green Valley Country Club and vacant commercial land. To the south is Sumner Lake. Immediately to the west, close to the road is a small residential development with undeveloped land to the south-west. On the site's eastern boundary between it and Max Hook Road is undeveloped land. The majority of the site is upland with approximately 39 acres of the site wetland.

This site is currently subject to a PUD zoning in Lake County and has a Settlement Agreement dated May 1993 permitting 122 lots. Following assessment of the settlement agreement and discussion with the Department of Community Affairs, it appears that the main reasons for the agreement related to septic tanks and their drainfields, the placement of wetlands in a conservation easement and a restriction on structures in the floodplain. Due to the fact that this development will be served by City sewer and the City's comprehensive plan policies provide for protection of wetlands and floodplain within the Green Swamp Area of Critical State Concern, these factors will be covered by the proposed new future land use designation in the City.

Annexation

The site fulfills the annexation requirements.

PUD Proposal

The proposed PUD zoning is set out in Ordinance No. 2002-08-30. Due to the location of the site within the Green Swamp Area of Critical State Concern, the site has particular constraints which have to be addressed. These include a 60% open space requirement, preservation of as much of any upland habitat as possible within that 60%, 50 foot setbacks from the jurisdictional wetland line and clustering development to assisting in the retention of open space.

An Environmental Assessment of the site was undertaken. This identified 5 types of land use and 6 wetland habitats. An area of native "sandhill" vegetation was found in the central portion of the property which extends to approximately 10.84 acres. The gopher tortoise was the only protected species of wildlife observed during the field investigation.

The concept plan attached to the PUD takes into account these wetland and habitat constraints and provides for development to be clustered with open spaces between the houses and around the wetland areas. The sandhill community is proposed to be preserved as a conservation area. Also included within the PUD ordinance are details such as minimum dwelling sizes, lot coverage, landscaping, access and design. It is intended that these guidelines will encourage a good development for the city.

Development Impacts

The impacts of the proposal are dealt with in more detail in the associated report on the comprehensive plan amendment. In summary, the City has sufficient capacity in respect of water, sewer and road infrastructure to accommodate the development of this site.

Recreation and Open Space

The proposed development will generate a requirement for recreation facilities. Based on the proposed PUD the projected requirement is approximately 3 acres. Due to the open space requirement there is more than sufficient space available for such provision. A children's play area should be provided within the development. A homeowners association should take responsibility for the future maintenance of any on-site recreation and open space provision.

Financial Analysis

The attached financial analysis indicates that this site can provide a positive revenue stream.

Surrounding Zonings

East:	RMRP (Lake County)
North:	R-2 and C-1 (City of Groveland)
West:	R-6 and Agriculture (Lake County)
South:	Agriculture and CUP (Lake County)

Surrounding Future Land Use Designations

East: Ridge (Lake County)
North: Multi-Family High Density and Commercial (City of Groveland)
West: Ridge (Lake County)
South: Transitional (Lake County)

Staff Recommendation

This site meets the City's criteria for annexation. The proposed zoning is in accordance with the proposed Future Land Use and the principles of the City's Comprehensive Plan and Land Development Regulations. Staff recommends approval.

Financial Analysis

One Time Revenue From Impact Fees

Impact Fee Type	Residential	
City of Groveland		
Fire	400 x \$357.7	\$143,080
Park	400 x \$194.6	\$77,840
Police	400 x \$172.4	\$68,960
Water	400 x \$771	\$308,400
Sewer	400 x \$1,239	\$495,600
3% of Lake County		\$41,052
City Total		\$1,134,932
Lake County		
Traffic	400 x \$2,189	\$875,600
School	400 x \$1,232	\$492,800
County Total		\$1,368,400

Annual Revenue Projections

Income	Total
Ad Valorem Taxes	\$300,000
Other Taxes & Revenue	\$746,960
Water & Sewer	\$288,000
Total	\$1,334,960
Expenditure	
General Government	\$928,096
Water & Sewer	\$209,600
Total	\$1,137,696
Surplus/Shortfall	+ \$197,264