

**ORDINANCE 2018-02-06**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, REZONING FROM CITY OF GROVELAND AGRICULTURE (AG) TO CITY OF GROVELAND PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREIN DESCRIBED PROPERTY WITHIN THE CITY OF GROVELAND, FLORIDA, OWNED BY LAVIANCE PROPERTY ACQUISITION, LLC, AND LOCATED WEST OF SR 19, EAST OF VILLA CITY ROAD, GROVELAND, LAKE COUNTY, FLORIDA; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND 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.

**Section 2: Legal Description.**

The property that is subject to this Ordinance (the "Property") consists of approximately 413 gross acres being more particularly described in **Exhibit "A"** attached hereto and incorporated herein.

**Section 3: 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, the Conceptual Development Plan, and all other applicable rules, regulations and ordinances of the City.

Unless otherwise noted, 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:

42568526;29

**INSTRUMENT #2018061914  
OR BK 5116 PG 697 - 716 (20 PGS)  
DATE: 5/29/2018 10:27:41 AM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$171.50**

1. Create an attractive and high quality environment which is compatible with the scale and character of the local environment;
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; and
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**

Allowed uses within the PUD include single-family detached residential uses and multi-family residential uses and related accessory uses, including, but not limited to, recreational uses and facilities. The term “multi-family” shall be defined to mean duplexes, triplexes, quadruplexes, townhomes and attached villas, but not apartments. Institutional/public facility uses shall also be allowed in locations generally depicted on the Conceptual Development Plan attached hereto as **Exhibit “B,”** which plan was last revised on May 15, 2018, by Knight Engineering Services and is made an integral part of this PUD. In addition, agriculture uses shall be allowed in areas within the PUD that have not been developed for another allowed use. Mobile or manufactured homes shall be prohibited.

The approximate acreage devoted to each land use shall be generally as follows:

Residential:	177.65 +/- acres
Total Park Land:	23.42 +/- acres*
Dry Retention/Landscape buffers/Other Open Space	66.68 +/- acres
Wetlands and Lakes**	58.32 +/- acres***
Public Facilities	1.89 +/- acres
Road Right-of-Way	56.04 +/- acres

\* Includes 12.4 +/- acres of Park Facilities

\*\* Up to 50% of the required Open Space may be wetlands and/or lakes

\*\*\* Does not include 29.02 +/- acres located within Lake Lucy

**Residential**

The PUD shall not exceed 1,153 residential units in total, and the number of multi-family units shall not exceed 250. All or any portion of the residential development may be age-restricted and/or gated.

**Setbacks**

The following minimum setbacks shall apply to single-family detached units and to the perimeter of multi-family residential developments:

Front: Any part of the structure (including but not limited to dwelling, storage, side-loaded garage and porches, but excluding front-loading garage): 15 feet

Front loading garage: 25 feet

Rear: 10 feet, except 5 feet for pool and pool deck

Side: 5 feet, except 15 feet for corner lots as measured to the right-of-way line of the street side. An open space tract may be located in said 15 feet setback, as generally depicted on the Conceptual Development Plan.

Minimum Separation Distance Between Multi-Family Buildings: 10 feet

Minimum front setback for front-loaded garage door for any single-family detached or multi-family unit: 25 feet

#### Lot Size

A range of lot sizes shall be provided to create variety and offer opportunity for different income households. The minimum lot size shall be 4,800 square feet for single-family detached units and 2,200 square feet for multi-family units.

#### Dwelling Size

The minimum dwelling size shall be 1,500 square feet for all single-family detached units and 1,200 square feet for all multi-family units, based on heated/air conditioned space under roof exclusive of garages, 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 40-85 feet for single-family detached units and 20-40 feet for multi-family units. However, for any irregularly shaped (e.g., flag, cul-de-sac or pie shaped) single-family detached lots, the minimum lot width may be reduced to 30 feet at the building line with a minimum street frontage of 20 feet.

#### Lot Coverage

Single-family detached lots, and the aggregate of all adjacent multi-family lots, shall have a maximum lot coverage of 75% to include principal dwelling, all paved areas and swimming pool decks. The impervious surface area for the overall PUD shall not exceed 50%.

#### Height of Structures

No residential structure shall exceed 2½ stories or 35 feet in height.

