

ORDINANCE 2003-05-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING THE ZONING FROM R-2 RESIDENTIAL LOW DENSITY CITY OF GROVELAND TO PUD CITY OF GROVELAND FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY FISHBACK GROVES, INC. AND LOCATED AT STATE ROAD 19, 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:

A portion of the Southwest ¼ of Section 18, Township 22 South, Range 25 East being more particularly described as follows:

Commence at the Southwest corner of the Southwest ¼ of Section 18, Township 22 South, Range 25 East; thence N 89°54'30" E along the South line of the Southwest ¼ of said Section 18, a distance of 26.53 feet to the Point of Beginning; thence continue N 89°54'30" E along said line, 1272.75 feet; thence N 00°25'48" E, 386.77 feet; thence N 89°54'31" E, 647.82 feet; thence N 00°10'26" E, 896.25 feet; thence S 89°54'35" W, 243.79 feet; thence S 00°25'48" W, 200.01 feet; thence S 89°54'35" W, 400.02 feet; thence N 00°25'48" E, 200.01 feet; thence S 89°54'35" W, 50.32 feet; thence S 00°02'49" W, 505.00 feet; thence S 89°54'36" W, 635.00 feet; thence N 00°02'49" E, 480.00 feet; thence S 89°54'35" W, 596.31 feet; thence S 00°02'00" W, 1258.04 feet to the Point of Beginning, all lying in the City of Groveland, 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. Allow a mixture of complimentary land uses that include housing, retail, commercial services and recreation uses, to create economic and social vitality and to encourage the linking of trips;
2. Create an attractive and high quality environment which is compatible with the scale and character of the local environment
3. Provide community open space;
4. Develop a residential area that is safe, comfortable and attractive to pedestrians.
5. Conserve open land, including those areas containing unique and sensitive natural features such as floodplains and wetlands, by setting them aside from development.

Land Uses

The Concept Plan for the Project is attached hereto as Exhibit "A" and is an integral part of this PUD document. Elements in the Concept Plan include single family residential, commercial and recreation. The approximate acreage devoted to each land use shall be as follows:

Residential	27 acres
Commercial	3 acres
Recreation/Open Space	10 acres

Non-substantial deviations from the acreages shall be allowed provided there is no increase in density or intensity.

Residential

The development may have a maximum of 125 single family dwelling units.

Setbacks

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

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 55% 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 detached accessory buildings will be allowed.

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

Commercial

An area of approximately 2.8 acres is identified for commercial use.

The following uses shall be allowed as permitted uses:

1. Antique shops;
2. Appliance sales and repairs;
3. Bakeries;
4. Banks;
5. Barber and beauty shops;
6. Clothing stores;
7. Communication sales and service;
8. Department stores;
9. Drugstores;
10. Finance, insurance and real estate;
11. Food stores;
12. Furniture stores;
13. Gas stations;
14. Gift shops;
15. Hardware stores;
16. Health services, excluding hospitals, nursing and personal care facilities, but including medical and dental offices;
17. Health spas and gymnasiums;
18. Restaurants, including drive-in or carry-out;
19. Sporting goods stores;
20. Offices, professional and business;

21. Public administration;
22. Private clubs and lodges
23. Florists;
24. US Postal Service;
25. Day care;
26. Churches;
27. Library.

Other similar no more intensive uses will be permitted at the discretion of the City Manager or designee. All other commercial uses are prohibited.

Recreation and Open Space

A minimum of 10 +/- 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 and landscaped areas. Approximately 1 acres will be provided for an equipped recreational facility. Recreational equipment shall be approved by the City Manager.

Phasing

The Project may be constructed in two (2) 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.

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. A five (5) foot sidewalk shall be constructed along S.R. 19.

Streets shall be interconnected as far as practicable, employing cul-de-sacs only where essential. 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 B.

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

Landscaping shall comply with the City's Landscape Regulations.

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.

- 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.

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.

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.

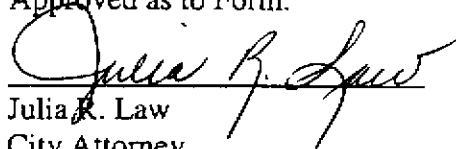
Section 7: Effective Date.

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 19th day of May, 2003.

