



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
7:00 PM, Tuesday, January 6, 2015  
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER  
INVOCATION AND PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the December 2, 2014 minutes

**REPORTS**

**NEW BUSINESS**

Item 1 - Lost Lake Reserve DRI Second  
Amendment to the Development Order

Request for a second amendment to the  
Development Order for Lost Lake  
Reserve DRI.

**Nomination of Chairman**

**Nomination of Vice-chairman**

**Discussion of Non-Agenda Items**

**ADJOURN**

**Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.**

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Planning and Zoning Department at 352-241-7302.**

**Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.**

**City of Clermont**  
**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**December 2, 2014**

**Page 1**

The meeting of the Planning & Zoning Commission was called to order Tuesday December 2, 2014 at 7:00 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Harry Mason, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, Jim Hitt, Economic Development Director, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

**MINUTES** of the Planning and Zoning Commission meeting held November 4, 2014 were approved as written.

**REPORTS**

Chairman Nick Jones mentioned that the symphony will be playing on Thursday, December 4, 2014.

**1. REQUEST FOR CONDITIONAL USE PERMITS**

**REQUEST:** Jesus Perez Family and Cosmetic Dentistry

**APPLICANT:** Jesus Perez

Senior Planner John Kruse presented the staff report as follows:

The applicant is requesting a conditional use permit to allow a professional office to occupy more than 3,000 square feet of total floor area in the Central Business District (CBD). Under Sec. 122-243 of the Land Development Code, the CBD zoning district permits a doctor's office, but not one 3,000 square feet or greater without a conditional use permit. The applicant desires to construct a new two story professional office building for his dental practice. The proposed location is a vacant lot at the intersection of West Avenue and Juniata Street. The proposed building will be 6,110 square feet, including all porticos, stairs and storage areas. The air conditioned space of the lower floor will be 2,058 square feet and the upper floor will be 3,190 square feet, for a total of 5,248 square feet of conditioned floor space. The parking requirement, under Section 122-247 (c) (1), requires 1 parking space for 400 square feet of floor space. Based upon this requirement, the total number of spaces would be 13 parking stalls. The applicant has provided 13 parking stalls on the site plan. The applicant is seeking a variance for the landscaping requirement along one of parking stalls that abuts Juniata Street.

The proposed doctor's office is consistent with the area as a whole and would provide the applicant with an opportunity to continue practicing in the downtown area while gaining a larger modern facility to use. The applicant has been through site plan review with staff on the proposed project and multiple items have been addressed up to this point. The applicant and staff believe the project meets the Land Development Code except for the one variance request and the conditional use permit requirement. Therefore; staff recommends approval of this request.

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Jesus Perez, 701 W. Montrose, stated that he has grown up in Clermont and loves the downtown area and wants to keep his business in the downtown area.

Amanda Wilkes, 930 West Ave., stated that she does not support this application because her land value will decrease. She stated that she is concerned with reduction of the landscape buffers and noises from the business. She stated that she would like to see the landscaping that will abut her property to be over and above the code. She stated that she has seen recent development behind the Rusty Fox where there is no buffer.

Mr. Kruse stated that in the Central Business District the building is not required to have a setback. He stated that there is a row of shrubs and canopy trees which meets code. He stated that there will be a variance request for a portion of landscape buffers. He stated that there will be a four foot wall.

Commissioner Carlos Solis asked if she knew the property next to hers was commercial.

Ms. Wilkes stated yes, she knew it was commercial.

*Commissioner Carlos Solis moved to recommend approval of the conditional use permit; seconded by Commissioner Tony Hubbard. The vote was unanimous to recommend approval for the conditional use permit.*

**2. REQUEST FOR LAND DEVELOPMENT CODE AMENDMENT**

**REQUEST:** Ordinance 2015-01, Section 122-357 and 6-3

**APPLICANT:** Staff

Economic Development Director Jim Hitt presented the staff report as follows:

Staff is proposing changes to the Land Development Code to allow sidewalk cafes within the Central Business District.

This ordinance allows for establishment of an outdoor sidewalk café use and consumption of alcoholic beverages associated with operators of a valid food and/or drink license and operating a restaurant. Movable tables and chairs on the sidewalk would be provided while maintaining ADA required access. This amendment to allow for a sidewalk café is confined to the area directly adjacent to the established business.

The regulations and special restrictions are established and a permit is required for a sidewalk café.

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The outside use of the sidewalk garners the impression that Clermont's downtown is a vibrant community similar to those progressive communities already using similar codes. Open container allowances on the street for special events are still subject to approval by the City Council under normal requirements.

Gustavo Ortiz, 470 Rob Roy Dr., stated that this is a great idea. He stated that what goes along with outdoor seating is allowing outdoor music. He stated that this could be a good environment.

*Commissioner Harry Mason moved to recommend approval of the land development code amendment; seconded by Commissioner Herb Smith. The vote was unanimous to recommend approval for the land development code amendment.*

**3. REQUEST FOR LAND DEVELOPMENT CODE AMENDMENT**

**REQUEST:** Ordinance 2015-02, Section 102-23

**APPLICANT:** Staff

Economic Development Director Jim Hitt presented the staff report as follows:  
Staff is proposing changes to the Land Development Code to allow for electronic signage on monument signs.

This ordinance allows for the use of electronic message and number signage within the 25 percent of the permitted sign areas. Previous requirements established for numbers typically associated with gas stations are still in effect, but can now be applicable to messages.

This ordinance also allows for electronic monuments signs for public service announcements. An example is the possible use of a downtown and waterfront district monument sign at State Road 50 and Eighth Street for announcements of downtown events (Farmers Market, Music on Montrose/Food Trucks, Light Up Clermont, triathlons, rowing events, etc.) and at the Clermont Arts & Recreation Center off US 27.

These signs would allow for better announcement capability for city-sponsored or approved events. Amber alerts or public safety announcements could also be issued.

Michelle Michnoff, 2013 Lakeview, stated that she works for Bank First that is now Seacoast National Bank. She stated that they have wanted an electronic reader board for 15 years. She stated that previously they had a reader board that required manually changing.

Commissioner Carlos Solis stated that he is not going to vote on this item because he could benefit greatly by this code change.

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Commissioner Proli asked if each individual business would be allowed to have these signs.

Mr. Hitt stated that shopping centers and office complexes would still have to meet the sign limitations currently written in the code.

*Commissioner Tony Hubbard moved to recommend approval of the land development code amendment; seconded by Commissioner Herb Smith. The vote was 4-1 to recommend approval for the land development code amendment, with Commissioner Harry Mason opposing and Commissioner Carlos Solis not voting.*

Jim Hitt stated that Lake County approved the Interlocal Service Boundary Agreement (ISBA). He stated that there will be a fourth fire station built that will be shared with the County.

Barbara Hollerand reminded the Commission that the City Council will be appointing the Commissioners for the various Boards on December 9, 2014. She stated that the meeting will be starting at 6:00 pm.

Commissioner Carlos Solis stated that his concert on October 25, 2014 went really well. He stated that the CD was released and picked up by over fifty radio stations. He stated that they will be in negotiations in January to perform at the Dr. Phillips Performance Center.

There being no further business, the meeting was adjourned at 8:05 pm.

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Nick Jones, Chairman

ATTEST:

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Rae Chidlow – Planning Specialist



## CITY OF CLERMONT

# AGENDA ITEM

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Tuesday, January 6, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Lost Lake Reserve DRI Second Amendment to the Development Order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Motion to recommend approval to the City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>The applicant, Lerner Real Estate Advisors/Maxey Development Group, is requesting a second amendment to the Lost Lake Reserve Development of Regional Impact (DRI) Development Order to reflect a commitment for a transportation proportionate fair share payment to the City.</p> <p>As a DRI, the Lost Lake Reserve development was required to complete a transportation monitoring and modeling study through the East Central Florida Regional Planning Council and the Florida Department of Transportation prior to starting its second phase. The study concluded that the intersection of SR 50 and Citrus Tower Boulevard was adversely impacted by the project from the cumulative traffic impacts of Phase 1 and Phase 2. The applicant has offered a proportionate fair share contribution of \$60,000 toward mitigation of the intersection. The City, in cooperation with the applicant, Lake County and FDOT, has agreed to accept the payment and apply it toward the widening of Johns Lake Road from Lost Lake Elementary to N. Hancock Road. This option is allowed in the current development order, which permits funds to be allocated toward alternate mitigation options that address project impacts. The Johns Lake Road project, which will also include sidewalks and bicycle lanes, is also consistent with language in the development order pertaining to the construction of these amenities adjacent to educational facilities.</p> <p>With the City Council's adoption of the second amendment to the Development Order for the Lost Lake Reserve DRI, the applicant will be allowed to begin development of Phase 2, which is the final phase of Lost Lake Reserve. The Lost Lake Reserve DRI was approved by the City in 2002. The first amendment to the development order was approved by the City in 2010. The DRI includes 335 approved single-family residential units, 768 multifamily units, 537,910 square feet of commercial, 135,750 square feet of office space, 54.9 acres of recreation and open space and 5 acres of institutional uses. Built developments within the DRI include The Reserve at Lost Lake single-family residential, Walmart, Bob Evans, Sundance Apartments, The Vistas Apartments and Lake Felter Park, among others. The remaining approved uses in Phase 2 include 63,750 square feet of professional office space, the 5 acres of institutional and 298,610 square feet of commercial/retail. The Phase 2 parcels include H, R, I, K2 (north of Walmart), L and N.</p> <p>As an approved Development of Regional Impact that has satisfied the requirements of the monitoring and modeling study, staff recommends approval of the second amendment to the DRI development order.</p> |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

| Fiscal Impact                                     | Fund Number and Description                  | Available Budget Amount                    |
|---------------------------------------------------|----------------------------------------------|--------------------------------------------|
|                                                   |                                              |                                            |
| Exhibits Attached (copies of original agreements) |                                              |                                            |
| 1.                                                | Second Amendment to DRI DO                   | Second Amendment to Development Order.docx |
| 2.                                                | Map H from DRI Development Order             | Map H - approved with ADO March 2010.pdf   |
| 3.                                                | First Amendment to Development Order 2010    | 2010-17.pdf                                |
| 4.                                                | Lost Lake Reserve DRI 2002 Development Order | O-461-M.pdf                                |

This instrument prepared by and  
after recording return to:

Cecelia Bonifay  
Akerman LLP  
420 South Orange Avenue  
Suite 1200  
Orlando, Florida 32801

