



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, October 2, 2018
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

Sept. 4, 2018 Planning and Zoning Minutes

REPORTS

NEW BUSINESS

- | | |
|--|---|
| Item 1 - Grant Application Presentation | Discussion of 2019 Florida Recreational Development Assistance Program grant application in the amount of \$50,000 for resurfacing the splash pad at Waterfront Park. |
| Item 2 - Grant Application Presentation | Discussion of 2019 Florida Recreational Development Assistance Program grant application in the amount of \$50,000 for a matching a grant from the Florida Department of Agriculture and Consumer Services for lighting at Hancock Park. |
| Item 3 - Resolution No. 2018-41R
<i>Hunt Street Commercial Conditional Use Permit</i> | Consider Conditional Use Permit to allow for a structure greater than 5,000 square feet in the C-1 Light Commercial zoning district for property located at 13620 & 13630 Hunt Street. |
| Item 4 - Ordinance No. 2018-34
<i>Olympus Large Scale Comp Plan</i> | Consider a Large Scale Comprehensive Plan change from Lake County Wellness Way-1 and Town Center to the City of Clermont Master Planned Development for 247+/- acres southeast of Lake Louisa, between US Hwy 27 and Schofield Road. |
| Item 5 - Resolution No. 2018-33R Withdrawn until further notice
<i>South Lake Medical Arts CUP</i> | Consider amendment to Conditional Use Permit (Resolution 2016-42) to allow an increase to the square footage for the professional office space for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Blvd. |

Discussion of Non-Agenda Items

ADJOURN

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, October 2, 2018
City Hall – 685 W. Montrose Street, Clermont, FL

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 Development Services 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
September 4, 2018

Page 1

The meeting of the Planning & Zoning Commission was called to order 4, September, 2018 at 6:30 p.m. by Chairman Cuqui Whitehead. Other members present were Herb Smith, Carol Thayer, David Colby, Julie Santos, Max Krzyminski and Tony Hubbard. Curt Henschel Planning Manager, John Kruse, Senior Planner, Regina McGruder, Senior Planner, Dan Mantzaris, Legal Counsel for the City, were also in attendance.

MINUTES of Planning and Zoning Commission meeting held on August 7, 2018 were approved as written.

REPORTS:

Curt Henschel requested a letter from the board for December due to reappointments.

REQUEST:

Item # 2: Consider amendment to Conditional Use Permit (Resolution 201642) to allow an increase to the square footage for the professional office space for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Blvd.

APPLICANT: *South Lake Medical Arts CUP*

Item has been requested to be tabled for October meeting.

Chairman Whitehead entertained motion for item 2. Commissioner Santos moves to approve the requested motion; it was seconded by Commissioner Smith. The vote was unanimous for approval. Motion passed 7-0.

REQUEST:

Item # 1: Consider a Conditional Use Permit to allow a 42,000 square foot K8 Charter School with an enrollment of up to 700 students on property located at the northwest corner of Steve's Road and Citrus Tower Boulevard.

APPLICANT: *Citrus Tower Charter School CUP*

Senior Planner, John Kruse, presented the staff report as follows:

The applicant, Summit Construction Management Group, is requesting a Conditional Use Permit (CUP) to construct a K-8 charter school on 5.04 +/- acres located at the northwest corner of

Steves Road and Citrus Tower Boulevard. The property is currently vacant and part of the Lost Lake DRI, identified as Parcel "I". Parcel I in the Master Plan

Development (Resolution No. 2010-24) can only be used for worship and daycare. In addition to worship uses the parcel can also include daycare and primary educational uses associated with the church; however, daycare and educational uses shall be subject to a conditional use approval by the City. The applicant has applied for a conditional use permit for a standalone charter school without a worship component on Parcel "I".

The applicant is proposing a single-story building, up to 42,000 square feet. The maximum school capacity will be up to

700 students, grades K-8. Based upon the latest conceptual site plan, the site will have one access point from Steves Road and an emergency only access point from Citrus Tower Boulevard. The school does not provide any transportation and it will be parent drop-off and pick-up only. This portion of Steves Road is a two-lane collector road.

The school's hours of operation will be from 6:00 am till 6:00 pm. Drop-off generally spans from 6:30 am till 8:00 am. For pickup, each parent is given a pick-up window of time for their children based upon grade level and release time.

Kindergarten-2nd grade is released and picked-up first, followed by 3rd to 5th grade and finally 6th to 8th grade is released.

Each drop-off/pickup window is separated by 30 minutes to minimize traffic on the road. The school will not be operated year round and will follow the traditional public school schedule.

The school will offer an afterschool program until 6 pm for working parents. The applicant has indicated that the facility will not be leased out on the weekend for other organizations or uses, such as a church. The initial enrollment will be approximately 400 students with the addition of an upper grade level progressing yearly until the 700 student capacity is reached. The site can accommodate up to 116 vehicles in the stacking area with 62 parking spaces. The applicant has indicated a school resource officer will be provided by the operator.

The applicant's traffic consultant, in the submitted traffic impact analysis, identified the addition of a westbound ingress right-turn lane and monitoring the current eastbound left-turn lane on Steves Road. To assist with operational issues at the school driveway, a traffic officer may aid with exiting lefts from the school in the morning, if the need arises. A less desirable option would be to temporarily close off the exiting left turn lane from the school in the morning and direct all exiting traffic westbound on Steves Road. The school resource officer will not direct traffic in the streets. An off-duty sheriff would be hired to perform this function.

The Lake Sumter MPO indicated several areas of concern with the traffic resulting from the proposed charter school. These concerns focused on the traffic condition in the area with the existing schools and citizens' concerns, stacking analysis may be too low onsite, and that the

traffic counts should be conducted when school is in session in September 2018 to get an accurate idea of the impacts.