### Building Design

Building design will be in accordance with Chapter 137, Article II: Architectural Standards of the City's Land Development Regulations as the same exists on the Effective Date of this ordinance, except that deviations from the following sections are granted for the PUD: Sections 137-76(b) and 145-47(d)(2) (front porches); and Sections 137-77 and 145-47(d)(3) (garages). The deviations are based on the additional open space and recreational amenities which have been incorporated into the project, as well as the following additional design standards that shall apply to the residential component of the PUD:

1. A diversity of housing styles, shapes and materials will be required in order to create variety in the streetscape.
2. House facades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. Except in instances where the garage is sized for three cars or the lot is 40 feet in width or less, no more than fifty percent (50%) of the front façade of a house shall consist of an unarticulated block wall or garage door.
3. Variations in color shall be required in order to avoid the same principal color on houses next to each other.
4. To ensure visual richness, roofs of the main body of all homes shall be hip, gable or other form of pitched roof. Flat roofs on the main body of a home shall be prohibited.
5. Window trim, shutters and/or banding shall be used on the front façade of all residential units. Articulation of side street façades for corner lots shall also be required.
6. To avoid monotony, the same home plan and elevation will not be duplicated directly across the street, on either side of, or diagonally from a particular plan and elevation.
7. Landscaping shall be incorporated into the overall design as a means of linking the development areas with the open spaces.
8. Different housing types shall be integrated architecturally in order to give the development a harmonious appearance.
9. Entry/monument signage for the main and secondary project entrances shall feature prominent columns with stone, stucco or similar materials, the project name, references to Groveland and/or the City logo and a decorative fence, as generally depicted on the Conceptual Development Plan.

### **Affordable Housing Requirement**

Per the affordable housing requirements set forth in the City's Code, 10% of the homes sold in the community will be sold at or below \$273,000, subject to a yearly appreciation factor. 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. The foregoing conditions regarding affordable housing shall apply for so long as the affordable housing requirements set forth in the City's Code continue to apply.

### **Recreation and Open Space**

A minimum thirty percent (30%) of the overall Property will be open space. The open space shall include, but not be limited to, park lands, project buffer areas, drainage areas, retention areas and landscaped areas. Up to 50% of the required open space may be met with wetland preservation or natural water bodies other than Lake Lucy. Up to 10% of the required open space may be met with impervious common area facilities, such as sidewalks, plazas or recreation facilities.

The project will also provide park land and park facilities/recreation areas. Pocket parks, passive parks, active parks and flex field spaces may be located throughout the PUD. The project will have an amenity center with a pool that will be constructed and completed prior to issuance of a certificate of completion for Phase 3 of the project. To ensure active recreation space is available in the early phases of the project, there shall be at least one multipurpose sports field included in Phase 1 of the project. The project has several natural lakes that will have designated parks as identified on the Conceptual Development Plan. These parks will provide open space opportunities for residents to utilize the natural resources. Small trail systems will be placed within the amenity center and community parks to encourage community wellness and active recreation. In addition, a trail system shall be constructed that includes a pedestrian connection between Lake Spencer and Lake Desire.

### **Waterfront and Wetlands Buffer Requirement**

No development shall be allowed within jurisdictional wetlands on the property without the proper mitigation and permits approved by the St. Johns River Water Management District. No development except passive recreation, as described in Policy 1.6.3 of the Conservation Element of the Comprehensive Plan, lake access and maintenance, as authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas.

A building setback and upland buffer of 50 feet shall be maintained adjacent to the wetland jurisdiction line, per City of Groveland requirements. No improvements having an impervious surface (with the exception of wet retention areas) may be located within the upland buffer of 50 feet adjacent to the wetland jurisdiction line. Buffer requirements of the St. Johns River Water Management District shall also be maintained adjacent to the

wetland jurisdiction line. If required by the St. Johns River Water Management District, the District buffer shall be within a deeded conservation easement.

### **Boat Docks and Prohibition on a Community Boat Ramp Allowing Motorized Watercraft**

Communal docks, parks, observation areas and non-motorized canoe/kayak launches shall be allowed on lakes Lucy, Spencer and Desire. A communal boat ramp allowing motorized watercraft is prohibited. Residents may seek permits for private individual docks. No overnight mooring of boats or other watercraft shall be allowed on any communal dock in the project.

### **Phasing**

The project may be constructed in multiple phases. Each phase shall be developed in conformance with this ordinance and consistent with the Conceptual Development Plan. Phases may be developed in any order, so long as any offsite transportation improvement, amenity center with pool, multipurpose sports field, fire station site dedication or fire impact fee prepayment that is expressly required by this Ordinance to occur in a particular phase (a "Phase-Specific Item") is not skipped over. For example, if Phase 5 is developed before Phases 3 and 4, then any Phase-Specific Item associated with Phases 3 and 4 shall be satisfied prior to issuance of a certificate of completion for Phase 5.