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SECOND AMENDMENT TO DEVELOPMENT ORDER FOR  
LOST LAKE RESERVE DEVELOPMENT OF REGIONAL IMPACT  
(CLERMONT, FL)**

**WHEREAS**, on November 26, 2002, the City of Clermont, Florida (the "City") adopted a Development Order for Lost Lake Reserve Development of Regional Impact (the "Development Order"); and

**WHEREAS**, on March 23, 2010, the City adopted an Amended Development Order for Lost Lake Reserve Development of Regional Impact (the "Development Order"); and

**WHEREAS**, Lerner Real Estate Advisors, a Florida corporation ("Developer") is the developer of the Lost Lake Reserve Development of Regional Impact ("Lost Lake Reserve DRI") and has authority to file an application for an amendment to the Lost Lake Reserve DRI in accordance with Section 380.06, Florida Statutes; and

**WHEREAS**, Developer submitted to the City and obtained approval for transportation mitigation proposed; and

**WHEREAS**, all public hearings required by Section 380.06, Florida Statutes, have been duly noticed and held, including, without limitation, a hearing before the City Council on January 27, 2015, at which the changes to the Development Order were adopted by the City as nonsubstantial changes to the Lost Lake Reserve DRI;

**WHEREAS**, Department of Economic Opportunity (DEO), the East Central Florida Regional Planning Council (ECFRPC), and the City have determined that the proposed amendment is consistent with the State Comprehensive Plan, the report and recommendations of the ECFRPC, ECFRPC's Strategic Policy Plan, and the City's Comprehensive Policy Plan and land development regulations; and

**WHEREAS**, the City has validly adopted this Second Amendment to Development Order for Lost Lake Reserve Development of Regional Impact ("Second Amendment") in order to evidence its approval of the proposed amendment.

**NOW THEREFORE**, it is hereby Ordered and Resolved by the City of Clermont, Florida City Council, that the Lost Lake Reserve DRI shall be subject to the following:

1. Development of the Lost Lake Reserve DRI shall conform to the ADA and the conditions of approval set forth in the Development Order, as modified by this Second Amendment. Development based upon this approval shall comply with all other applicable federal, state and county laws, ordinances and regulations which are incorporated herein by this reference.

2. The Development Order is hereby modified to add the following language to Condition 24, adding a new subsection (e):

Mitigation for the widening of Johns Lake Road from the Elementary School to N. Hancock Road, including bike lanes and sidewalks will be a single payment of \$60,000, the estimated proportionate share for the traffic impact resulting from the Lost Lake DRI Phase II to project trips. The payment will be made in full within ten (10) days following the approval by the City of this Amendment to the Development Order.

3. This Second Amendment, and any subsequent amendments to the Development Order, shall be recorded by the Developer in accordance with Section 28.222, Florida Statutes, with the Clerk of the Circuit Court for Lake County, Florida, at the Developer's expense,

immediately after the effective date of this Second Amendment. The recording of this Second Amendment shall not constitute a lien, cloud, or encumbrance on the Property, or actual or constructive notice of any such lien, cloud or encumbrance.

4. The Developer, by executing this Second Amendment, acknowledges that this Second Amendment and the Development Order are binding upon the Property, and that the conditions of approval contained herein apply to and control all further development of the DRI Property, and that the conditions of approval run with the land and are therefore applicable to and shall be complied with by any subsequent purchaser, owner or assignee of any portion of the DRI Property.

5. Development based upon this approval shall comply with all other applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action of the City Council.

6. This Second Amendment shall take effect upon transmittal by First Class Certified U.S. Mail, return receipt requested, to the East Central Florida Regional Planning Council and the Department of Economic Opportunity.

ADOPTED and approved subject to the conditions set forth herein on this 27th day of January, 2015.

CLERMONT CITY COUNCIL, a  
Municipality of the State of Florida

By: \_\_\_\_\_  
Gail L. Ash, Mayor

ATTEST

\_\_\_\_\_  
Tracy Ackroyd, MMC, City Clerk

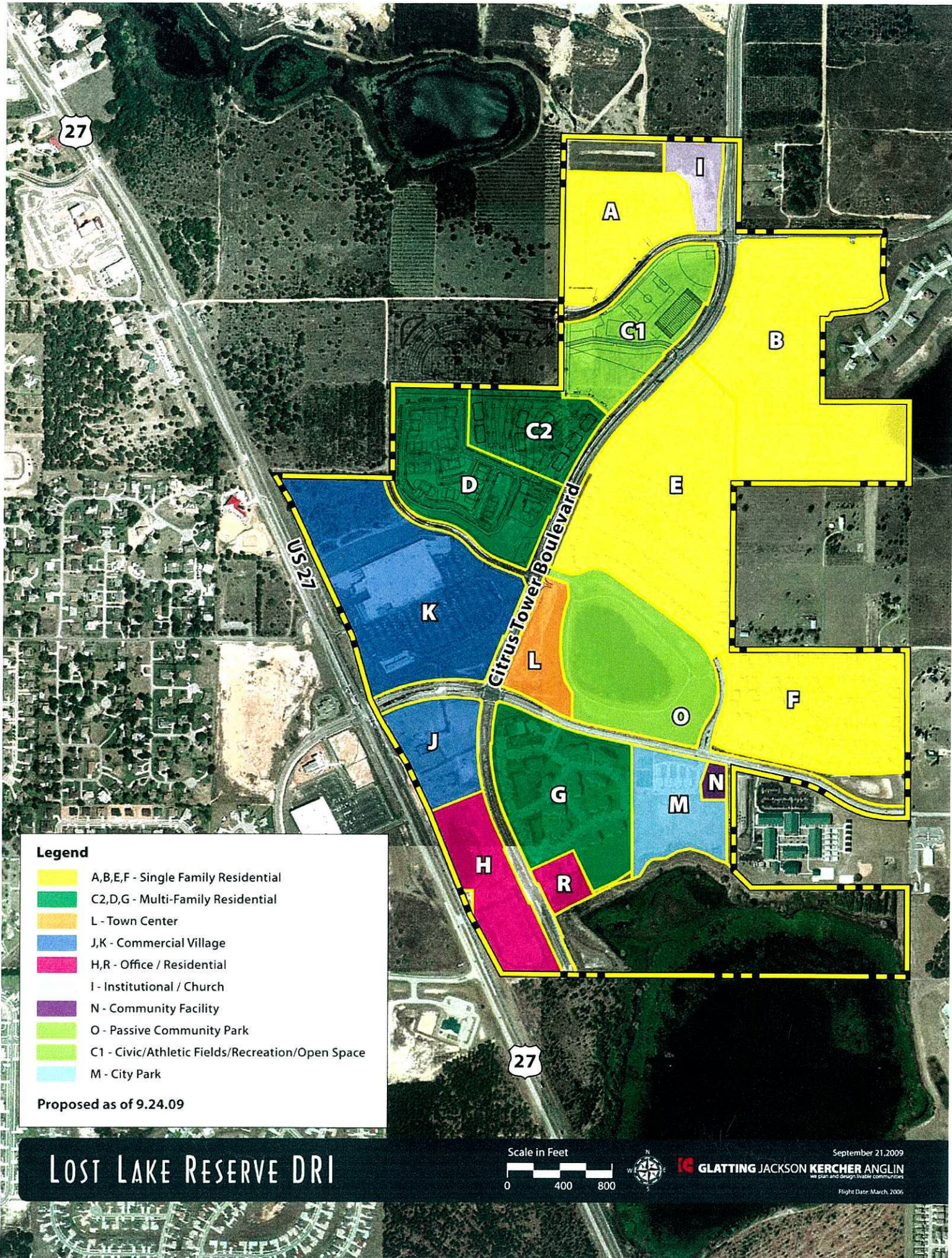
STATE OF FLORIDA  
COUNTY OF LAKE

The forgoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by GAIL L. ASH and TRACY ACKROYD, MAYOR and CITY CLERK, respectively, of the CITY OF CLERMONT, FLORIDA, who are personally known to me and they acknowledged executing the same freely and voluntarily under the authority vested in them and that the seal affixed thereto is the true and corporate seal of the CITY OF CLERMONT, FLORIDA.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed or Typed Name

Notary Public-State of Florida  
My Commission Expires: \_\_\_\_\_



**Legend**

- A,B,E,F - Single Family Residential
- C2,D,G - Multi-Family Residential
- L - Town Center
- J,K - Commercial Village
- H,R - Office / Residential
- I - Institutional / Church
- N - Community Facility
- O - Passive Community Park
- C1 - Civic/Athletic Fields/Recreation/Open Space
- M - City Park

Proposed as of 9.24.09

# LOST LAKE RESERVE DRI

Scale in Feet



**GLATTING JACKSON KERCHER ANGLIN**  
We plan and design livable communities.

September 21, 2009

Flight Date: March, 2006

**Lost Lake Reserve  
Development of Regional Impact  
Amended Development Order  
March 23, 2010**

CFN 2010040995  
Bk 03897 Pgs 0694 - 712 (17pgs)  
DATE: 04/22/2010 08:40:21 AM  
NEIL KELLY, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 163.00

1. The Lost Lake Reserve DRI shall be developed in accordance with the information, data, plans and commitments contained in the Lost Lake Reserve DRI ADA and supplemental information incorporated herein by reference, unless otherwise provided by the conditions of this Development Order. The Development Order shall prevail over any conflicting information, data, plan, or commitments. For the purposes of this condition, the ADA shall consist of the following items:
  - a) ADA dated July 12, 2001
  - b) Response to Request for Additional Information dated October 31, 2001
  - c) Response to Second Request for Additional Information dated January 16, 2002
  - d) The NOPC submitted 9.30.09
2. The DRI Development Order shall govern the development of lands totaling approximately 423.54 gross acres, described in *Exhibit 1* herein.
3. The Town Center area identified as Parcel L as identified in the Master Development Plan, attached hereto as *Exhibit 2* and by this reference made a part hereof of the Development Order, shall be developed as a pedestrian oriented area with a mixture of land uses that will promote internal activity and function as a nexus for community events and gatherings. Non-motorized interconnections with all other portions of the site shall be designed to promote convenient and safe access to the area. The focus of the commercial and residential uses should be directed toward Eagle Lake and the linear park around Eagle Lake.