Staff has identified three schools within ½ a mile of the site and two additional schools within 1 mile of the site. The three schools within ½ a mile, East Ridge High School, East Ridge Middle School, and Real Life Christian Academy have a total enrollment up to 4,200 students (East Ridge High School: 2400, East Ridge Middle School: 1100, and Real Life Christian Academy: 700). The two additional schools, Family Christian Center School (600 students) and Lost Lake Elementary School (1000 students) add another 1600 students for a total of 5800 students that are being transported within a mile of the proposed charter school site.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards be met for granting the request. Staff has reviewed the proposed development in accordance with the development standards and finds the proposed use does not meet the general criteria for granting the requested Conditional Use Permit. Staff finds the following areas of concern for the proposed charter school at the requested location: 1) traffic from the charter school will cause the existing transportation network to be severely impacted, and 2) the location of the child drop-off and pickup is approximately fifty feet from the adjacent residential properties, which may pose a compatibility issue with the existing residential use, especially noise and lights during drop-off and pickup.

Therefore, staff recommends denial of the request for a Conditional Use Permit for a charter school. States that a letter from the property manager was received.

Applicant Jennifer Cotch, 1201 FL-50 Suite A, Clermont with Langley, Nagel, Crawford & Modica. States that a traffic study was made where the potential future traffic flow of the school would not impact the current schools that are present.

Chairman Whitehead opened the floor to the public. There was no one present to speak. Chairman Whitehead immediately closed to public portion of the hearing, and returned it to the Board.

Commissioner Thayer is concerned with the current traffic flow that is affecting the area in Excalibur Rd.

Commissioner Smith agrees that the current traffic study should be over looked. He requested clarification from traffic engineer.

Traffic Engineer, James M. Taylor 189 S. Orange Ave, Suite 1000, Orlando. States a traffic impact analysis study was administered. States the concerns that were made were given prior to them introducing the current traffic study. Implemented an annual monitoring condition to address any operational issues that arise as enrollment increases.

Commissioner Santos questioned the numbers on the roads. And if the numbers are during peak hours only or daily?

Mr. Taylor stated that the numbers are daily percentages on when the roads would be used.

Commissioner Hubbard would like to know where the data is being retrieved from.

Mr. Taylor stated that they used data from current and past analysis, and the traffic analysis is very conservative. They are not taking back around trips into account.

Chairman Whitehead brought up the concerns with the masterplan stating only daycares and churches are to build. Also brought up the traffic flow concern. Stated the easy-drop of and pick-up would not be provided. She states she is also concerned that there is no public transportation would be used, so traffic flow would increase.

Commissioner Colby would like to know how much would this add to the current flow of traffic?

Mr. Taylor stated the before and after care would lessen the traffic flow.

Chairman Whitehead is concerned with an issue similar to Hartwood marsh school area arise again.

Commissioner Thayer is concerned with the 50 feet being away from the residence.

Ms. Cotch states that their property would be secured and the residential area would be surrounded by fencing.

John Kruse states that the residential area would have a landscape buffer and continuous fencing would be established to the current homeowners.

Commissioner Hubbard would like to know the capacity if a daycare were to be build?

John Kruse stated that it could be a 5,000 sq.ft building.

Chairman Whitehead entertained motion for item 2. Commissioner Santos moves to deny the requested motion; it was seconded by Commissioner Smith. Motioned passed 5-1

REQUEST:

Item # 3: Consider a PUD ordinance to allow three single-family residential lots at the southeast corner of Minneola Ave. and Lake Ave.

APPLICANT: *607 Lake Ave PUD Rezoning*

Senior Planner, John Kruse, presented the staff report as follows:

The applicant, OMBS LLC, is seeking a rezoning from R-3 Residential/Professional District to Planned Unit Development (PUD) on property that is approximately 0.345 +/- acres in size. This zoning would coincide with the Downtown Mixed Use future land change that is also being requested by the applicant. The property had a residential structure that was removed in the past

few years and the site will be redeveloped. The applicant originally sought a rezoning to the Central Business District (CBD). However, with some concerns over the allowable permitted uses in the CBD, the applicant requested a PUD to provide assurance of only single-family residential use would occur on the property. The applicant desires to have three 50 by 100 foot lots for single-family use. The applicant has provided a conceptual site plan showing the lots and the footprint of the proposed structures on each lot.

The applicant desires to place the garages on the rear portion of the property behind the residential structure and push the homes up along the street. This type of development is gaining support in urban core areas that allow redevelopment to encourage a wide mix of homes of various sizes and prices mixed into neighborhoods. The setbacks have been reduced to maximize the building area of the lot.

The PUD ordinance contains the condition that the site can only be used for single-family residential with no commercial use of the property. The proposed PUD is not in conflict with the Comprehensive Plan. The proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2018-31 for a Planned Unit Development to be developed in substantial accordance with the conceptual site plan listed as exhibit A in the ordinance.

Applicant Jason Stringfellow, 1455 Lakeshore Drive, Clermont. Is present to answer questions from audience.

Opened to public.

Kevin McKenna, 562 W. Minneola Ave, Clermont. Questions whether the site plan should show the driveways.

Mr. Stringfellow clarified that there would be a driveway.

Mr. McKenna states that he has a concern with three additional driveways. He would also like to know what the aesthetics of the home would be.

Mr. Stringfellow stated they would implement a mix homes, those being ranch style and historic aesthetics. He states that the current homes are going to better the current neighborhood and remove the probability of implementing a quadruplex.

Mr. McKenna is raising points as they are requirements of the PUD. He states that a plan is not being given. Recommends the covenants should implement strict requirements to rent the current homes. Also states that the lack of storm drainage would be affected as current flooding occurs.

Mr. Stringfellow stated this all started with a variance request. They thought bringing smaller homes would work better into the current area.

Resident Joy Black, 445 W. Minneola Ave, would like to know if the homes would be a one story or two story.

Mr. Stringfellow states they have to be 2-story house. States the homes would fit the current aesthetics.

Chairman Whitehead closed to public portion of the hearing, and returned it to the Board.

Mr. Smith states that he believes Mr. Stringfellow would be the best homes for the area. He believes that the three homes will over-ride the quadruplex that could go in place. He states he would like to Mr. McKenna to receive the plans that he is questioning.