### **Model Homes**

So long as construction plans have been approved for a phase, then building permits for model homes and sales centers may be issued for such phase either before or after the plat is approved for such phase (at developer's option). The number of model homes shall be limited to no more than ten percent of the total number of homes to be built in the phase, up to a maximum of ten model homes for such phase.

### **Public Facilities**

#### **Potable Water and Wastewater**

The project shall connect 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. Reuse lines shall be installed for irrigation of residential lots and common areas; however, until such time as reuse service becomes available, irrigation of residential lots and common areas may be provided by an on-site irrigation system, wells or by potable water. If the City requires upsizing of utilities beyond that necessary to serve the project, the City will reimburse the Developer for the cost of any upsizing pursuant to a utility agreement with the Developer.

#### **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) and/or CDD if established.

### Fire Station

The approximately 1.9 acre tract denoted as Public Facility on the Conceptual Development Plan shall be conveyed to the City for use as a fire station site prior to or concurrent with recording of the plat for Phase 1 of the project. The conveyance shall occur by special warranty deed, free and clear of all liens and encumbrances not acceptable to City in its reasonable discretion; provided, however, the conveyance may be subject to a restriction that the land may only be used for a fire station or other public facility use reasonably approved by Developer. The Developer shall provide the City with a title report for such land prior to its conveyance. The conveyance shall not be impact fee credit eligible.

### Transportation

There shall be a minimum of three (3) ingress and egress points for the project. These shall be in the approximate locations shown on the Conceptual Development Plan. Streets within the project shall have a minimum fifty foot (50') right-of-way with a minimum 24 foot pavement width and 2-foot curb and gutter on each side. Provision shall be made for underground utilities.

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. Construction access shall be in accordance with the permitting requirements of the City, Lake County and Florida Department of Transportation, as applicable, and shall also comply with National Pollutant Discharge Elimination System (NPDES) permit requirements.

### Streets 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 within the project. In addition, sidewalks shall be installed on both sides of Lake Emma Road where the road abuts the project, in accordance with Lake County permitting specifications, and on the west side of State Road 19 where the road abuts the project, in accordance with Florida Department of Transportation permitting specifications. The said sidewalks along Lake Emma Road and State Road 19 shall be installed in conjunction with development of the abutting phase of the project and shall, if allowed by the applicable permitting authority, have a meandering design. All streets shall be constructed to the City of Groveland standards. Public streets within the project shall be dedicated to the City. Gated and other private streets shall be owned and maintained by an owner's association or CDD. A minimum of four (4) off-street parking spaces shall be required for each single-family detached residential unit constructed in the project. Off-street parking for

multifamily uses shall comply with Section 149-46 of the City Land Development Regulations.

A typical street layout is illustrated at **Exhibit B**.

Street trees shall be planted within the right-of-way of all streets except as may otherwise be approved by City staff. 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.

#### Transportation Improvements

The PUD will be deemed to have satisfied transportation concurrency provided the following improvements are completed in the manner specified below:

1. A southbound right turn lane and a northbound left turn lane shall be required at the project entrance to SR 19 prior to issuance of a building permit for vertical construction in Phase 1 of the project;
2. Left and right turn lanes shall be required into each of the two entrances of the project on Lake Emma Road prior to issuance of a building permit for vertical construction in Phase 3 of the project;
3. The Developer shall improve Lake Emma Road according to County specifications for a rural road section from the project entrance on Lake Emma Road to SR 19 prior to issuance of a building permit for vertical construction in Phase 3 of the project;
4. A southbound right turn lane and a northbound left turn lane shall be required at the intersection of SR 19 and Lake Emma Road prior to issuance of a building permit for vertical construction in Phase 3 of the project;
5. Eastbound right and left turn lanes shall be required on Lake Emma Road at its intersection with SR 19 prior to issuance of the first building permit for vertical construction in Phase 3 of the project; and
6. The developer shall cause a strain-pole traffic signal to be installed at the intersection of SR 19 and Lake Emma Road when traffic generated by the project causes such signal to be warranted and provided such signal is warranted prior to build-out of the project. The developer shall provide the City an updated signal warrant analysis for this intersection no later than commencement of construction of Phase 5 of the project. This condition shall not preclude the developer from obtaining cash or impact fee credit reimbursement for any such signalization costs that exceed the developer's proportionate share.