**Land Use Matrix**

4. The Developer may increase or decrease the amount of a particular land use within the approved Development Summary, as described in *Exhibit 3*, attached hereto and by this reference made a part hereof of the Development Order, by using a conversion table as described in *Exhibit 4*, attached hereto and by this reference made a part hereof of the Development Order, which is based on equivalent peak hour directional trip ends. Use of the conversion table may increase or decrease the total amount of each land use by no more than the amount allowed for in the substantial deviation criteria identified in Chapter 380.06(19)(b) 1-14, Florida Statutes, unless the Development Order is amended to accommodate such a change. Greater changes than those discussed above, considered cumulatively, shall be subject to normal Development Order amendment processes. Any time the conversion table is to be used, the Florida Department of Community Affairs "FDCA", ECFRPC, and the City of Clermont must be provided notice of the proposal at least 30 days in advance of the change. Use of the conversion table will be reported on

CITY OF CLERMONT  
PO BOX 120219  
CLERMONT, FL 34712



an individual and cumulative basis and Project impacts documented in the annual report. Any future Notifications of Proposed Change ("NOPC") shall incorporate any changes due to the use of the matrix.

### **Water Supply Management**

5. In addition to other constraints controlling the rate of project development, the City of Clermont shall only approve development for construction if the utility supplying the potable water to this development has an approved Consumptive Use Permit from the St. Johns River Water Management District ("SJWMD") that includes an uncommitted capacity to meet the projected demand of the proposed development.
6. The demand for potable water from proposed increments of development shall be calculated using water demand factors that have been approved for that use by the SJRWMD.
7. The Developer shall cooperate with the City of Clermont in establishing and operating any on-site lake and wetland monitoring stations needed to comply with Consumptive Use Permit(s) issued by the SJRWMD. Lost Lake Reserve shall also participate in any avoidance/mitigation plan that may be required by the SJRWMD to reduce groundwater withdrawal impacts to lakes, wetlands, springs, or other water resources.
8. Reuse water distribution lines will be installed at the same time as potable water distribution lines and shall serve the same areas as the potable water distribution lines. The project shall utilize reuse water for all irrigation as it becomes available.

### **Irrigation Management**

9. Development shall comply with the proposed City of Clermont Water Efficient Landscape Irrigation and Landscape Ordinance and other City water conservation programs.
10. In addition, the Developer shall utilize a Waterwise landscaping approach (as defined by the SJRWMD) throughout the Development that includes at least 50% of landscaped vegetation in drought-tolerant or native vegetation varieties by landscaped area (landscaped areas are defined as areas of planted vegetation, mulch, or turf that are pervious and should not include wetlands, wetland buffers and natural areas).
11. The Developer shall provide information on Xeriscape and/or native vegetation and/or drought-tolerant vegetation (e.g. SJRWMD's Waterwise plant guide, and IFAS's Xeriscape plant guides and "Florida Yards and Neighborhoods" materials) to all new and existing residents (this can be partially met by placing said literature in a prominent display in the sales office for the development).

12. At least 70% of the fertilizer used in developer-maintained areas shall be of slow-release/organic form.
13. The development shall prohibit green-lawn deed restrictions in development covenants.

### **Natural Systems**

14. Gopher tortoise habitat losses shall be mitigated through the acquisition and protection of comparable offsite habitat pursuant to incidental take standards of the Florida Fish and Wildlife Conservation Commission ("FFWCC"). The offsite habitat selected should preferably be upland areas that are part of the Lake Wales Ridge system.

### **Schools**

15. The Developer has worked with the City of Clermont and the Lake County School District to assure that classroom capacity is available for project generated students concurrent with demand. The developer has provided an elementary school site to the Lake County School Board at a reduced price. The school site property was severed from the DRI to allow the school to proceed with permitting and development at an accelerated rate. Lost Lake Elementary School has been operating for the past two years. Additionally, the developer constructed Johns Lake Road within the project boundaries to accommodate access to the school. Utilities to the school were constructed by the developer. Construction costs were absorbed by the developer and are subject to impact fee credits of approximately 50%. The developer shall also provide for the extension of Steves Road east of Citrus Tower Boulevard for both vehicular and pedestrian access, which will accommodate a second access to the new Clermont High School, which has just opened this year and is located immediately north of the Lost Lake Reserve development.

### **Transportation**

16. For purposes of the transportation conditions, the Lost Lake Reserve DRI shall be divided into the following traffic phases based on reaching any of the following thresholds or years, as follows:

| Phase               | Daily Trips | Daily Trips Cumulative | External Daily Trips* | External Daily Trips Cumulative* | Peak Hour Trips | Peak Hour Trips Cumulative | External Peak Hour Trips* | External Peak Hour Trips Cumulative* |
|---------------------|-------------|------------------------|-----------------------|----------------------------------|-----------------|----------------------------|---------------------------|--------------------------------------|
| Phase 1<br>12.31.11 | 20,820      | 20,820                 | 17,926                | 17,926                           | 2,039           | 2,039                      | 1,756                     | 1,756                                |
| Phase 2<br>12.31.14 | 12,800      | 33,620                 | 8,059                 | 25,985                           | 1,299           | 3,3338                     | 824                       | 2,580                                |

\* Includes passer-by and diverted trip ends but not internally captured trip ends.

17. **Monitoring and Modeling Methodology.** Prior to the initiation of each phase beginning after Phase 1 as identified in the preceding paragraph, the Developer shall conduct a monitoring/modeling program. This program shall ascertain the Level of Service ("LOS") on facilities where the Lost Lake Reserve DRI is estimated to contribute an amount of traffic greater than or equal to Five percent (5%) of the adopted LOS service volume. The methodology of the monitoring/modeling program shall be agreed upon by City of Clermont, the ECFRPC, Lake County, the Florida Department of Transportation ("FDOT"), the FDCA and the Developer. The depth of each monitoring and modeling effort shall be similar to that required within an ADA but shall be consistent with the requirements of the City of Clermont Concurrency Management Systems as it relates to facilities within that jurisdiction. All studies and monitoring/modeling programs shall be consistent with the ECFRPC's methodology. Empirical data will be required to be collected for the monitoring and modeling program on facilities where it is estimated that the project contributes an amount of traffic greater than or equal to five percent (5%) of the adopted LOS maximum service volume. In the event that all parties cannot come to agreement on the methodology, the ECFRPC, FDOT, Lake County and City of Clermont shall be the final arbiters. The City of Clermont's decision shall be final as it relates to City of Clermont facilities, Lake County's decision shall be final as it relates to Lake County facilities, the FDOT's decision shall be final on state facilities and the ECFRPC's decision shall be final as it relates to all other facilities.
18. The facilities to be monitored/modeled for the next phase shall include, but shall not be limited to, those segments of the regional roadways within this list and one segment beyond where the Lost Lake Reserve DRI is estimated to contribute a cumulative amount of traffic greater than or equal to five percent of the adopted LOS service volume. The analyzed facilities will include signalized intersections and link analyses of collector and higher classified roadways and interchange ramps. The City of Clermont, the ECFRPC, Lake County, the FDOT and the FDCA shall have the right to make reasonable requests for additional information from the Developer to verify adherence to these provisions. The Developer shall supply adequate information toward compliance with these requirements.

**Candidate Roadways\* for Monitoring/Modeling Study**

|                            |                                        |
|----------------------------|----------------------------------------|
| <b>Anderson Hill Road</b>  | US 27 to Lakeshore Drive               |
| <b>Hancock Road</b>        | SR 50 to Johns Lake Road               |
|                            | Johns Lake Road to Hartwood Marsh Road |
| <b>Hartwood Marsh Road</b> | US 27 to Hancock Road                  |
|                            | Hancock Road to Hartle Road            |
|                            | Hartle Road to Orange County Line      |
|                            | Orange County Line to CR 545           |

|                           |                                                                                                                                                                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Johns Lake Road</b>    | US 27 to proposed Citrus Tower Blvd.<br>Proposed Citrus Tower Blvd. to Hancock Road                                                                                                                                                                                       |
| <b>Lakeshore Drive</b>    | East Avenue to Anderson Hill Road                                                                                                                                                                                                                                         |
| <b>Hook Street</b>        | Anderson Hill Road to Lake Louisa Road<br>US 27 to proposed Citrus Tower Blvd Road<br>Proposed Citrus Tower Blvd. to Hancock Road                                                                                                                                         |
| <b>Citrus Tower Blvd.</b> | Grand Highway to SR 50 (existing)<br>SR 50 to Steves Road<br>Steves Road to Johns Lake Road<br>Johns Lake Road to US 27<br>US 27 to Lake Louisa Road                                                                                                                      |
| <b>SR 50</b>              | CR 565A to CR 561<br>CR 561 to US 27<br>US 27 to Grand Highway<br>Grand Highway to proposed Citrus Tower Blvd.<br>Proposed Citrus Tower Blvd. to Hancock Road<br>Hancock Road to Orange County Line                                                                       |
| <b>Steves Road</b>        | US 27 to proposed Citrus Tower Blvd.                                                                                                                                                                                                                                      |
| <b>US 27</b>              | CR 561A to CR 561<br>CR 561 to Grand Highway<br>Grand Highway to SR 50<br>SR 50 to Steves Road<br>Steves Road to Johns Lake Road<br>Johns Lake Road to proposed Citrus Tower Blvd.<br>Proposed Citrus Tower Blvd. to Hartwood Marsh Road<br>Hartwood Marsh Road to CR 474 |

\* Intersection analyses shall also be conducted. Smaller study segments shall be studied as determined by reviewing agencies.

#### 19. **Monitoring and Modeling Results/Mitigation**

- a) The Lost Lake Reserve DRI shall not commence beyond Phase 1 (an equivalent of 1,756 external peak hour trip ends) into Phase 2 when service levels are below the minimum service level adopted in the applicable local government's comprehensive plan during the peak hour and the Development contributes, or is projected to contribute with the next phase of traffic, five percent of the adopted LOS service volume of the roadway or intersection as determined by the monitoring program required in the preceding condition, unless mitigation measures and/or improvements are secured and committed for completion of construction during the phase in which the impacts occur. The schedule of required roadway improvements shall be tied to the development level when the improvement is needed within each phase. The Development Order shall be amended to incorporate the required improvements and the commensurate trip level by which the improvement is needed to support project development.

b) For the purposes of this Development Order, adequate "secured and committed" mitigation measures shall include one of the following:

1. A roadway improvement scheduled for construction within the first three (3) years of the appropriate local government's adopted comprehensive plan capital improvement element (or as otherwise provided in the applicable jurisdiction's capital improvement element); A roadway improvement scheduled for construction within the first three (3) years of the FDOT's five (5) year Work Program.
2. A binding financially secured and irrevocable commitment by the Developer or other appropriate persons or entities for the design, engineering, land acquisition and actual construction of the necessary improvements (with the posting of a cash bond, surety bond, irrevocable letter of credit, escrow account or other security in a form acceptable to the agency of jurisdiction) within the next three years and incorporated by reference into the Development Order.
3. Any other mitigation option specifically provided for in this Development Order.
4. Any other mitigation option permitted by law, including a local government development agreement consistent with Chapter 163, F.S., which ameliorates the projected impact and is incorporated into the Development Order by amendment.