Chairman Whitehead, states she glad that housing is being implemented in the Clermont area.

Commissioner Thayer would like to know how close the houses would be to the sidewalk.

Mr. Stringfellow stated it is about 12 feet from the front porch.

Chairman Whitehead entertained motion for item 2. Commissioner Colby moves to approve the requested motion; it was seconded by Commissioner Smith. The vote was unanimous for approval. Motioned passed 6-0

Meeting adjourned at 7:27 p.m.



FUNDING OPPORTUNITY

2018 Florida Recreational Development Assistance Program (FRDAP) Regular Application Cycle

The Florida Department of Environmental Protection provides funds through the Florida Recreational Development Assistance Program's competitive grants for the acquisition or development of outdoor recreational facilities. Any municipality may apply for up to two FRDAP grants during each funding cycle, but may only have three FRDAP grants active at one time.

Eligible Activities include but are not limited to:

Basketball Courts, Field Lighting, Boating Facilities, Beach Access, Playgrounds, Soccer Fields, Tennis Courts, Baseball/Softball Facilities, Sports lighting, Trails, Picnic Facilities, Fishing/Nature Piers, Outdoor Amphitheaters, Dog Parks, Cultural Facilities, Support Facilities and any other outdoor recreation or open space elements.

Application Deadline: October 15, 2018

Maximum Grant Amount: \$200,000 (2 applications are permitted for each cycle)

Eligible Costs: Project costs from July 1, 2018 and on are reimbursable.

Grant preparation fees are eligible to be reimbursed as a part of the grant.

Match: Grants up to \$50,000 have no matching fund requirement.

Grants more than \$50,000 and up to \$150,000 have a 25% matching funds requirement.

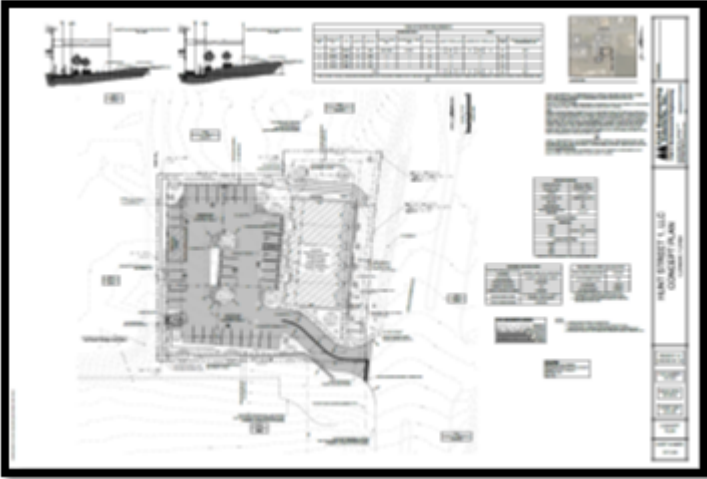
Grants over \$150,000 have a 100% matching funds requirement.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, October 2, 2018	
Agenda Item Name	
Resolution No. 2018-41R <i>Hunt Street Commercial Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2018-41R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for a mixed use commercial office building over 5,000 square feet in the C-1 Light Commercial zoning district. The Land Development Code, Section 122-201 (a)(1) requires a Conditional Use permit for any structure over 5,000 square feet. The applicant's proposal is for a 11,333 square foot mixed use commercial development with office and retail uses. The subject parcels combined are approximately 1.04 +/- acres with a Future Land Use designation of Commercial. Currently there are two existing buildings on site that will be removed to allow room for the new development.  The site is located on the south side of Highway 50 and on the west side of Citrus Tower Boulevard. The project as submitted will provide a full access point off Citrus Tower Boulevard. The applicant has submitted and received from the Lake-Sumter MPO an exemption from doing a full Tier 1 Traffic Impact Analysis, based on the land use change that is estimated to generate approximately 279 daily trips and 29 PM peak hour trips. The development concept plan as submitted will not require any variances to the Land Development Code. The project is consistent and compatible with the surrounding area. The development of the site will require compliance with the Land Development Code and Clermont Architectural Standards. When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards be met. Staff has reviewed the CUP application as submitted and finds the proposed use does meet the general criteria and will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The commercial development will not be out of character with the surrounding properties and will be in harmony with the general intent of the Land Development Code. The proposed development is consistent with the goals, objectives and policies of the Clermont Comprehensive Plan. Staff	

recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2018-41R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | CUP RES 2018-41R Hunt Street Commercial | CUP RES 2018-41R Hunt Street Commercial.pdf |
| 2. | Location Map | Location Map.pdf |
| 3. | Zoning Map | Zoning Map.pdf |
| 4. | 5 - Hunt Street 1 Concept Plan with LS 18-9-5 | 5 - Hunt Street 1 Concept Plan with LS 18-9-5.pdf |
| 5. | 6 - Bld Elevation studies concepts 9-6-18 | 6 - Bld Elevation studies concepts 9-6-18.pdf |
| 6. | LSMPO Comments_Hunt Street Commercial_9-17-18 | LSMPO Comments_Hunt Street Commercial_9-17-18.pdf |
| 7. | 1 - CUP Application Hunt Street 1 | 1 - CUP Application Hunt Street 1.PDF |
| 8. | LEGAL AD | CUP HUNT STREET.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2018-41R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A STRUCTURE OCCUPYING MORE THAN 5,000 SQUARE FEET OF FLOOR SPACE IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 2, 2018 recommended approval of the Conditional Use Permit to allow a mixed use commercial building occupying more than 5,000 square feet of floor space in the C-1 Light Commercial zoning district, at the following location:

LOCATION:

13620 & 13630 Hunt Street, Clermont, FL
Alternate Key: 1684111 and 1684129

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that:

This application for a Conditional Use Permit to allow a mixed use commercial building occupying more than 5,000 square feet of floor space in the C-1 Light Commercial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2018-41R

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by Resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2. Land Use

1. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Civil Engineering Solution, Inc. dated July 18, 2018 (Exhibit A). Any new development on the subject property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
2. The Conditional Use Permit is to allow construction of an 11,333 square feet mixed use commercial office building in the C-1 Light Commercial zoning district.
3. The site may also be used for any permitted use in the C-1 Light Commercial zoning district as indicated in the Land Development Code, Section 122-203.
4. The site shall be developed according to the City of Clermont Land Development Codes and all building must comply with the City of Clermont Architectural Design Standards.