## **Landscaping Requirements**

### **Landscape Buffers**

Landscape buffers within the project shall comply with City Land Development Regulations (including for installation, irrigation and plant materials), except that a minimum fifty (50) foot-wide landscape buffer shall be provided along those areas where the perimeter of the PUD abuts another property located outside of the PUD as depicted on the Conceptual Development Plan (the "50-Foot Buffer"), and a minimum thirty (30) foot-wide landscape buffer shall be provided along those areas where the perimeter of the PUD abuts Lake Emma Road or SR 19 (the "30-Foot Buffer," and together with the 50-Foot-Buffer, the "Oversized Buffers"). The Oversized Buffers shall comply with the typical cross-sections for such buffers as illustrated on the Conceptual Development Plan, as well as the following additional requirements:

1. Canopy trees within the 50-Foot Buffer shall be a minimum of three caliper inches (which measurement shall be in accordance with Sec. 133-38(a)(4) of the City Land Development Regulations) and comprise a diverse mix of Florida-friendly species, such as pine, oak or magnolia trees; and
2. Canopy trees within the 30-Foot Buffer shall be a minimum of one caliper inch larger than is required by the City Land Development Regulations for such buffer and comprise a diverse mix of Florida-friendly species, such as pine, oak or magnolia trees.

### **Tree Replacement**

Tree replacement within the project shall comply with City Land Development Regulations except as modified herein. Owner shall locate and map all protected trees 8" or above in diameter at breast height or 54" above grade. Owner is not required to locate, map or protect trees less than 8" in diameter at breast height or 54" above grade, whether on the protected list or not. Protected trees of 36" or above in diameter at breast height or 54" above grade must be preserved unless such tree is located within the area where any building, roadway, pavement, retention pond or other improvement is proposed to be constructed, or where a grade change necessary to proposed development of the site will be made which is too severe for the tree to survive, or within a five-foot offset of the footprint for the residence. If after such removal the lot will not contain the minimum number of trees required for the lot by the City Land Development Regulations, then owner shall be required to plant the amount of substitute trees required to comply with such regulations on such 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 with replacement trees of the types listed in Sec. 133-38 or of any other variety approved by the building and zoning official. 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 applicable phase of the subdivision or city accepting the conveyance of infrastructure

improvements and real property for such phase, 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. Lots up to 6,000 square feet in size shall contain no less than 2 protected trees, neither of which may include a street tree. Lots over 6,000 square feet in size shall contain, at a minimum, the number of protected trees required for such lot(s) by Sec. 133-127(a)(1). The following shall not count as a protected tree: trees listed in Sec. 117-21 of the City Land Development Regulations; pine trees and other trees associated with a bona fide agriculture operation; and trees less than 8" in diameter at breast height or 54" above grade. Within the parkland area between Lake Desire and Lake Spencer (labeled as tracts T5-P, T5-Q and T5-R on the Conceptual Development Plan), protected trees must be preserved except to the extent that such trees will pose a conflict with any buildings or other infrastructure that is proposed to be located in that area.

#### Soil Stabilization During Construction

Soil erosion and stormwater control measures shall be taken by the developer in accordance with the City Land Development Regulations. In addition, if more than one phase is mass graded at a time, the developer shall (a) stabilize all disturbed soils located in future phases with seed and mulch within sixty (60) days after completion of the grading activities on such future phases, and (b) keep undisturbed those areas located in future phases and that lie within 20 feet of State Road 19 (the "Natural Buffer Area"). Except as otherwise approved by City staff, the Natural Buffer Area(s) may not be disturbed until the phase in which such Natural Buffer Area is located is being developed with horizontal infrastructure improvements.

#### 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. In accordance with Dark Sky standards, full cutoff lighting fixtures that are fully shielded and produce downward directional lighting shall be used for street lights in order to minimize glare, overhead sky glow and light trespass. The street lights shall be owned and maintained by the homeowners' association or CDD to the extent such responsibilities are not assumed by the electric utility provider. In the event the street lighting fixtures required by this paragraph are not authorized by the electric utility provider, then the developer shall coordinate with City staff to select an alternate fixture that is approved by the electric utility provider and most closely reflects the intent of this paragraph. A lighting/photometric plan shall be submitted to the City as part of an application for construction plan approval.

#### Utilities

All utilities shall be underground and may be constructed in phases, in accordance with a phasing plan approved by City staff. City acknowledges it has sufficient capacity to service the project with potable water and sanitary sewer service.

### **Signage**

Allowed ground signage, monument signage and way finding signage for the project is depicted on the Conceptual Development Plan. Additional signage may be approved by City staff in accordance 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 and/or a CDD.

### **Community Development District**

The Developer may create a community development district ("CDD") pursuant to Chapter 190, Florida Statutes, in order to provide for the financing, management and control of common areas and infrastructure for all or any part of the project or for any other purpose allowed by law.