These mitigation measures shall occur by the required threshold in order for the Development to proceed through the balance of the applicable phase. If the Developer can demonstrate that a portion of a phase or subphase does not adversely affect the Regional Roadway network as determined by the monitoring and modeling tests discussed above, then the Developer may proceed with that portion of the phase (and only that portion).

20. In the event that a roadway widening is identified which is not compatible with adopted policy of the FDOT (e.g. 8 or 10 laning of a state roadway) or local government (e.g. constrained), the Developer, the City of Clermont, or the party having either maintenance or jurisdictional responsibility for the facility, together with the ECFRPC, shall determine alternate mitigation solutions to provide for the movement of people.
21. Toward the achievement of the objectives in the two preceding conditions, an agreement(s) among the City of Clermont, Lake County, the FDOT and the Developer may be entered into within twelve (12) months of the issuance of a Development Order for this Development by the City of Clermont. Said

agreement(s) shall address and clarify such issues related to equity in the application of collected fees for transportation improvements. Application of fees shall be on a fair-share basis with respect to the improvements to be provided and not solely on the basis of impact fees. However, such an agreement(s) would not alter or waive the provisions and requirements of the other conditions of the Development Order as a mitigative measure for the transportation impacts of the Lost Lake Reserve DRI. In the event that one of the designated parties to the agreement(s) (other than the Developer) fails to execute said interlocal agreement(s) within the specified time, then the Developer may proceed with the project based upon the monitoring/modeling schedule and all other recommendations specified herein as it affects the non-participating party. Separate agreements may be entered into with one or more parties and the Developer.

22. The Developer has assumed that the following facilities will be in place prior to proceeding into the phase indicated. Unless supported by additional regional review or unless otherwise addressed in the City of Clermont Conditional Use Permit ("CUP"), the following improvements must either be constructed or be in a funded work program prior to proceeding into the phase indicated;

|                     | Roadway Section                    | Improvement                              | Phase                                                                    |
|---------------------|------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| Hartwood Marsh Road | CR 545 to CR 535                   | New 2 Lane                               | Phase 2                                                                  |
| Citrus Tower Blvd.  | SR50 to Hook Street Extension      | New 2 Lane                               | Prior to development beyond the currently approved 627 residential units |
|                     | SR 50 to Johns Lake Road           | New 2 Lane                               | Prior to development beyond the currently approved 627 residential units |
|                     | Johns Lake Road to US 27           | New 2 Lane                               | Phase 2                                                                  |
|                     | US 27 to Lakeshore Drive           | New 2 Lane                               | Phase 2                                                                  |
| Steves Road         | Citrus Tower Blvd. to Hook Street  | New 2 Lane                               | Prior to development beyond the currently approved 627 residential units |
|                     | US 27 to Citrus Tower Blvd.        | New 2 Lane                               | Phase 2                                                                  |
| Hook Street         | Citrus Tower Blvd. to Hancock Road | New 2 Lane                               | Prior to development beyond the currently approved 627 residential units |
|                     | US 27 to Citrus Tower Blvd.        | New 2 Lane                               | Phase 2                                                                  |
| Hancock Road        | SR 50 to Old Highway 50            | New 2 Lane                               | Phase 2                                                                  |
| Western Beltway     | SR 50 to CR 535                    | New Toll Road w/<br>Connection to CR 535 | Phase 2                                                                  |

23. The following state and regionally significant roadway segments are projected to be both significantly impacted by traffic from the Lost Lake Reserve DRI development and to operate below the adopted LOS standard. Mitigation must be in place prior to the Development entering the phase levels noted below unless the final results of the monitoring and modeling study document that mitigation is not required for the amount development requested in the study. Alternative improvements may also be presented based on study results. This list shall be amended based upon the results of each monitoring and modeling study as necessary.

| Roadway                | Roadway Section                            | Improvement    | Phase Required   | Fair Share*    |
|------------------------|--------------------------------------------|----------------|------------------|----------------|
| Citrus Tower Boulevard | SR 50 to Steves Road                       | 4 lane divided | Prior to Phase 2 | Not identified |
|                        | Steves Road to Johns Lake Road             | 4 lane divided | Prior to Phase 2 | Not identified |
| SR 50                  | Hancock Road to Greater Hills Blvd.        | 6 lane divided | Prior to Phase 2 | \$863,580      |
|                        | Old Highway 50 to Florida's Turnpike Ramps | 6 lane divided | Prior to Phase 2 | \$1,041,190    |

\*As calculated in the DRI ADA and subject to further review. Fair share amount payment is one of several options available to the Developer to mitigate impacts and is not intended as a mandatory option.

24. If the monitoring/modeling results as set forth hereinabove show that improvements must be made to roadway facilities, and if mitigation is not provided as set forth in these conditions or as otherwise required pursuant to 9J-2.045(7), then prior to any construction of future phases and subject to the provisions of Section 380.06(15)(e), Florida Statutes, the Developer, City of Clermont, and to the extent that they have impacted facilities requiring mitigation, Lake County and FDOT may enter into an agreement which ensures that:

- a) a proportionate share payment is made by the Developer to the appropriate entity/(ies) to mitigate project impacts;
- b) said proportionate share payment shall be used by the appropriate entity only for the design, engineering, right-of-way purchase, permitting and/or construction of improvement to the segments/intersections for which the payment is made; and
- c) said proportionate share payment by the Developer constitutes adequate provision for the public facilities needed with respect to the road segments to accommodate the impacts of

the project through the phase for which the fair share was calculated, as required by Section 380.15(e)(2), Florida Statutes. All such proportionate fair share agreements shall be included in this development order by amendment pursuant to Section 380.06(19), F.S. The formula to be used to determine proportionate share contribution is as follows:

$$\frac{(\text{DRI Trips})}{(\text{SV Increase})} \times \text{Cost} = \text{Proportionate Share}$$

- d) For this formula, DRI Trips is the cumulative number of trips from the development expected to reach the roadway during the peak hour from the phase under development. SV increase is the change in peak hour maximum service volume of the roadway resulting from construction of the improvement necessary to maintain the desired level of service; and Cost of Improvement is the cost (at the time of Developer payment) of constructing an improvement necessary to maintain the desired LOS, including all improvement associated costs (engineering design, right-of-way acquisition, planning, engineering, inspection, and other associated physical development costs directly required and associated with the construction of the improvement) as determined by the governmental agency having maintenance obligations over the roadway.
25. Notwithstanding any provision contained herein to the contrary, except as specifically agreed in writing, City of Clermont shall have no financial responsibility to contribute to or participate in the funding of the design, engineering, permitting, and/or construction of roadway improvements.
26. The monitoring and modeling required prior to each phase or subphase shall be used to verify impacts from previous phases and to more accurately estimate probable impacts from later phases. If necessary, the proportionate share amount will be adjusted to reflect actual impacts from a phase and the more accurate information, which will result from the estimates for later phases; provided, however, that any impacts from prior phases which have been mitigated in accordance with any of the methods set forth in this Development Order shall not be included in any subsequent proportionate share calculations. If it is verified that the roadway improvements mentioned above are still needed, then the project shall not proceed into later phases until either the proportionate share payment is made or the needed improvements are scheduled for construction in the applicable entities' work program within the first three years from the date when impacts are estimated to be significant and adverse.
27. If the parties cannot reach agreement independently prior to the date when impacts are estimated to be significant and adverse, or if so desired by the parties at any time, then the issues in dispute shall be submitted to the ECFRPC for either voluntary mediation pursuant to its adopted dispute resolution processor to binding arbitration pursuant to the rules and procedures of the American Arbitration Association ("AAA"). The solutions recommended as a result of this process shall be implemented

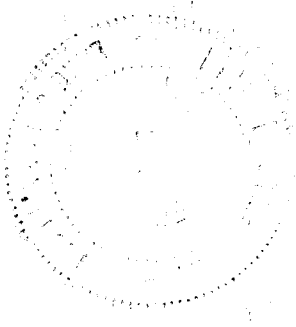
and the development order amended pursuant to Section 380.06(19), Florida Statutes, to include these solutions.

28. In order to provide safe access and to preserve operational capacity, left and right turn deceleration lanes shall be evaluated and installed by the developer at all project entrances on collector and arterial roadways. The Developer and City of Clermont shall confirm the need for and the cost of signalization at the Development entrance(s) consistent with policies of the appropriate government entity and when nationally recognized warrants are met.
29. In the interest of safety, and to promote alternative forms of transportation, the Developer shall provide an on-site system of bikeways and pedestrian circulation. The Developer shall construct a system of viable bikeways to connect all quadrants of the Development with the ultimate locations of the planned school sites, neighborhoods, parks (passive and active), the commercial centers, the employment centers and adjacent recreational paths. In all areas of the Development, where cycling will be accomplished on both sidewalk/bikeways and streets, appropriate signage identifying bike routes will be installed. Special consideration shall be given to roadways connecting residential areas with schools, parks, employment and commercial centers. Bicycle support facilities (e.g., parking) shall be made available at commercial and work areas.
30. The on-site bicycle systems shall be connected into any proximate external bicycle systems existing at the time of construction. Construction standards shall conform to latest state standards and criteria. Improvements to area roadways should be encouraged to incorporate bicycle and pedestrian facilities.
31. Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of future transit service to the site. Transit pull-out bays and transit shelters as required by the local government and the transit provider on-site shall be constructed by the Developer, except as otherwise provided herein. A site shall be provided for at least one future transit stop to accommodate buses at a location determined by the city and the site developer with input from the transit provider at site plan approval. The Developer shall consult with the transit provider in order to determine the appropriate number and location of pull-out bays and transit shelters. The Developer shall promote and encourage variable work hours and flextime participation by on-site employers. The Developer shall make known to tenants and residents that the Development has access to an existing ride-sharing program operated by the transit provider. As it is available, transit and current ride-sharing information shall be prominently displayed in all public gathering areas, in employment centers and other areas as suggested by the transit provider and City of Clermont. Tenants and owners within the employment centers shall be encouraged to provide preferential parking for vanpools/carpools. The Developer shall propose to the City transit related actions, facilities and sites within 2 years of issuance of the development order after consultation with the City of Clermont and the transit provider.