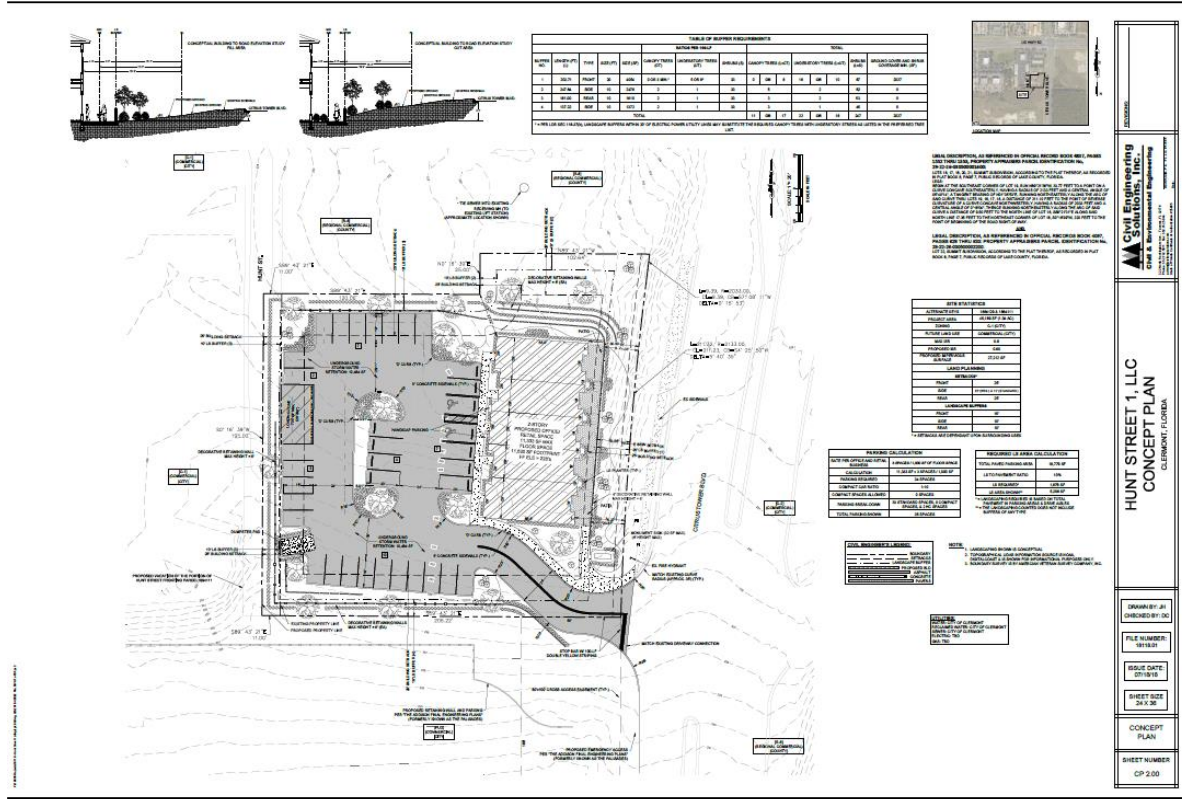


CITY OF CLERMONT
RESOLUTION NO. 2018-41R

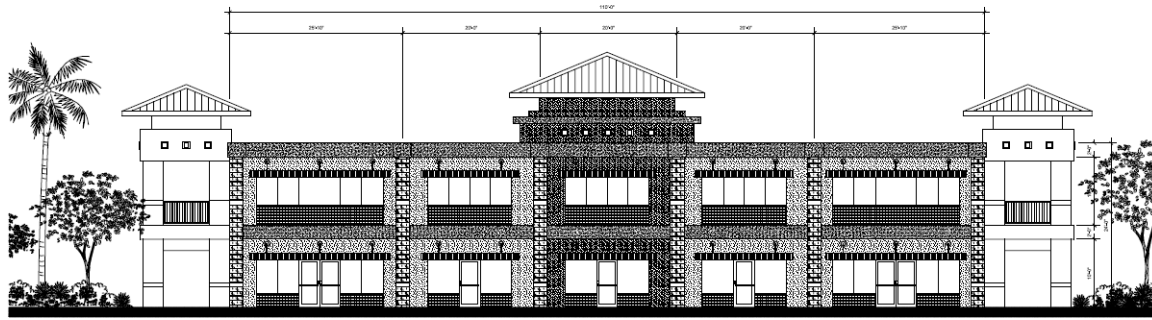
5. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.
7. A minimum five-foot-wide concrete sidewalk shall be constructed adjacent to any right-of-ways that meet Americans with Disabilities Act requirements and provide pedestrian access.
8. Any tenant change of use that requires additional parking shall require an amendment to this Conditional Use Permit.
9. The applicant shall coordinate with the City of Clermont and Lake County in the transfer and vacation of the Hunt Street Right of Way. This shall be completed prior to final site plan approval. Any necessary easements required to provide access shall be at the developer's expense.