### **Impact Fees**

The Developer acknowledges that the City of Groveland has impact fees for water, wastewater, fire, police and recreation, and administrative facilities and that the project shall be subject to such impact fees. Impact fees for the project shall be paid in accordance with the City Land Development Regulations, except that fire impact fees for those residential units contained in Phases 3, 4, 5 and 6 shall be paid prior to issuance of a building permit for vertical construction in Phase 3 of the project.

### **Uncovered Artifacts During Construction**

Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or developer shall contact the Florida Department of State of such discovery. Construction shall not resume in the affected area until the State has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in other areas of the project which will not impact the site of the discovery.

### **Amendments**

Any substantial deviation from the Conceptual Development Plan, or any deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances. The following criteria shall be used to identify a substantial deviation to the Conceptual Development Plan: (1) a change which would add a new land use not previously approved by this PUD; (2) a change which would increase the overall density or intensity approved for the Property by this PUD; (3) a reduction in the number or substantial change in the location of external access points shown on the plan; or (4) a change to the Oversized Buffer requirements. All other changes to the Conceptual Development Plan, and any modifications to any design or other development standards contained in the Land Development Regulations of the City that

may be required to effectuate such changes and are consistent with the City's Comprehensive Plan, shall be considered non-substantial and subject to administrative approval by City staff. In approving a modification to a design or development standard contained in the Land Development Regulations, City staff may impose one or more conditions that are reasonably calculated to mitigate the identifiable land use impacts of the modified standard, if any. For avoidance of doubt, a change to a development standard that is set forth in both the Conceptual Development Plan and in this Ordinance shall require approval by the City Council in accordance with the legal procedures to amend zoning ordinances.

**Expiration of PUD**

Unless an extension is approved by City staff, this PUD shall expire if no infrastructure construction has commenced on the Property within 3 years following the Effective Date of this Ordinance. Any request for extension must be submitted to the City by the applicant prior to the PUD expiring.

**Section 4: Consistent with Comprehensive Plan.**

That the herein described PUD is consistent with the Comprehensive Plan of the City of Groveland, Florida.

**Section 5: 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 6: 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 7: Conflict.**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 8: 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 21 day of May, 2018.



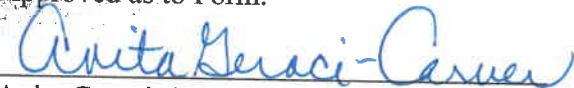
Dina Sweatt, Mayor  
City of Groveland, Florida

ATTEST:



Virginia Wright  
City Clerk

Approved as to Form:



Anita Geraci-Carver  
City Attorney

Passed First Reading 2-20-2018

Passed Second Reading 5-21-2018

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

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

Exhibit "A"

LEGAL DESCRIPTION:

PARCEL NO. 1:

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, LESS that portion previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO. 2:

The Northwest 1/4 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, LESS that part previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO. 3:

The Northeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 25 East, LESS that part previously conveyed to Lake County, Florida, known as Lake Emma Road, aka County Road Number 2-2119, Public Records of Lake County, Florida.

PARCEL NO.4:

That part of the South 1/2 of the Southwest 1/4 of Section 32, Township 21 South, Range 25 East, lying West of the 100 foot wide right-of-way of State Road No. 19, LESS and EXCEPT the following described parcel:

Begin at the Southwest corner of said Section 32 and run thence North 00°39'45" East, along the West boundary of said Section 32, 1339.02 feet to the point of intersection with the North boundary of the South 1/2 of the Southwest 1/4 of said Section 32; thence South 89°22'05" East, along the said North boundary of the South 1/2 of the Southwest 1/4, 670.88 feet; thence South 01°07'40" West, 1337.85 feet to the South boundary of said Section 32; thence North 89°28'20" West, along said South boundary of Section 32, 660.00 feet to the Point of Beginning; LESS and subject to right-of-way for Lake Emma Road, aka County Road Number 2-2119, along the North part of said tract. Also LESS and EXCEPT that portion conveyed to Lake County, Florida, by Statutory Warranty Deed recorded in Official Records Book 1565, Page 2158, Public Records of Lake County, Florida.

PARCEL NO. 5:

Begin at the Southwest corner of said Section 32 and run thence North 00°39'45" East, along the West boundary of said Section 32, 1339.02 feet to the point of intersection with the North boundary of the South 1/2 of the Southwest 1/4 of said Section 32; thence South 89°22'05" East, along the said North boundary of the South 1/2 of the Southwest 1/4, 670.88 feet; thence South 01°07'40" West, 1337.85 feet to the South boundary of said Section 32; thence North 89°28'20" West, along said South boundary of Section 32, 660.00 feet to the Point of Beginning; LESS and subject to right-of-way for Lake Emma Road, aka County Road Number 2-2119, along the North part of said tract, Public Records of Lake County, Florida.