32. In order to minimize impacts to the roadway network, parcels within the Lost Lake Reserve DRI property shall, subject to environmental constraints, be interconnected to the maximum extent feasible as determined by City of Clermont. The Development will generally be connected to existing neighborhoods and will tie into local streets, where feasible and as deemed appropriate by City of Clermont. The Developer shall cooperate with any city or county supported efforts to continue roadways from or through the site with other roadway facilities that are hereafter endorsed by City of Clermont or Lake County.
33. The Developer shall provide park and ride spaces either on site or purchase and construct a site for use as a rideshare lot to lessen the overall impacts on regional roadways. Spaces for at least fifty (50) vehicles shall be provided and may be shared with parking for commercial land uses and the City Park. The park and ride spaces shall be proximate to the bus transit stops when established. Park and ride spaces shall be aggregated into groupings of not less than ten (10) spaces per designated park and ride area, which shall be indicated with appropriate signage. The Developer shall coordinate with the City, County, FDOT and the transit provider to accomplish these requirements at the time of site development. Required park and ride spaces are not intended to be in addition to the parking requirement of the City of Clermont.
34. Upon completion of the countywide Public Transportation Needs Assessment Study and the Transportation Disadvantaged Service Plan, the Developer shall enter into an agreement with Lake County that will stipulate the Developer's fair share obligation with respect to providing and/or assisting the Lake County in providing transit services and bus stop shelters/benches to the Development so long as other developments of similar nature are required to enter into such agreements. Such an agreement shall not require the Developer to become a transit service provider unless the Developer or the property owner's association chooses to do so. Pending completion of the study, the Developer shall contract with Lake County for the County to provide services for the transportation disadvantaged residing in the Development or Developer or its association shall provide such services.
35. A Deed Restriction will be imposed by the Developer to allow only athletic fields, recreation and open space uses on Parcel C-1.
36. The Developer shall pay the City for the purchase and installation of the traffic signal (span wire) at the intersection of Citrus Tower Blvd. and Steve's Road as designed and installed by Lake County. The signal shall be installed and paid for prior to the first Certificate of Occupancy being issued for Parcel C2 or for any buildings in Phase 2, whichever comes first. The City will support and reasonably cooperate with the developer with regard to the developer's application for eligible impact fee credits from Lake County.

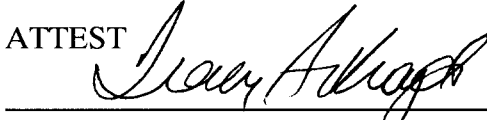
37. The Developer shall install all landscape material (as approved by the City), and maintain the median of Citrus Tower Blvd. within the Lost Lake Reserve from Steve's Road to John's Lake Road. Said landscaping shall be installed prior to the first Certificate of Occupancy being issued for Parcel C2 or for any building.
38. The Developer shall initiate the Monitoring and Modeling (M&M) for Phase 2 within 2 years of the date of this amendment, and the Developer will use best efforts to ensure that the process shall be completed within 3 years.

ADOPTED and approved subject to the conditions set forth herein on this 23<sup>rd</sup>  
day of March, 2010.



CLERMONT CITY COUNCIL, a  
municipality of the State of Florida

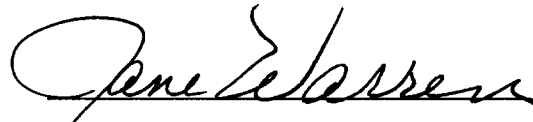
By:   
Harold S. Turville, Jr., Mayor

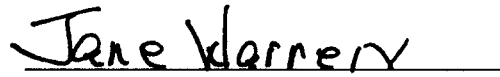
ATTEST   
Tracy Ackroyd, City Clerk

STATE OF FLORIDA  
COUNTY OF LAKE

The forgoing instrument was acknowledged before me this 23<sup>rd</sup> day of March  
2010, by HAROLD S. TURVILLE, JR. and TRACY ACKROYD, Mayor and City Clerk,  
respectively, of the CITY OF CLERMONT, FLORIDA, who are personally to me and  
they acknowledged executing the same freely and voluntarily under authority vested in  
them and that the seal affixed thereto is the true and corporate seal of the City of  
Clermont, Florida.

(NOTARY SEAL)

  
Signature

  
Printed or typed name

Notary Public-State of Florida

My Commission Expires: \_\_\_\_\_

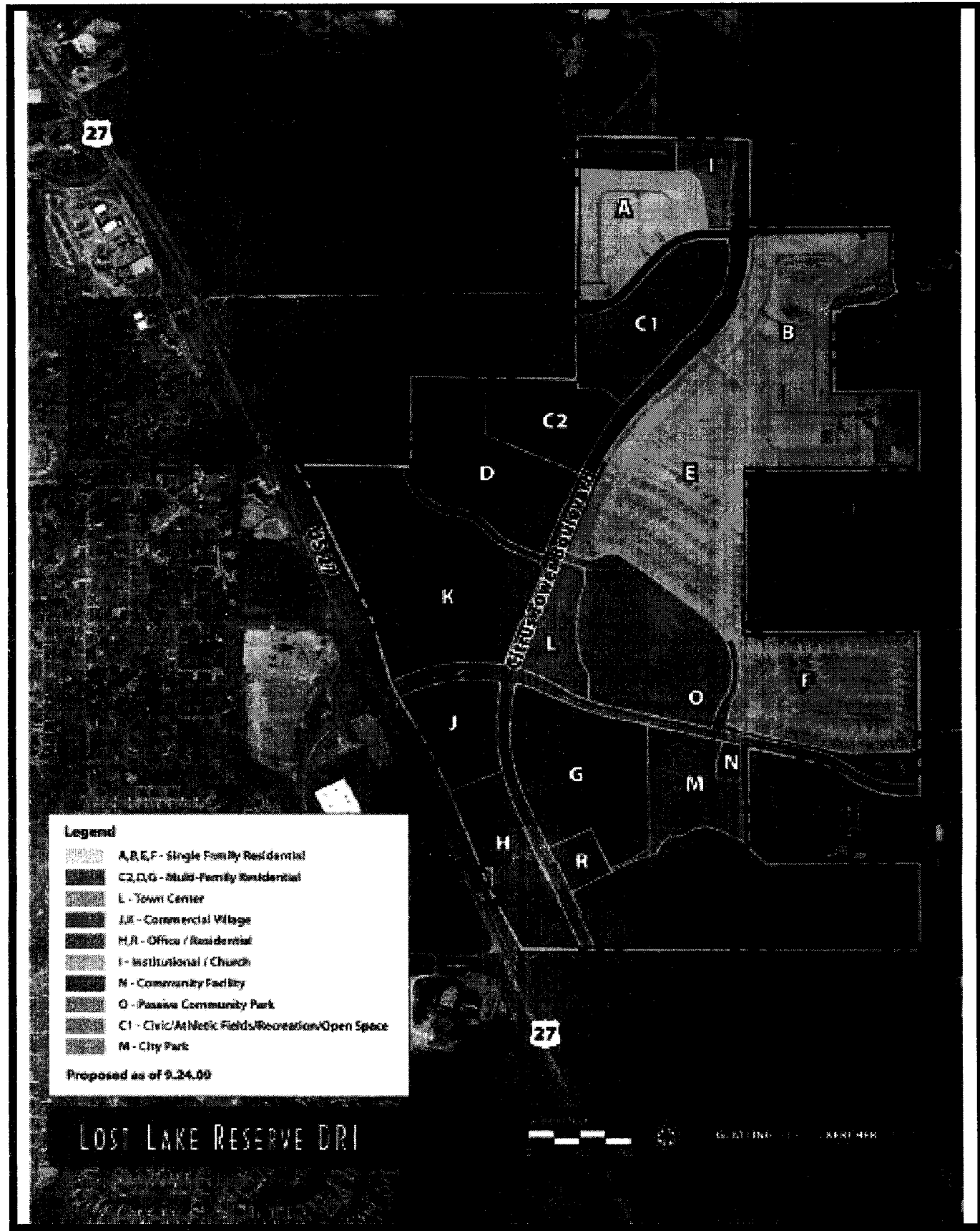


Exhibit 1

*Legal Description – Lost Lake Reserve DRI*

**The plat of Lost Lake as recorded in Plat Book 50, Pages 64-69, official records of Lake County, Florida.**

*Master Development Plan – Lost Lake Reserve DRI*



*Development Summary – Lost Lake Reserve DRI*

# Lost Lake DRI

## Development Program By Parcel

| Parcels A  |          | Use: SF Residential (dn)                              |         |
|------------|----------|-------------------------------------------------------|---------|
| Phase      | Approved | Built                                                 | Balance |
| 1          | 34       | 34                                                    | 0       |
| 2          | 0        | 0                                                     | 0       |
| TOTAL      | 34       | 34                                                    | 0       |
| Parcel B   |          | Use: SF Residential (dn)                              |         |
| Phase      | Approved | Built                                                 | Balance |
| 1          | 88       | 88                                                    | 0       |
| 2          | 0        | 0                                                     | 0       |
| TOTAL      | 88       | 88                                                    | 0       |
| Parcel C-1 |          | Use: City Parks, Fields/Recreation/Open Space (Acres) |         |
| Phase      | Approved | Built                                                 | Balance |
| 1          | 14       | 0                                                     | 14      |
| 2          | 0        | 0                                                     | 0       |
| TOTAL      | 14       | 0                                                     | 14      |
| Parcel C-2 |          | Use: Multi-Family Residential (dn)                    |         |
| Phase      | Approved | Built                                                 | Balance |
| 1          | 192      | 0                                                     | 192     |
| 2          | 0        | 0                                                     | 0       |
| TOTAL      | 192      | 0                                                     | 192     |
| Parcel D   |          | Use: MF Residential (dn)                              |         |
| Phase      | Approved | Built                                                 | Balance |
| 1          | 276      | 276                                                   | 0       |
| 2          | 0        | 0                                                     | 0       |
| TOTAL      | 276      | 276                                                   | 0       |