**CITY OF CLERMONT
RESOLUTION NO. 2018-41R**

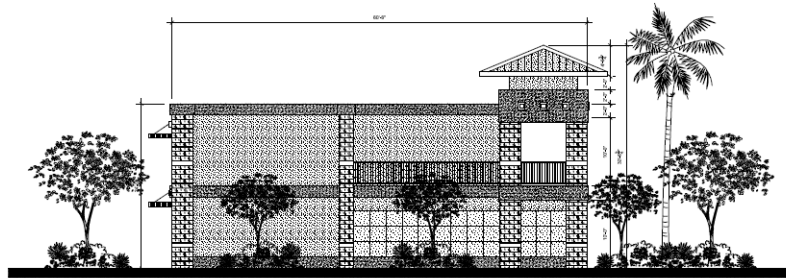
Concept Plan – Exhibit A



**CITY OF CLERMONT
RESOLUTION NO. 2018-41R**



CONCEPTUAL REAR ELEVATION
SCALE: 3/32" = 1' - 0"



CONCEPTUAL SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

Nick R. Jones
Architect, LLC
10000 N. US Highway 1
Ocala, FL 34476
(352) 236-4200
FL REG. #0000078

**CLERMONT, FLA.
MSP COMMERCIAL BLDG.
CONCEPTUAL ELEVATIONS**

Job No.
000418
SDP, 1, 2018

Sheet No.
A3



CITY OF CLERMONT
RESOLUTION NO. 2018-41R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23th day of October, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

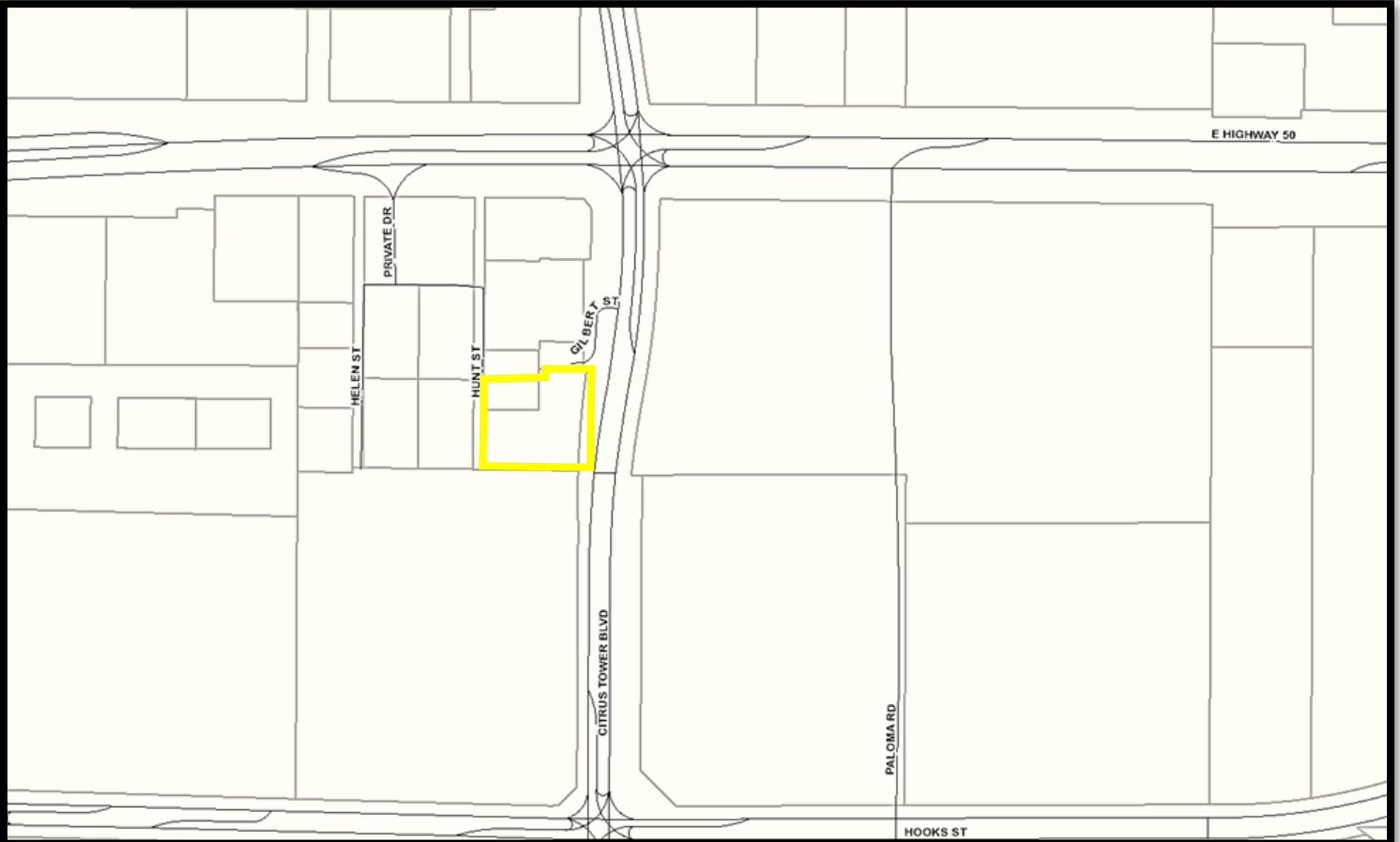
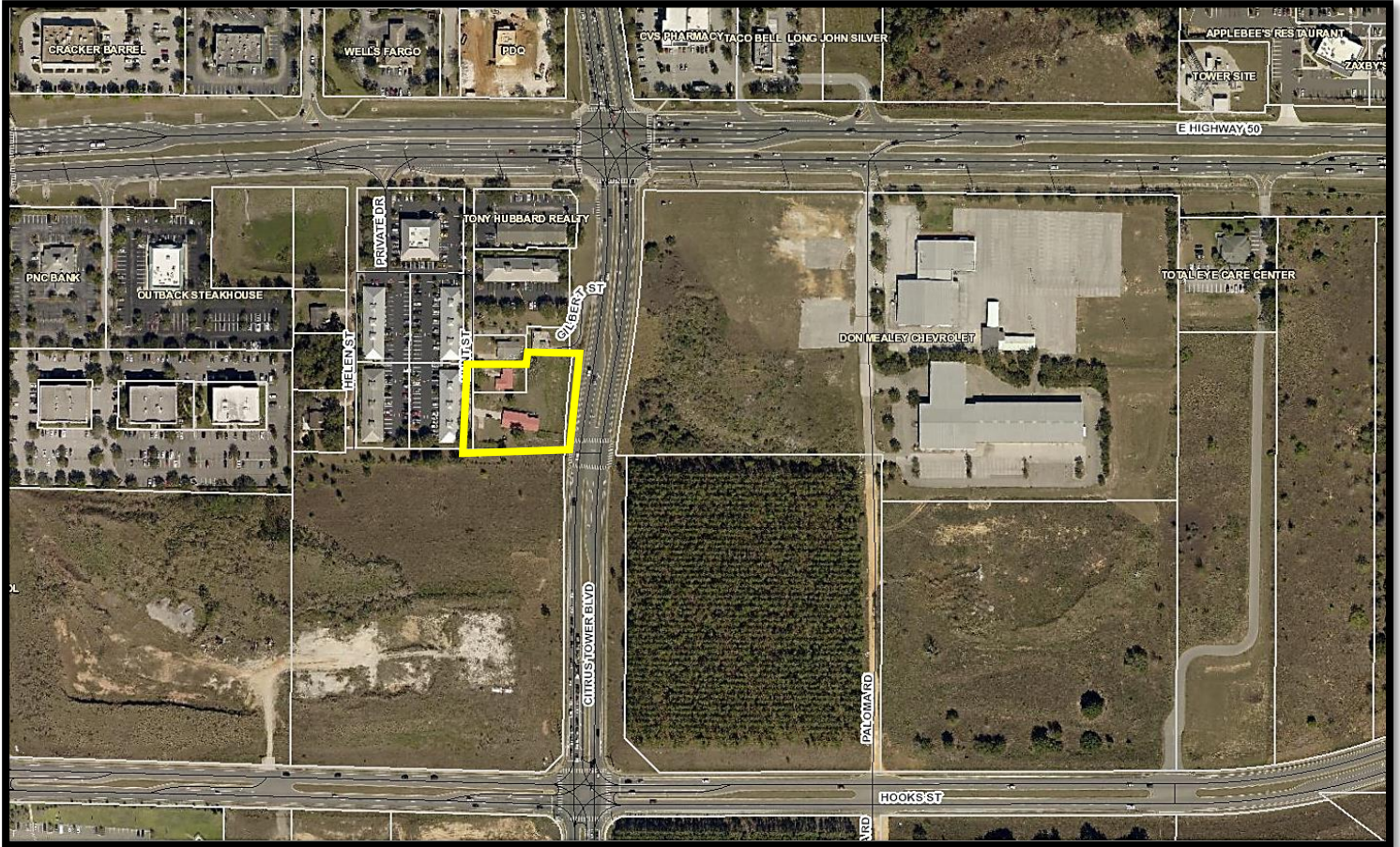
ATTEST:

Tracy Ackroyd Howe, City Clerk

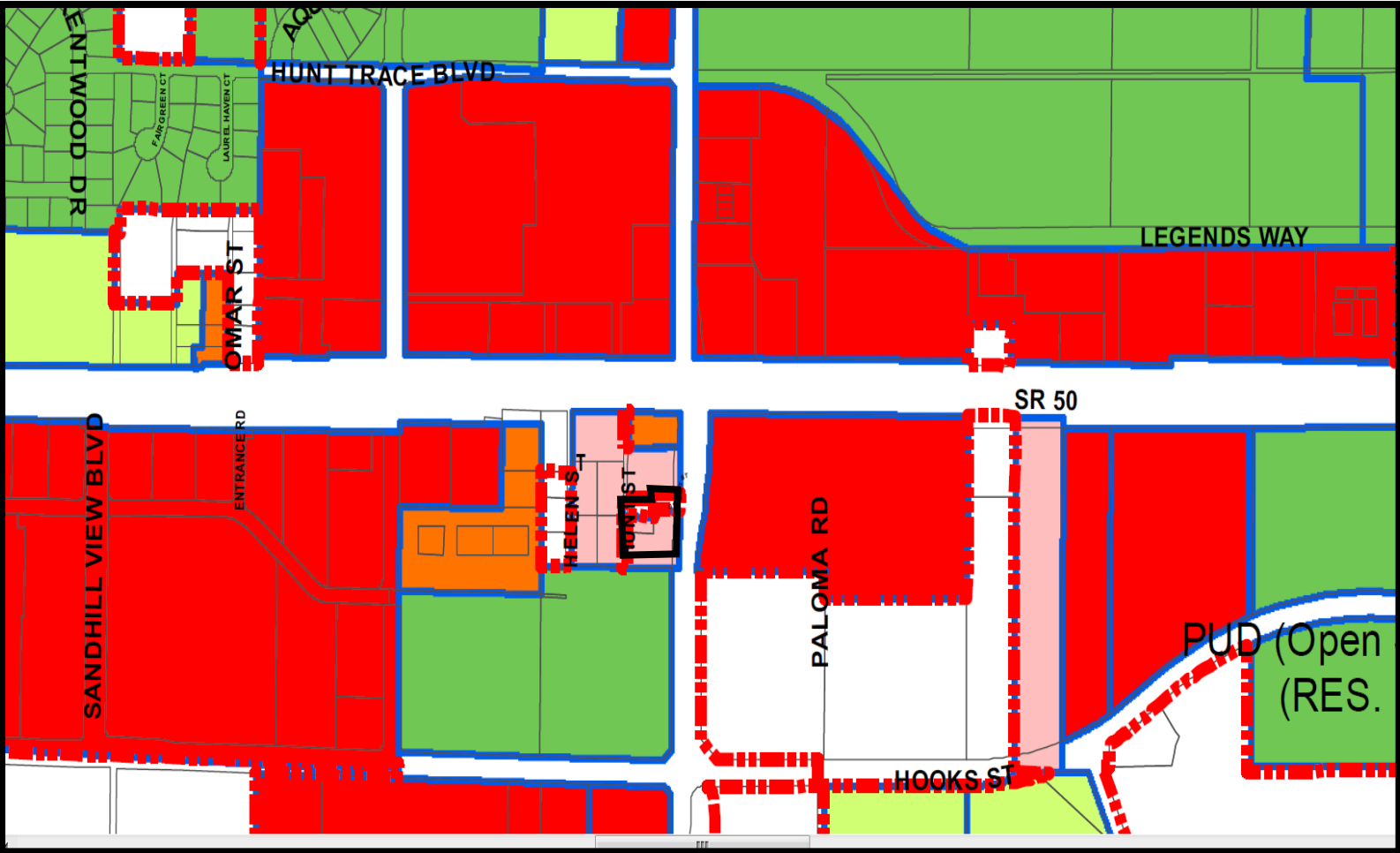
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