Connie Fleetwood
HONORABLE CONNIE FLEETWOOD, MAYOR
City of Groveland Florida

ATTEST: 
Jason L. Yarborough
City Manager
(SEAL)

Approved as to Form:

Julia R. Law
City Attorney

Passed First Reading 05/05/03
Passed Second Reading 05/19/03

CITY OF GROVELAND

STAFF REPORT: OSPREY COVE, INC. (507/03/16)
REZONING

General Location: SR 19 and Jim Payne Road

Number of Acres: 40 +/- acres

Current Zoning: R2 (City of Groveland)

Proposed Zoning: PUD (City of Groveland)

Description of Project:

The applicant Osprey Cove, Inc. is requesting that the site be rezoning from R2 to PUD. The site is located at the northern edge of the City. To the north is Quail Oaks which is currently under development and existing residential development. To the southeast and south is existing residential development. Land to the west of the property on the other side of SR 19 is also developed.

The property currently has a future land use of Single Family Low Density which permits up to 2 dwellings the acre. A separate application has been submitted by the applicant to amend the future land use to Single Family Medium Density which would permit up to 4 dwellings per acre. The land use amendment will be considered in a separate report at a later meeting, which will cover all comprehensive plan changes being proposed as part of the twice yearly large-scale comprehensive plan amendment process. The proposed PUD limits the number of houses to 125 units which is approximately 3 units per acre.

PUD Proposal

The applicant is seeking a PUD zoning on the site. A concept plan is attached to the PUD Ordinance. This, together with the Ordinance, illustrates the basic principles for the site. Included within the PUD ordinance are details such as minimum dwelling size, lot coverage, landscaping, access and design. The proposed development includes a mix of commercial and residential uses, with the commercial element being located at the junction of SR 19 and Jim Payne Road. The commercial element is approximately 3 acres.

Towards the eastern edge of the development an existing unpaved track, which is not a platted road, runs from north to south. It is known as Arnold Road. It is proposed that the southern half of this road will be paved and provide an improved access to the 4 existing properties which are accessed by this track. At the northern end of the site, it is proposed that this track will be paved as far as the City's lift station. The remainder of the track will form a cycle/pedestrian trail.

Development Impacts

Below are preliminary analyses of the impact of the proposed development based on the City's Comprehensive Plan requirements. The analysis is based on an assumption of 125 dwellings and 20,000 square feet of mixed commercial development.

Preliminary Analysis - Water

Permitted City Water Capacity	Current Utilization	Project Impact	Total: Current + Project Impact	Percent Capacity	Capacity Remaining
2.12 million gpd	596,202 gpd	43,500 gpd	639,702 gpd	30%	1,480,298 gpd

Preliminary Analysis - Sanitary Sewer

Permitted City Sewer Capacity	Current Utilization	Project Impact	Total: Current + Project Impact	Percent Capacity	Capacity Remaining
255,000 gpd	70,000 gpd	36,250 gpd	106,250 gpd	42%	148,750 gpd

Solid Waste

It would appear that the Lake County incinerator has sufficient capacity to accommodate solid waste from the proposed development.

Transportation

The proposed residential development will generate approximately 1,783 trips per day and 202 peak hour trips. Based on an estimated distribution, the impacts are projected as follows.

Daily

Roadway	Existing 2001	Project Traffic	Total Traffic	LOS	Background Traffic 2008	Project Traffic	Total Traffic	LOS
SR 19S (0097)	6,500	1,248	7,748	C	7,000	1,248	8,248	C
SR 19N (0376)	5,100	535	5,635	B	6,000	535	6,535	B
SR 50 E (0396)	21,500	713	22,213	B	26,000	713	26,713	B
SR 50W (0241)	19,700	357	20,057	B	23,000	357	23,357	B

Peak Hour

Roadway	Existing 2001	Project Traffic	Total Traffic	LOS	Background Traffic 2008	Project Traffic	Total Traffic	LOS
SR 19S (0097)	660	141	801	C	711	141	852	C
SR 19N (0376)	518	61	579	B	609	61	670	C
SR 50 E (0396)	2,182	81	2,263	B	2,639	81	2,720	C
SR 50W (0241)	2,000	40	2,040	B	2,335	40	2,375	C

Recreation and Open Space

The proposed development will generate a requirement for recreation facilities. Based on the amount of developable land and the concept plan it is considered that the site could

generate a requirement of approximately 1 acre. It is intended that this will be provided on site. A homeowners association should take responsibility for the future maintenance of any on-site provision.

Approximately 3.5 acres of the site is wetland and will be retained as a wetland conservation area.

Educational Facilities Benefit District

The establishment of an Education Facilities Benefit District is part of the PUD ordinance and will be the subject of a separate Agreement between the City, the School Board and the Owner/Developer. This will assist in financing the construction and maintenance of educational facilities in the City.