| Parcel E    |          | Use: SF Residential (du)             |         |
|-------------|----------|--------------------------------------|---------|
| Phase       | Approved | Built                                | Balance |
| 1           | 123      | 123                                  | 0       |
| 2           | 0        | 0                                    | 0       |
| TOTAL       | 123      | 123                                  | 0       |
| Parcel F    |          | Use: SF Residential (du)             |         |
| Phase       | Approved | Built                                | Balance |
| 1           | 90       | 90                                   | 0       |
| 2           | 0        | 0                                    | 0       |
| TOTAL       | 90       | 90                                   | 0       |
| Parcel G    |          | Use: MF Residential (du)             |         |
| Phase       | Approved | Built                                | Balance |
| 1           | 300      | 300                                  | 0       |
| 2           | 0        | 0                                    | 0       |
| TOTAL       | 300      | 300                                  | 0       |
| Parcels H&R |          | Uses: Comm. Bldg. Services (sq. ft.) |         |
| Phase       | Approved | Built                                | Balance |
| 1           | 72,000   | 72,000                               | 0       |
| 2           | 63,750   | 0                                    | 63,750  |
| TOTAL       | 135,750  | 72,000                               | 63,750  |

| Parcel I                                  |          | Use: Church, Day School             |         |
|-------------------------------------------|----------|-------------------------------------|---------|
| Phase                                     | Approved | Built                               | Balance |
| 1                                         | 0        | 0                                   | 0       |
| 2                                         | 5 acres  | 0                                   | 5 acres |
| TOTAL                                     | 5 acres  | 0                                   | 5 acres |
| Parcel J, K1 (Walmart) & K2 (undeveloped) |          | Use: Comm. Bldg. Services (sq. ft.) |         |
| Phase                                     | Approved | Built                               | Balance |
| 1 (33.0 acres)                            | 239,390  | 239,390                             | 0       |
| 2 (18.0 acres)                            | 228,610  | 0                                   | 228,610 |
| TOTAL                                     | 468,000  | 239,390                             | 228,610 |

| Parcel L   |          | Use: Comm./Ret. Services (sq. ft.) |         |  |
|------------|----------|------------------------------------|---------|--|
| Phase      | Approved | Built                              | Balance |  |
| 1          | 0        | 0                                  | 0       |  |
| 2          | 70,000   | 0                                  | 70,000  |  |
| TOTAL      | 70,000   | 0                                  | 70,000  |  |
| Parcel M&O |          | Use: Recreation/Open Space (acres) |         |  |
| Phase      | Approved | Built                              | Balance |  |
| 1          | 40.9     | 40.9                               | 0       |  |
| 2          | 0        | 0                                  | 0       |  |
| TOTAL      | 40.9     | 40.9                               | 0       |  |
| Parcels N  |          | Use: Community Facility            |         |  |
| Phase      | Approved | Built                              | Balance |  |
| 1          | 0        | Tennis/ ball<br>field              | 0       |  |
| 2          | 1 acre   | 0                                  | 1 acre  |  |
| TOTAL      | 1 acre   | Tennis/ball field                  | 0       |  |

| Use                         | Approved |         |         | Built   |      |         | Balance |         |         |
|-----------------------------|----------|---------|---------|---------|------|---------|---------|---------|---------|
|                             | Ph 1     | Ph 2    | Total   | Ph 1    | Ph 2 | Total   | Ph 1    | Ph 2    | Total   |
| SF Residential              | 335      | 0       | 335     | 335     | 0    | 335     | 0       | 0       | 0       |
| MF Residential              | 768      | 0       | 768     | 576     | 0    | 576     | 192     | 0       | 192     |
| Professional Office         | 72000    | 63750   | 135,750 | 63,000  | 0    | 63,000  | 9,000   | 63,750  | 72,750  |
| Commercial/ Retail Services | 239,300  | 298,610 | 537,910 | 234,467 | 0    | 234,467 | 4,833   | 298,610 | 303,443 |

|                             |                       |
|-----------------------------|-----------------------|
| SF Residential              | (Parcels A, B, E & F) |
| MF Residential              | (Parcels C-2, D & G)  |
| Professional Office         | (Parcels H & R)       |
| Commercial/ Retail Services | (Parcels J, K & L)    |

Note: Proposed Development program is listed here in the "Approved" column. The "Built" column includes actual built units and square feet, as well as platted lots and approved site plans.

# Trip Interchange Matrices – Lost Lake Reserve DRI

## Lost Lake Development of Regional Impact TRIP INTERCHANGE MATRICES

PM Peak Hour Trip Matrix

| Trip Generated by                   | Land Use Code   | Single Family Residential (du) | Multi-Family Residential (du) | Commercial Town Center (ksf) | Commercial Village (ksf) | Office (ksf) | Recreational Community Center (ksf) | City Park (ac) | Church (ksf) | Assisted Living (bed) | Nursing Home (bed) | Congregate Care Facility (du) | Continuing Care Retirement Comm. (units) | PM Pk Trip Rate |
|-------------------------------------|-----------------|--------------------------------|-------------------------------|------------------------------|--------------------------|--------------|-------------------------------------|----------------|--------------|-----------------------|--------------------|-------------------------------|------------------------------------------|-----------------|
| 1 du Single Family Residential      | 210 15 equal to | 1.00                           | 1.47                          | 0.11                         | 0.11                     | 0.54         | 0.52                                | 45.50          | 1.38         | 4.14                  | 4.14               | 4.55                          | 3.14                                     | 0.91            |
| 1 du Multi-family Residential       | 220 15 equal to | 0.68                           | 1.00                          | 0.08                         | 0.08                     | 0.36         | 0.35                                | 31.00          | 0.94         | 2.82                  | 2.82               | 3.10                          | 2.14                                     | 0.62            |
| 1 ksf Commercial Town Center        | 820 15 equal to | 8.73                           | 12.81                         | 1.00                         | 1.00                     | 4.67         | 4.54                                | 397.00         | 12.03        | 36.09                 | 36.09              | 39.70                         | 27.38                                    | 7.94            |
| 1 ksf Commercial Village            | 820 15 equal to | 8.73                           | 12.81                         | 1.00                         | 1.00                     | 4.67         | 4.54                                | 397.00         | 12.03        | 36.09                 | 36.09              | 39.70                         | 27.38                                    | 7.94            |
| 1 ksf Office                        | 710 15 equal to | 1.87                           | 2.74                          | 0.21                         | 0.21                     | 1.00         | 0.97                                | 85.00          | 2.58         | 7.73                  | 7.73               | 8.50                          | 5.86                                     | 1.7             |
| 1 ksf Recreational Community Center | 495 15 equal to | 1.92                           | 2.82                          | 0.22                         | 0.22                     | 1.03         | 1.00                                | 87.50          | 2.65         | 7.95                  | 7.95               | 8.75                          | 6.03                                     | 1.75            |
| 1 acre City Park                    | 411 15 equal to | 0.02                           | 0.03                          | 0.00                         | 0.00                     | 0.01         | 0.01                                | 1.00           | 0.03         | 0.09                  | 0.09               | 0.10                          | 0.07                                     | 0.02            |
| 1 ksf Church                        | 580 15 equal to | 0.73                           | 1.06                          | 0.08                         | 0.08                     | 0.39         | 0.38                                | 33.00          | 1.00         | 3.00                  | 3.00               | 3.30                          | 2.28                                     | 0.66            |
| 1 bed Assisted Living               | 254 15 equal to | 0.24                           | 0.35                          | 0.03                         | 0.03                     | 0.13         | 0.13                                | 11.00          | 0.33         | 1.00                  | 1.00               | 1.10                          | 0.76                                     | 0.22            |
| 1 bed Nursing Home                  | 620 15 equal to | 0.24                           | 0.35                          | 0.03                         | 0.03                     | 0.13         | 0.13                                | 11.00          | 0.33         | 1.00                  | 1.00               | 1.10                          | 0.76                                     | 0.22            |
| 1 du Congregate Care Facility       | 253 15 equal to | 0.22                           | 0.32                          | 0.03                         | 0.03                     | 0.12         | 0.11                                | 10.00          | 0.30         | 0.91                  | 0.91               | 1.00                          | 0.69                                     | 0.2             |
| 1 unit Continuing Care Ret. Comm.   | 255 15 equal to | 0.32                           | 0.47                          | 0.04                         | 0.04                     | 0.17         | 0.17                                | 14.50          | 0.44         | 1.32                  | 1.32               | 1.45                          | 1.00                                     | 0.29            |

du = dwelling units

ksf = 1,000 sf

Source: Institute of Transportation Engineers (ITE) Trip Generation Report, 6th Edition, 8th Edition

SECOM

Notes: (1) Trip Rates based on Lost Lake DRI/ADA, Table 21-B-2

(2) Commercial trip rates for the PM Peak based on retail land use of 50,000 square feet

(3) Assisted Living, Nursing Home, Congregate Care, and CCRC uses added in February 2010; Rates from Trip Generation Report, 8th Edition.

2/3/2010

R  
Return to:  
City of Clermont  
City Clerk  
P.O. Box 120219  
Clermont, FL 34712-0219

CITY OF CLERMONT  
**ORDINANCE**  
No. 461 - M  
Page 1

**AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA,  
ADOPTING THE COMPREHENSIVE PLAN AMENDMENT FOR  
THE CITY OF CLERMONT; AMENDING THE TEXT AND MAPS  
OF ITS COMPREHENSIVE PLAN TO RECOGNIZE THE  
ANNEXATION OF PROPERTIES COMPRISING THE LOST  
LAKE RESERVE DEVELOPMENT OF REGIONAL IMPACT, AS  
REQUIRED BY CHAPTER 163, FLORIDA STATUTES;  
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN  
EFFECTIVE DATE.**

WHEREAS, the City Council has received written objections, recommendations and comments from the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency, regarding amendment of the Comprehensive Plan of the City of Clermont, and has made recommendations to the City Council for amendment of the Plan; and

WHEREAS, the City Council of the City of Clermont has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public; and

WHEREAS, the City annexed properties that comprise the lost Lake Reserve Development of Regional Impact on February 13, 1996 under Ordinance #290-M, #292-M, and #294-M, and on September 22, 1998 under Ordinance #360-M; and #361-M.