PARCEL NO. 6:

That part of Government Lots 3 and 4, in Section 5, Township 22 South, Range 25 East, Lake County, Florida, lying West of former State Road #459, now known as State Road No. 19.

PARCEL NO. 7

The North 1/2 of Government Lot 1; The East 492 feet of the North 1/2 of Government Lot 2; the North 3/4 of South 1/2 of Government Lot 1; South 1/2 of Government Lot 2, all in Section 6, Township 22 South, Range 25 East, Public Records of Lake County, Florida.

LESS and EXCEPT a part of Government Lot 1 and Government Lot 2, in Section 6, Township 22 South, Range 25 East, Lake County, Florida, described as follows: Begin at the Northeast corner of the South 1/4 of the South 1/2 of said Government Lot 2; run thence South 00°00'13" East, along the East line of said Government Lot 2, to the waters of Lake Lucy and a point hereby designated as Point "A"; return to the Point of Beginning and run North 00°00'13" West, along the East line of Government Lot 2, for 37.63 feet; thence South 89°54'10" West, 75 feet, more or less, to the waters of said Lake Lucy; thence Southeasterly, along and with said waters of Lake Lucy, to intersect the aforementioned Point "A". Also LESS the South 37.63 feet of the West 469.07 feet of the North 3/4 of the South 1/2 of Government Lot 1, of said Section 6, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL NO. 8:

The North 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 32, Township 21 South, Range 25 East, Public Records of Lake County, Florida.

PARCEL NO. 9:

Blocks 133, 134, 135, 136, 141, 142 and 143 of VILLA CITY, FLORIDA, said Blocks of Villa City being described as the Southeast 1/4 of the Northeast 1/4, Section 31, Township 21 South, Range 25 East, according to the Plat of Villa City, Florida, recorded in Plat Book 1, Page 30, Public Records of Lake County, Florida.

PARCEL NO. 10:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 25 East, Lake County, Florida.

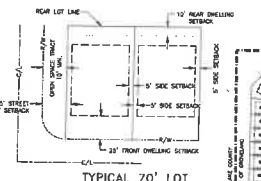
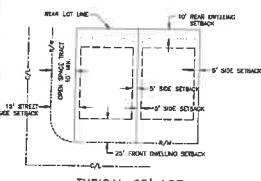
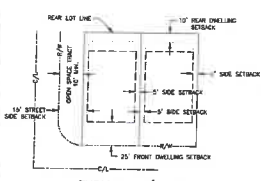
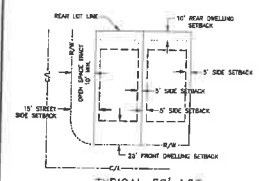
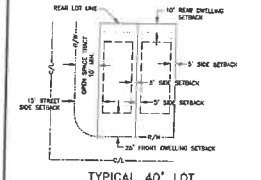
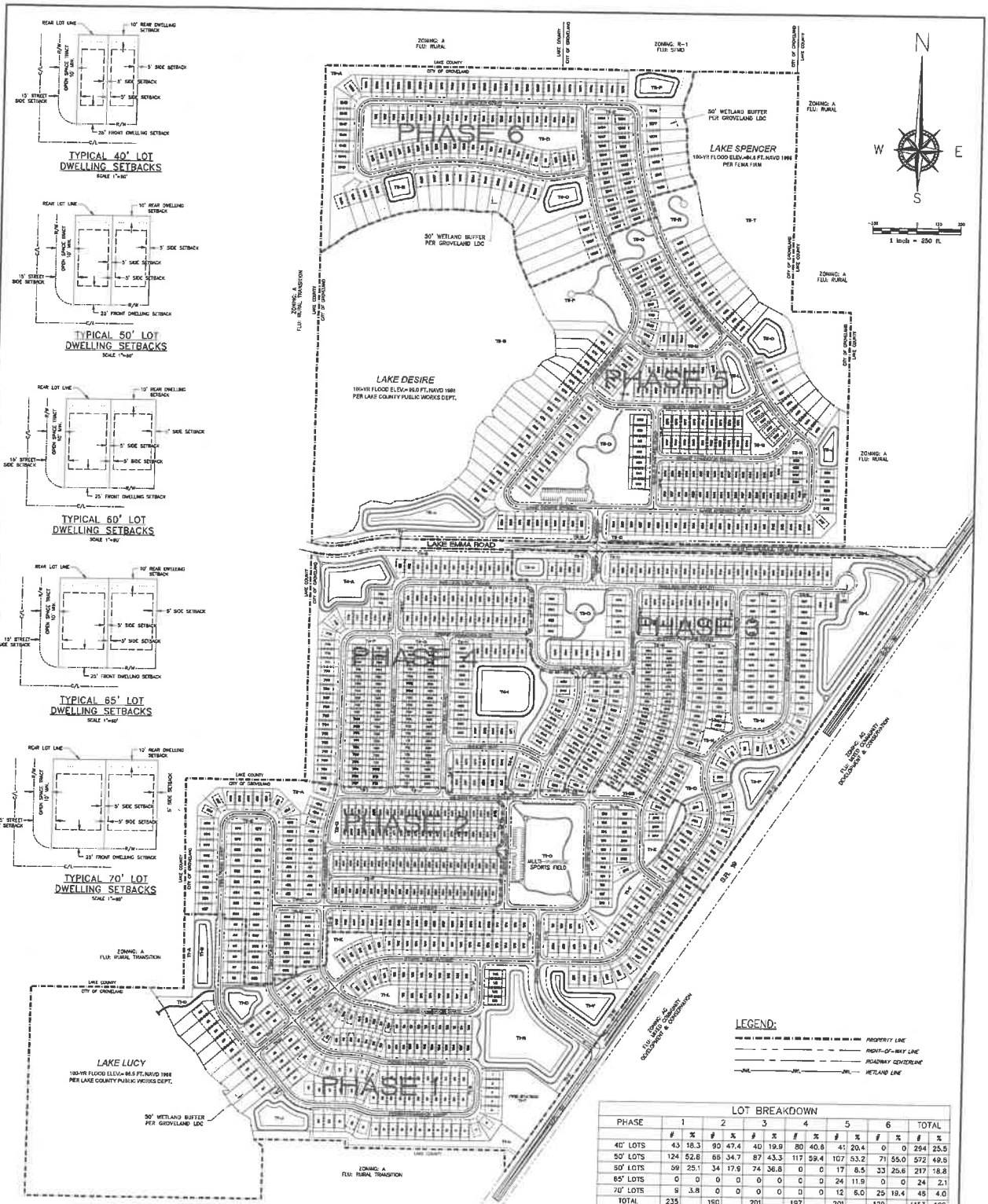
PARCEL NO. 11:

The Southeast 1/4 of the Southeast 1/4 of Section 31, Township 21 South, Range 25 East, LESS and EXCEPT Lake Emma Road, aka County Road Number 2-2119, lying in Lake County, Florida.



**Exhibit “B”**  
(Conceptual Development Plan – see attached)



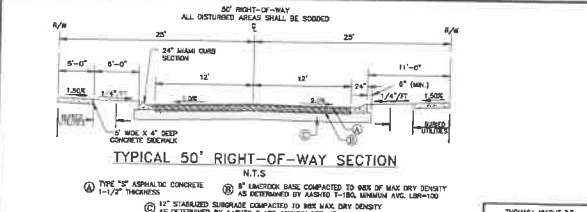
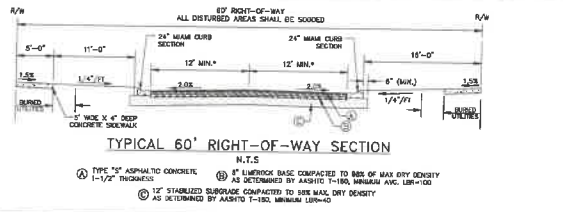


**LEGEND:**

- PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- WETLAND LINE

**LOT BREAKDOWN**

PHASE	1			2			3			4			5			6			TOTAL		
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%			
40' LOTS	43	18.3	92	47.4	40	19.9	201	46.8	41	20.4	0	0	294	25.5	0	0	0	0	0	0	
50' LOTS	124	52.6	69	34.7	87	43.3	117	59.4	107	53.2	71	55.0	572	49.5	0	0	0	0	0	0	
60' LOTS	09	25.1	34	17.6	74	36.8	0	0	17	8.5	33	26.6	217	18.8	0	0	0	0	0	0	
65' LOTS	0	0	0	0	0	0	0	0	24	11.9	0	0	24	2.1	0	0	0	0	0	0	
70' LOTS	9	3.8	0	0	0	0	0	0	12	6.0	25	12.4	46	4.0	0	0	0	0	0	0	
<b>TOTAL</b>	<b>235</b>		<b>190</b>		<b>201</b>		<b>197</b>		<b>201</b>		<b>129</b>		<b>1153</b>		<b>100</b>						



**REVISION**

DATE	REVISION
1/7/2017	REVISED PER CITY OF GROVELAND COMMENTS
2/15/2016	REVISED PER CITY OF GROVELAND COMMENTS
4/12/2016	REVISED PER CITY OF GROVELAND COMMENTS
5/19/2016	REVISED PER CITY OF GROVELAND COMMENTS
5/19/2016	REVISED PER CITY OF GROVELAND COMMENTS