Clermont Zoning Map



Legend

 City Limits

Zoning Designations

	UT URBAN TRANSITION DISTRICT
	UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
	R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
	R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
	R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
	O-1 OFFICE DISTRICT
	C-1 LIGHT COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CBD CENTRAL BUSINESS DISTRICT
	M-1 INDUSTRIAL DISTRICT
	CD COMMERCE DISTRICT
	PR PARKS AND RECREATION DISTRICT
	PUD PLANNED UNIT DEVELOPMENT
	AREAS NOT WITHIN THE CITY LIMITS

P:\18000\Project\18118 - Hunt Street\18118 - Hunt Street.dwg, 9/5/2018 4:38:32 PM, DWG by JH, JH

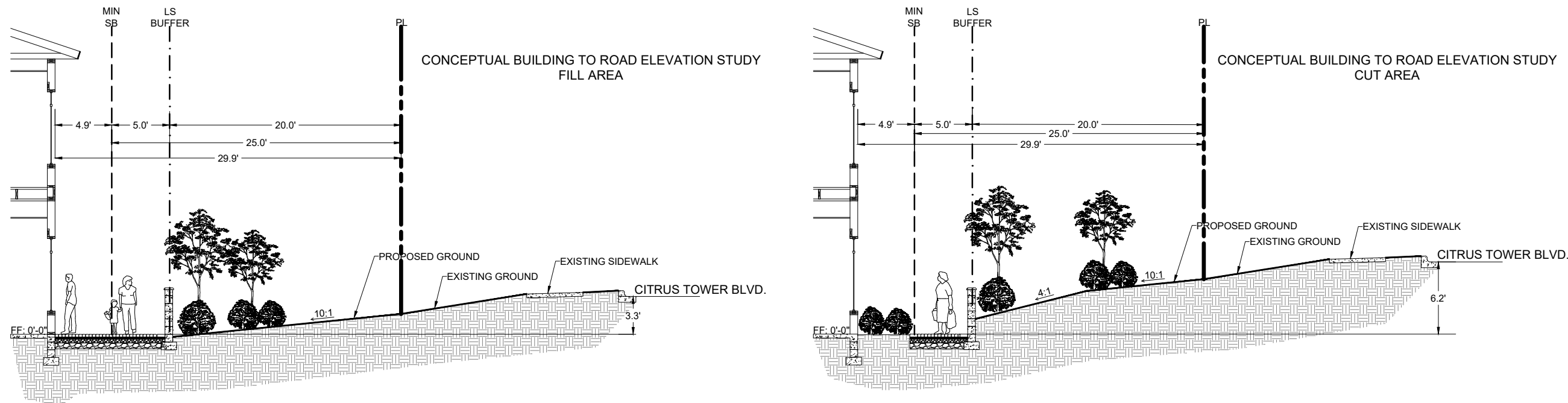
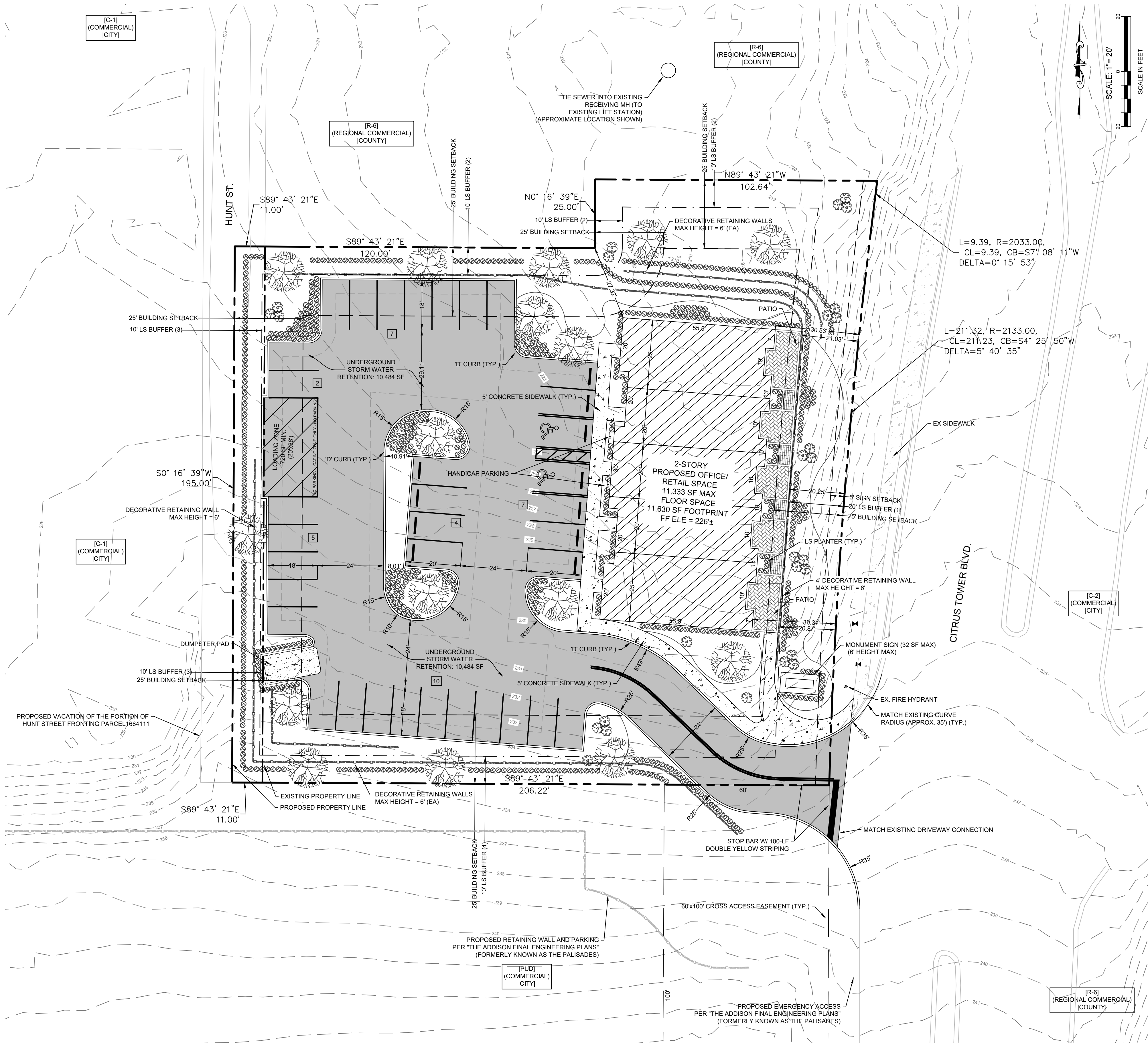
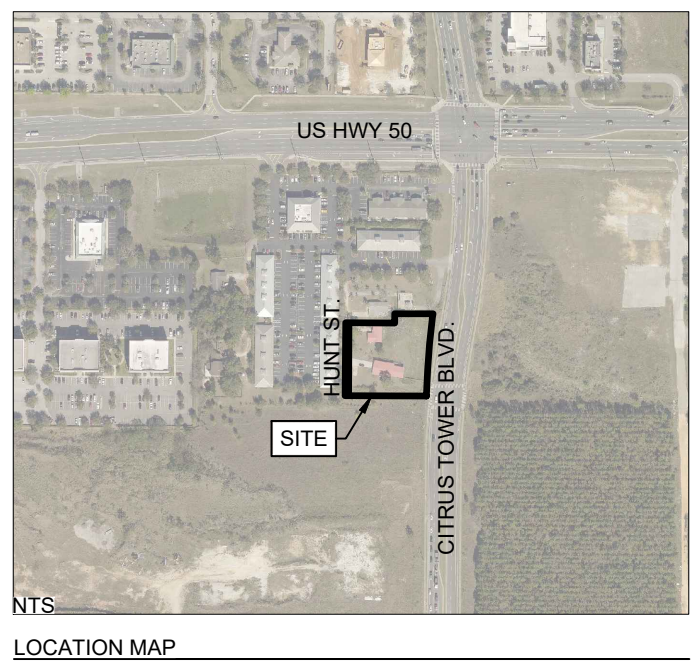