WHEREAS, per Chapter 163, Florida Statutes, the City must recognize these annexations through an amendment to its comprehensive plan;

WHEREAS, the City would like to amend the Future Land Use Map of its comprehensive plan as provided for in Chapter 163, Florida Statutes; and

WHEREAS, the City would like to amend the text of the Future Land Use and Capital Improvements elements of its comprehensive plan as part of the Evaluation and Appraisal Report-based amendments as provided for in Chapter 163, Florida Statutes;

NOW THEREFORE, be it resolved and enacted by the City Council of the City of Clermont, Florida:

CITY OF CLERMONT

**ORDINANCE**

No. 461 – M

Page 1

**AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT; AMENDING THE TEXT AND MAPS OF ITS COMPREHENSIVE PLAN TO RECOGNIZE THE ANNEXATION OF PROPERTIES COMPRISING THE LOST LAKE RESERVE DEVELOPMENT OF REGIONAL IMPACT, AS REQUIRED BY CHAPTER 163, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council has received written objections, recommendations and comments from the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency, regarding amendment of the Comprehensive Plan of the City of Clermont, and has made recommendations to the City Council for amendment of the Plan; and

WHEREAS, the City Council of the City of Clermont has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public; and

WHEREAS, the City annexed properties that comprise the lost Lake Reserve Development of Regional Impact on February 13, 1996 under Ordinance #290-M, #292-M, and #294-M, and on September 22, 1998 under Ordinance #360-M; and #361-M.

WHEREAS, per Chapter 163, Florida Statutes, the City must recognize these annexations through an amendment to its comprehensive plan;

WHEREAS, the City would like to amend the Future Land Use Map of its comprehensive plan as provided for in Chapter 163, Florida Statutes; and

WHEREAS, the City would like to amend the text of the Future Land Use and Capital Improvements elements of its comprehensive plan as part of the Evaluation and Appraisal Report-based amendments as provided for in Chapter 163, Florida Statutes;

NOW THEREFORE, be it resolved and enacted by the City Council of the City of Clermont, Florida:

CITY OF CLERMONT

ORDINANCE

" No. 461 – M

Page 2

**Section 1.**

The Comprehensive Plan of the City of Clermont, adopted by the City of Clermont on August 13, 1991, pursuant to the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Clermont Local Planning Agency and the Clermont City Council, is hereby amended in the following manner:

- A. The Future Land Use Map is amended by incorporating into said map such annexations as have occurred by Ordinance #290-M, #292-M, and #294-M on February 13, 1996 and by Ordinance #360-M; and #361-M on September 22, 1998 as shown on Attachment A; and
- B. The Future Land Use Elements are amended by incorporating the changes as shown in Attachment B; and
- C. The Capital Improvement Elements are amended by incorporating the changes as shown in Attachment C.

**Section 2.**

If any portion of this ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the ordinance, and the remainder of the ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the ordinance as a whole.

**Section 3.**

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

**Section 4.**

This ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

First reading this 12<sup>th</sup> day of November 2002. ..

Second reading this 26<sup>th</sup> day of November 2002.

CITY OF CLERMONT  
ORDINANCE  
No. 461 – M  
Page 3

**PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
CLERMONT, LAKE COUNTY, FLORIDA THIS 26<sup>th</sup> DAY OF NOVEMBER  
2002.**



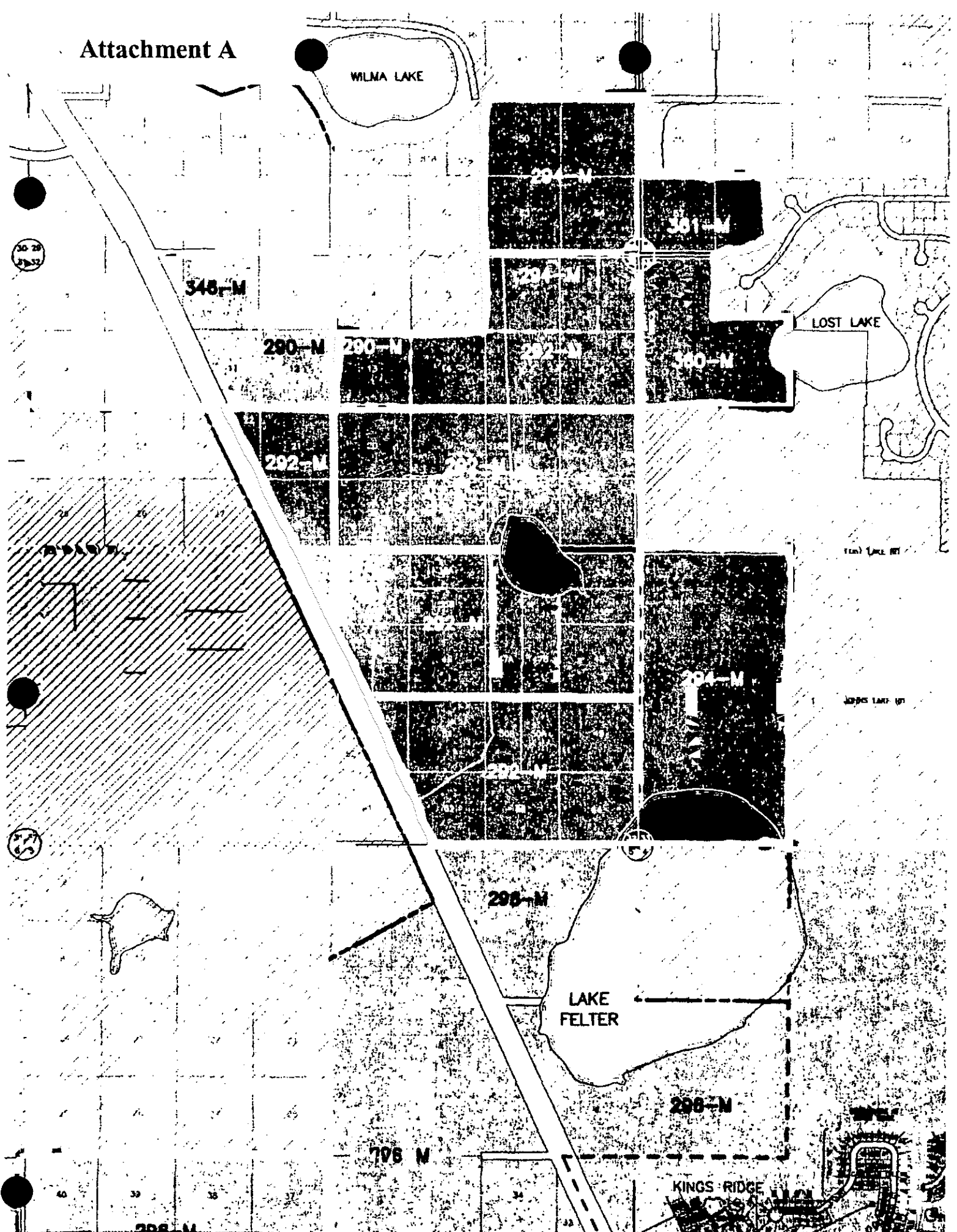
Harold S. Turville, Mayor

ATTEST:



Joseph E. Van Zile, City Clerk

# Attachment A



## Attachment B

### UNDEVELOPED DISTRICT 9 (UD-9) MIXED-USE CLASSIFICATION II

Goal: To develop a mixed use land use category which promotes an efficient urban-growth pattern based on a balance of employment activities, residential and non-residential uses and a range of housing opportunities.

Objective 1.1 - Development within the UD-9 Land Use District shall occur in accordance with the policies stated within this District designation, as well as in conformance with any other policies contained within the City of Clermont Comprehensive Plan and City Code which are not in conflict with these goals, objectives and policies.

#### Policy 1.1.1 Permitted Land Uses

1. Town Center (TC)
2. Commercial Village (CV)
3. Recreation and Open Space (ROS)
4. Residential (RES)
  - a. Single Family
  - b. Multi-Family
5. Residential Professional Office (RPO)
6. Community Facility (CF)
7. Worship (W)

Policy 1.1.2 Location The UD-9 Land Use District is established as depicted on the Lost Lake Reserve Land Use Map.

#### Policy 1.1.3 Land Use Criteria by Category

1. Town Center - TC
  - 1.1 Intent - Serve as a commercial node of concentrated retail and service uses, accessible to both residents and non-residents. The TC may also provide for cultural, educational and civic activities. The TC may contain up to 7 acres.
  - 1.2 Location - The TC area shall be located at or near the intersection of Citrus Tower Boulevard and Johns Lake Road as designated on the Lost Lake Reserve Land Use Map.
  - 1.3 Permitted Uses in the TC
    - Antique Shops

- Automobile and Home Supply Stores; provided no automobile repair occurs on site
- Banks and Lending Institutions
- Barbers/Beauty Shops
- Book and Stationery Shops
- Business and Personal Services
- Clothing and Shoe Stores
- Craft and Hobby Shops
- Drug Stores
- Eating and Drinking Establishments
- Fabric Stores
- Florist
- Governmental Facilities
- Hardware Stores
- Health and Fitness Centers
- Insurance Offices
- Jewelry Stores
- Liquor Stores
- Medical/Dental Offices
- Novelty and Gift Shops
- Other uses similar in character and use as deemed appropriate by the City Clermont City Council through the Conditional Use Permit process
- Pet Shops
- Real Estate Services
- Residential development
- Retail Food Stores other than supermarkets
- Retail Music and Video Stores
- Shoe Repair
- Specialty Shops
- Sporting Goods Stores
- Stationery Stores
- Theater/Video Establishments
- Toy and Game Shops
- Travel Agents
- Veterinary

• Residential development restricted to a maximum of 1 dwelling unit per each 2,500 gross square feet of heated and cooled commercial floor area of TC use.

1.4 Prohibited Uses or Restrictions of the TC:

- "Adult" oriented forms of business or services including adult bookstores; tattoo and body piercing establishments
- Campgrounds
- Psychic Readers
- Pawn Shops
- Kennels or boarding except as approved by the City of Clermont City Council through the Conditional Use Permit process

1.5 Shopping centers require a CUP and other subdivisions of commercial land must go through the commercial subdivision platting process.

2. Commercial Villages (CV)

2.1 Intent - The CV shall serve as a large scale commercial node due to its proximity to the existing and proposed regional transportation network. The CV shall serve as the commercial node for Lost Lake residents as well as neighboring developments located in the City of Clermont and South Lake County. The CV will provide for employment opportunities and may include cultural, educational and civic activities. The CV may contain up to 51 acres.