Surrounding Zonings

East: M-1 (City of Groveland)
North: R-1 and R-3 (City of Groveland) and R-6 (Lake County)
West: R-3 (City of Groveland)
South: R-2 (City of Groveland)

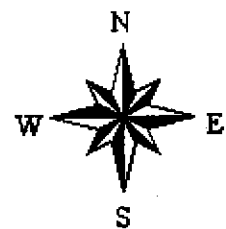
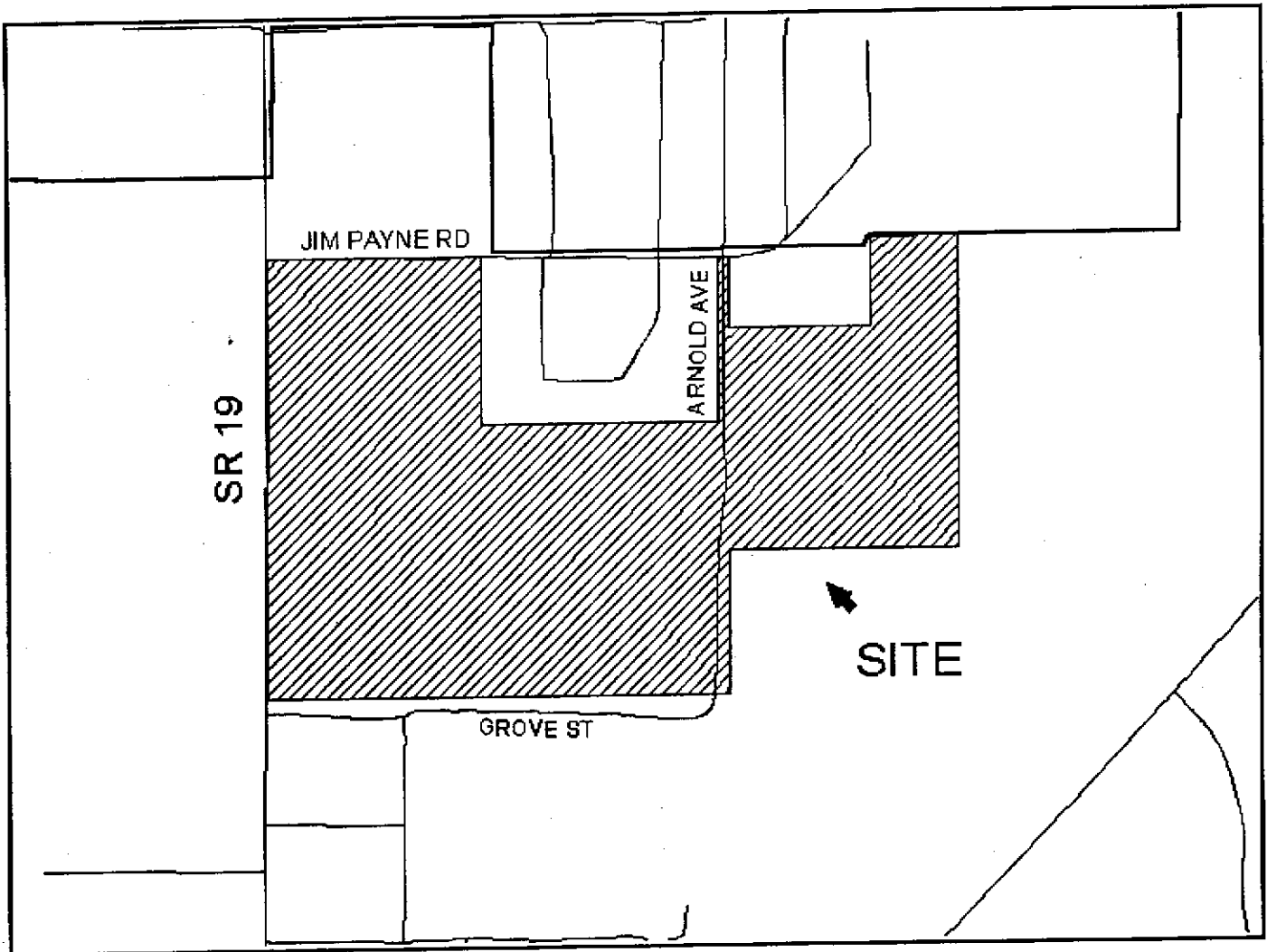
Surrounding Future Land Use Designations

East: Conservation and Industrial (City of Groveland)
North: SFMD (City of Groveland) and Urban (Lake County)
West: Utility and MFHD (City of Groveland)
South: SFMD, SFLD and Utilitarian (City of Groveland)

Staff Recommendation













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.

