

RESOLUTION 2000-09-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING A SPECIAL EXCEPTION USE IN ORDER TO CREATE A PUD, ON THE HEREIN DESCRIBED PROPERTY LOCATED AT THE SOUTHEAST CORNER OF S.R. 33 AND ANDERSON STREET, CITY OF GROVELAND, FLORIDA, OWNED BY MR. LAWSON WOLFE ; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Mr. Lawson Wolfe, has petitioned for a special exception use permit for a PUD, for property owned by Mr. Lawson Wolfe and located at the Southeast corner of S.R. 33 and Anderson Street, in the City of Groveland, Florida; and

WHEREAS, such property is more particularly described as

That portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 30, township 22 south, range 25 east, Lake County, Florida, lying east of the east right-of-way line of State Road no 33: less and except: the north 20 feet thereof. Less southern edge - phase 1, according to the plat thereof, as recorded in plat book 32, page 17, public records of Lake County, Florida. Containing 7.762 acres, more or less, and being subject to any easements or rights of way of record.

And

WHEREAS, owner desires to request a conditional use permit for a PUD from the City of Groveland Land Development Regulations to allow a residential PUD on 7.762 acres of land; and

WHEREAS, to accommodate a special exception use permit to create a PUD contained in the City of Groveland Code of Ordinance, Appendix A Zoning is required; and

WHEREAS, the City Council has considered the petition in accordance with standards for granting special exception use permits contained in Section 10.01, City of Groveland Code of Ordinances, NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, as follows:


1. The petition for PUD filed by Mr. Lawton Wolfe., for property located at Southeast corner of S.R. 33 and Anderson Street, City of Groveland, more particularly illustrated on Exhibit A attached and described below:
 - a. 7.762 acres
 - b. 46 units
 - c. 60% open space
 - d. 6 units/acre


2. The special conditions shall consist of: change the lot width from 90' to 65'; the front setbacks from 25' to 20'; the side setbacks from R-O-W from 15' to 10'; the lot size from 10,000 square feet to 7,425 square feet +/-; lot coverage from 40% to 55%; the R-O-W width from 50' to 39' and change the pavement width from 24' to 20'.

ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this 18th day of Sept., 2000.

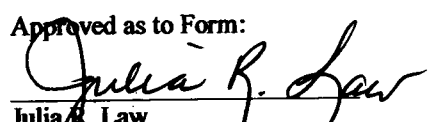
Passed First Reading

9/18/2000


HONORABLE MICHAEL WHITAKER, MAYOR
City of Groveland, Florida

ATTEST:

Jason L. Yarborough
City Manager

(SEAL)

Approved as to Form:

Julia R. Law
City Attorney

507-3K

CITY OF GROVELAND
PLANNING AND ZONING APPLICATION

Application # _____ Date: _____

Applicant Name: Mr. Lawson Wolfe, President
Address: Lancor Land Trust Co.
PO Box 120158, Clermont, FL 34712
Phone: 352-394-2116

- Application Type:
- Comprehensive Plan Amendment Subdivision Approval
 - Annexation Site Plan Approval
 - Rezoning Variance
 - Special Exception Use FD Road/Lot Vacation
 - Conditional Use Permit Development Order
 - Clearing Permit Concurrency Review
 - Other

Applicant is: Owner Agent Purchaser
 Lessee Optionee

Reason for Request: Planned Unit Development FD

Owner's Name: Mr. Lawson Wolfe, President
Address: PO Box 120158, Clermont, FL 34712
Phone: 352-394-2116

Property Address Or Vicinity: Southeast Corner S.R. 33 & Anderson St.
Size of Property: 7.762 Acres
Proposed Use of Property: Park Central - FD
Existing Zoning: R-2 Proposed Zoning: FD
Existing Future Land Use: MFD Proposed FLU: MFD

Current Number of Structures on the Property: 0
Current Utilities on Property: Central Water Central Sewer
 Well Septic Tank

- Required Attachments:
- 1. Copy of recorded deed(s) for the property.
 - 2. Owner's Affidavit
 - 3. Applicant's Affidavit (if applicable)
 - 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures (if applicable).
 - IFG 5. Surrounding property owners' names and addresses for all property lying within two hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property? NO Yes
If yes, describe: Concept Approval for Park Central FD

STAFF REVIEW OF APPLICATION: _____ DATE: _____

I have reviewed this application and verify that the City of Groveland has received all required attachments.
If not, an written explanation has been received and attached to this application.

City Staff: _____
Title: _____

May 31, 2000

Mr. Jason Yarborough, City Manager
City of Groveland
156 South Lake Avenue
Groveland, FL 34736

PROJECT: City of Groveland (507/3k)
SUBJECT: Park Central Preliminary Staff Report

Dear Jason:

LPG Urban and Regional Planners, Inc., has reviewed the proposed, Road/Lot Vacation, Special Exception Use (PUD), and Preliminary Subdivision Approval for the above referenced property and offer the following:

General Location:	Southeast Corner of S.R. 33 and Anderson St.
Number of Acres:	7.762 acres
Current Zoning:	R-2
Proposed Special Exception Use:	PUD
Current Future Land Use:	MFHD
Proposed Future Land Use:	MFHD

Description of Project:

The applicant, Mr. Lawson Wolfe, would like to request a special exception use for a PUD in the existing zoning of 7.762 acres of R-2, vacate lots #5 through #25, vacate Yancy St. and part of Oak Dr. and get a preliminary approval of PUD subdivision.

Impacts

Sewer: The proposed development is currently being serviced by central sewer.

Water: The proposed development is currently being serviced by central water.

Traffic: Traffic impacts are expected to be minimal, the existing plat provides for 25 duplex lots, the requested PUD is outlining 46 single family lots for a total difference of 4 lots which would equate to 38.2 less trips per day which is minimal.

Solid Waste: The solid waste generated by this project will be minimal and will be handled by the City's collection process.

Staff sees no problems with this application and recommends approval.

Should you have any questions, please do not hesitate to call.

Sincerely,

Shannon C. Suffron, BRM, MSc.
Planner

cc: Greg A. Beliveau, AICP