2.2 Location - The CV area shall be located between Citrus Tower Boulevard and U.S. Highway 27, as designated on the Lost Lake Reserve Land Use Map.

2.3 Permitted Uses in the CV Category

- Ancillary facilities designed to accommodate the cultural, social, educational and civic needs of the community
- Antique Shops
- Automobile and Home Supply Store
- Banks and Lending Institutions
- Barbers/Beauty Shops
- Book and Stationery Shops
- Business and Personal Services
- Child Care Facilities
- Civic Facilities
- Clothing and Shoe Stores
- Craft and Hobby Shops
- Department Stores
- Drug Stores
- Eating and Drinking Establishments
- Fabric Stores

- Florist
- Governmental Facilities
- Hardware Stores
- Health and Fitness Centers
- Hotel and Motel
- Insurance Offices
- Jewelry Stores
- Laundry and Dry Cleaning Establishments
- Liquor Stores
- Medical/Dental Offices
- Novelty and Gift Shops
- Other uses similar in character and use as deemed appropriate by the City Clermont City Council through the Conditional Use Permit process
- Pet Shops
- Real Estate Services
- Retail Music and Video Stores
- Retail Nurseries and Garden Stores
- Shoe Repair
- Specialty Shops
- Sporting Goods Stores
- Supermarket/Other Retail Food Stores
- Theater/Video Establishments
- Toy and Game Shops
- Travel Agents
- Veterinary
- Residential apartment uses may be allowed at the ratio of 1 residential unit per each 10,000 square feet of heated and cooled CV use.

2.4 Prohibited Uses or Restrictions of the CV:

- "Adult" oriented forms of business or services
- Campgrounds
- Tattoo Parlors
- Kennels or boarding except as approved by the City of Clermont City Council through the Conditional Use Permit process
- Industrial Uses

3. Recreation and Open Space (ROS)

- 3.1 Intent - It is the intent of this category to allow for the active and passive recreational and open space needs for the Lost Lake Reserve community and a linked park and open space system shall generally tie community elements together through a network of bikeways and pedestrian walkways.

3.2 Location - Parks and recreational open space are depicted on the Lost Lake Reserve Land Use Map.

3.3 Permitted Uses in the ROS Category:

3.3.1 Any use specified for passive or active recreation or open space consistent with the character and intent of the PUD as approved by the City of Clermont City Council.

3.4 Prohibited Uses or Restrictions of the ROS Category:

- Residential development
- Commercial or industrial development

4. Residential (RES)

4.1 Intent - It is the intent of this category to provide the Lost Lake Reserve community, and the surrounding area, with an adequate housing supply in a variety of types for a range of income levels. RES areas are intended as neighborhood pockets within a greater community linked together by open space and pedestrian facilities.

4.2 Location - The RES areas are established as designated on the Lost Lake Reserve Land Use Plan.

4.3 Guidelines for Development of the RES - The RES shall be developed according to the following guidelines:

4.3.1 Residential development will be located in areas of the Lost Lake Reserve community that provide convenient access for pedestrians to the open space and park system.

4.3.2 Residential development, other than as allowed in RPO, shall occur away from US Highway 27.

4.3.3 Higher density residential components, such as multi-family residential, may occur provided they are located as a transition between CV or RPO uses and lower density residential components.

4.3.4 Multi-family residential is limited to the geographic area south of Johns Lake Road or west of Citrus Tower Boulevard.

64.

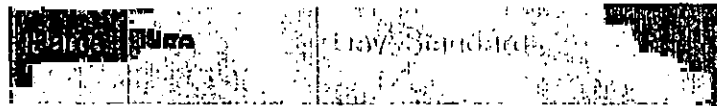
4.4 Permitted Uses of the RES Category:

- Residential development of up to 1,108 single and multi-family dwelling units

4.5 Prohibited Uses or Restrictions of the RES Category:

- Timeshare and short term rental use
- Non-residential uses

4.6 Residential Development Table:



|                 |                 |                                                 |
|-----------------|-----------------|-------------------------------------------------|
| A               | SF-<br>detached | min. lot - 9,000 sf<br>min. lot width - 75      |
| B               | SF-<br>detached | min. lot - 12,000 sf<br>min. lot width - 100    |
| C <sup>**</sup> | SF-<br>attached | min. lot - 7,500 sf<br>min. lot width - 70      |
| D               | MF              | up to 300 du<br>max. density - 12 du/ac         |
| E               | SF-<br>detached | min. lot - 9,000 sq. ft.<br>min. lot width - 75 |
| F               | SF-<br>detached | min. lot - 9,000 sq. ft.<br>min. lot width - 75 |
| G               | MF              | up to 300 du<br>max. density - 12 du/ac         |

5. Residential Professional Office (RPO)

- 5.1 Intent - The intent of this category is to provide a workplace for the residents of the Lost Lake Reserve community and surrounding area with a variety of professional office/service uses. The RPO may contain up to 23.2 acres of professional office/service uses.

<sup>\*\*</sup> Each lot shall accommodate two (2) dwelling units.

5.2 Location - The RPO areas shall be located adjacent to US Highway 27, Citrus Tower Boulevard, or Commercial Villages, as depicted on the Lost Lake Reserve Land Use Map.

5.3 Permitted Uses of the RPO Category:

- Residential
- Banks and Lending Institutions
- General Offices
- Health and Fitness Centers
- Insurance Offices
- Medical/Dental Offices
- Retail uses incidental and ancillary to the primary RPO business
- Real Estate Services
- Professional Offices

5.4 Prohibited Uses or Restrictions of the RPO Category:

- Residential uses shall be permitted within the RPO at a maximum ratio of 1 dwelling unit per each 5,000 square feet of heated and cooled floor area of RPO floor area.
- "Adult" oriented forms of business or services.
- Industrial Uses

6. Community Facility (CF)

6.1 Intent - It is the intent of this category to provide facilities to serve the civic and social needs of the Lost Lake Reserve community and to augment recreational opportunities.

6.2 Location - The CF area shall be located along a major roadway as designated on the Lost Lake Reserve Land Use Map.

6.3 Permitted Uses of the CF Category:

- Ancillary uses required to accommodate the cultural, social, educational, recreational and civic needs of the community

6.4 Prohibited Uses or Restrictions of the CF Category:

- Retail/service uses except those implied in F.3 above, and those ancillary to permitted uses.
- Office uses, except those ancillary to a permitted use.
- Residential uses and Industrial uses.

#### **Policy 1.1.4 Character and Design**

- 1.1 Lost Lake Reserve shall develop a transportation system that provides balanced vehicular, bicycle and pedestrian access throughout the development.
- 1.2 The Project shall have a unified scale, character and image.
- 1.3 Landscape design for all rights of way, parking areas, plazas and public open spaces shall be integrated with each other and convey a mutually compatible sense of design.
- 1.4 Landmarks and focal points shall be incorporated into the community that will serve as visual community icons.
- 1.5 Develop a streetscape design and lighting plan that is consistent throughout the entire community.
- 1.6 If special signage, landscaping or lighting plans are developed for the community, they shall be approved by the City Council through the PUD approval process.

#### **Policy 1.1.5 Water Criteria:**

1. Future development within the District shall be consistent with the following guidelines:
  - 1.1 Connection to City water facilities shall be required.
  - 1.2 All proposed development within the District should be coordinated through the Utility Division to ensure that water facilities are extended and improved in accordance with the City of Clermont's construction standards.

#### **Policy 1.1.6 Sewer Criteria:**

1. Future development within the District shall be consistent with the following guidelines:
  - 1.1 Connection to City sewer facilities shall be required.
  - 1.2 All proposed development within the District should be coordinated through the Utility Division to ensure that water facilities are extended and improved in accordance with the City of Clermont's construction standards.

**Policy 1.1.7 Basic Overlay Districts and Areas:**

1. Development limitations and resource protection rules shall be applied for the Flood Plain Protection Areas and Wetland Protection Areas.

**Policy 1.1.8 Other Allowable Uses:**

1. The following uses shall be allowed anywhere on-site in accordance with provisions specified within the City of Clermont Comprehensive Plan and Code.
  - Utilities
  - Institutional
  - Worship
  - Daycare
  - Primary Education Facilities
  - Uses not specifically permitted under the general provisions of this Land Use District may only be permitted upon approval of a Conditional Use Permit by the City of Clermont City Council.

## Attachment C

### City of Clermont Lost Lake Reserve DRI Annexation Amendment Capital Improvements Schedule for LOS Facilities through 2007

| Project Description                          | Schedule | Projected Cost | Funding Source |
|----------------------------------------------|----------|----------------|----------------|
| <b>Potable Water</b>                         |          |                |                |
| Expand Water System by 1.17 mgd              | 2002     | \$980,000      | Bond proceeds  |
| Expand Water System by 3.6 mgd               | 2003     | \$980,000      | Bond proceeds  |
| Expand Water System by 1.8 mgd               | 2006     | \$1,200,000    | Bond proceeds  |
| <b>Sanitary Sewer</b>                        |          |                |                |
| Expand Eastside Wastewater Plant by 1.25 mgd | 2002     | \$ 8,400,000   | Bond proceeds  |
| Expand Eastside Wastewater Plant by 2.0 mgd  | 2007     | \$12,000,000   | Bond proceeds  |
| Expand Westside Wastewater Plant by .75      | 2005     | \$9,000,000    | Bond proceeds  |

## Attachment C

### City of Clermont Lost Lake Reserve DRI Annexation Amendment Capital Improvements Schedule for LOS Facilities through 2007

| Project Description                          | Schedule | Projected Cost | Funding Source |
|----------------------------------------------|----------|----------------|----------------|
| <b>Potable Water</b>                         |          |                |                |
| Expand Water System by 1.17 mgd              | 2002     | \$980,000      | Bond proceeds  |
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| Expand Water System by 1.8 mgd               | 2006     | \$1,200,000    | Bond proceeds  |
| <b>Sanitary Sewer</b>                        |          |                |                |
| Expand Eastside Wastewater Plant by 1.25 mgd | 2002     | \$ 8,400,000   | Bond proceeds  |
| Expand Eastside Wastewater Plant by 2.0 mgd  | 2007     | \$12,000,000   | Bond proceeds  |
| Expand Westside Wastewater Plant by .75      | 2005     | \$9,000,000    | Bond proceeds  |