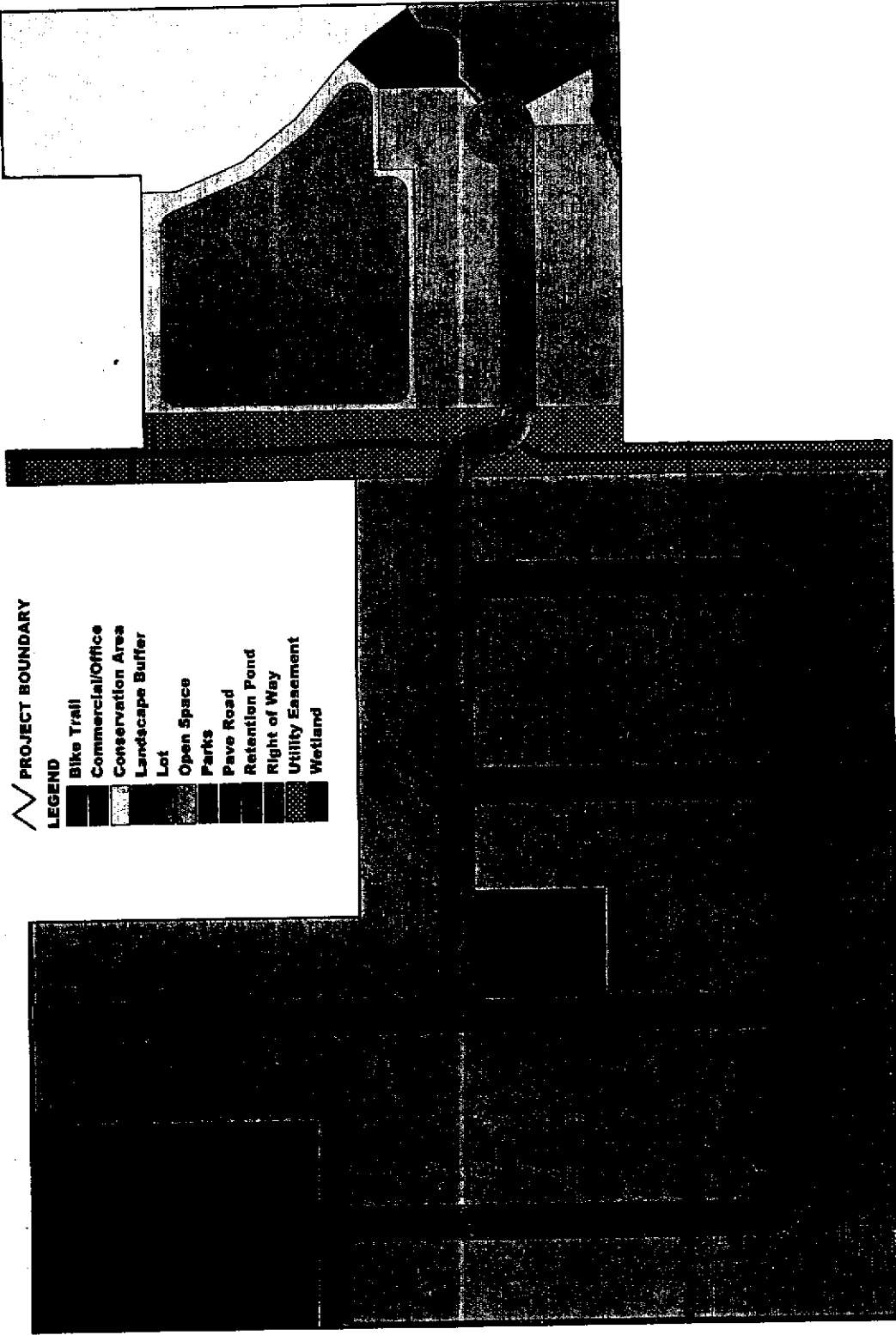
**City of Groveland
Osprey Cove, Inc.
Rezoning**



PROJECT BOUNDARY

LEGEND

-  Bike Trail
-  Commercial/Office
-  Conservation Area
-  Landscape Buffer
-  Lot
-  Open Space
-  Parks
-  Pave Road
-  Retention Pond
-  Right of Way
-  Utility Easement
-  Wetland



**OSPREY COVER
CITY OF GROVELAND
LAKE COUNTY, FLORIDA
EXHIBIT A
CONCEPTUAL PLAN**



North Arrow
1 inch = 150 Feet

Project No.: 507/03-16
File No.: 507-03_all.rpr
Date: 4/25/03
Created By: MTL



Lake County Planning Department, Inc.
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