**CONCEPTUAL DEVELOPMENT PLAN**

**LAVIANCE**

SECTIONS 31 & 32, TOWNSHIP 21S, RANGE 25E & SECTIONS 5 & 6, TOWNSHIP 22S, RANGE 25E, GROVELAND, FLORIDA

DEVELOPER: HANOVER LAND COMPANY, LLC

605 COMMONWEALTH AVENUE, ORLANDO, FLORIDA 32803

**Knight Engineering Services**

Planning, Design, Programming, Inspection

770 Almond Street, Suite B, Clearwater, Florida 34611

Phone: (822) 394-6514

Certificate of Authorization No. 00029972

**PROJECT NUMBER**  
KES17-27

**SCALE**  
1" = 250'

**SHEET NUMBER**  
2 OF 3



LOT BREAKDOWN		
LOT WIDTH	#	%
40'	294	25.5
50'	272	48.6
60'	277	78.8
65'	24	2.1
75'	18	4.0
<b>TOTAL</b>	<b>1153</b>	

OPEN SPACE BREAKDOWN					
GRASS	% REQUIRED	SOB OF	WETLANDS/LAKES	LIKLAND	TOTAL
AREA (AC.)	AREA (AC.)	REQUIRED	AREA (AC.)	AREA (AC.)	AREA (AC.)
413.01	123.90	61.95	58.32	103.70	162.02
					39.23%

OPEN SPACE TOTALS BY LAND USE	
TYPE	AREA (AC.)
SOB OPEN SPACE	162.02
WETLANDS/LAKES	58.32
LIKLAND	103.70
TOTAL	323.04



**30' LANDSCAPE BUFFER DETAILS**  
 LOCATED AT R.O.W. OF S.R. 19  
 AND R.O.W. OF LAKE EMMA ROAD  
 (NOT TO SCALE)

DESIGNED BY  
**V. ERLANDER**  
 LANDSCAPE ARCHITECTURE, LLC

NOTE: THERE WILL BE A 2' MINIMUM HEIGHT OF HEDGE AT THE TIME OF PLANTING. THE HEDGE WILL BE MAINTAINED AT 8' HEIGHT AT MATURITY.



**50' LANDSCAPE BUFFER DETAILS**  
 LOCATED AT EXISTING  
 RESIDENTIAL PROPERTIES  
 (NOT TO SCALE)

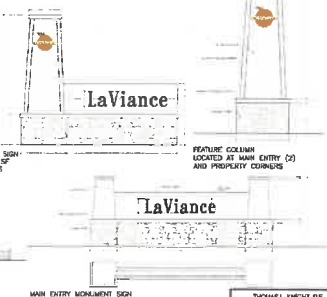
DESIGNED BY  
**V. ERLANDER**  
 LANDSCAPE ARCHITECTURE, LLC

**LEGEND:**

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ROADWAY CENTERLINE
---	WETLAND LINE
---	CONSERVATION EASEMENT LINE
---	WETLAND BUFFER LINE



**SIGN DETAILS**  
 NOT TO SCALE  
 DESIGNED BY  
**V. ERLANDER**  
 LANDSCAPE ARCHITECTURE, LLC



DATE	REVISION
11/07/2017	REVISED PER CITY OF GROVELAND COMMENTS
2/13/2018	REVISED PER CITY OF GROVELAND COMMENTS
4/12/2018	REVISED PER CITY OF GROVELAND COMMENTS
5/10/2018	REVISED PER CITY OF GROVELAND COMMENTS
5/15/2018	REVISED PER CITY OF GROVELAND COMMENTS

**OPEN SPACE PLAN**

**LAVIANCE**  
 SECTIONS 31 & 32, TOWNSHIP 21S, RANGE 25E &  
 SECTIONS 5 & 6, TOWNSHIP 22S, RANGE 25E, GROVELAND, FLORIDA  
 DEVELOPER: HANOVER LAND COMPANY, LLC  
 605 COMMONWEALTH AVENUE, ORLANDO, FLORIDA 32803

**Knight**  
 Engineering Services  
 Planning, Design, Permitting, Inspection  
 770 Abroad Street, Suite 8, Clearwater, Florida 34711  
 Phone: (352) 364-8514  
 Certificate of Authorization No. 00029972

DATE: MAY 2018  
 PROJECT NUMBER: KES17-27  
 SCALE: 1" = 250'  
 SHEET NUMBER: 3 OF 3  
 DRAWN BY: TLK/MWK