TABLE OF BUFFER REQUIREMENTS															
					RATIOS PER 100-LF			TOTAL							
BUFFER NO.	LENGTH (FT) (L)	TYPE	SIZE (FT)	SIZE (SF)	CANOPY TREES (CT)	UNDERSTORY TREES (UT)	SHRUBS (S)	CANOPY TREES (LxCT)			UNDERSTORY TREES (LxUT)			SHRUBS (LxS)	GROUND COVER AND SHRUB COVERAGE MIN. (SF)
1	202.71	FRONT	20	4054	0 OR 3 MIN.*	5 OR 8*	33	0	OR	6	16	OR	10	67	2027
2	247.64	SIDE	10	2476	2	1	33	5			2			82	0
3	161.00	REAR	10	1610	2	1	33	3			2			53	0
4	137.22	SIDE	10	1372	2	1	33	3			1			45	0
TOTAL								11	OR	17	22	OR	16	247	2027

* = PER LDR SEC 118-37(K), LANDSCAPE BUFFERS WITHIN 20' OF ELECTRIC POWER UTILITY LINES MAY SUBSTITUTE THE REQUIRED CANOPY TREES WITH UNDERSTORY STREES AS LISTED IN THE PREFERRED TREE LIST.



LEGAL DESCRIPTION, AS REFERENCED IN OFFICIAL RECORD BOOK 4837, PAGES 1552 THRU 1553, PROPERTY APPRAISERS PARCEL IDENTIFICATION No, 29-22-26-030500001600:
LOTS 16, 17, 18, 20, 21, SUMMIT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS:
BEGIN AT THE SOUTHEAST CORNER OF LOT 19, RUN N89°21'38"W, 33.77 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2133 FEET AND A CENTRAL ANGLE OF 05°40'14", A TANGENT BEARING OF N01°35'55"E, RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU LOTS 19, 18, 17, 16, A DISTANCE OF 211.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2033 FEET AND A CENTRAL ANGLE OF 01°16'04", THENCE RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.50 FEET TO THE NORTH LINE OF LOT 16, S89°21'31"E ALONG SAID NORTH LINE 17.35 FEET TO THE NORTHEAST CORNER OF LOT 16, S01°16'39"W, 220 FEET TO THE POINT OF BEGINNING OF THE ROAD RIGHT-OF-WAY.

AND
LEGAL DESCRIPTION, AS REFERENCED IN OFFICIAL RECORDS BOOK 4097, PAGES 628 THRU 633: PROPERTY APPRAISERS PARCEL IDENTIFICATION No, 29-22-26-030500002200:
LOT 22, SUMMIT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 7, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SITE STATISTICS	
ALTERNATE KEYS	1684129 & 1684111
PROJECT AREA	45,189 SF (1.04 AC)
ZONING	C-1 (CITY)
FUTURE LAND USE	COMMERCIAL (CITY)
MAX ISR	0.8
PROPOSED ISR	0.60
PROPOSED IMPERVIOUS SURFACE	27,212 SF
LAND PLANNING	
SETBACKS*	
FRONT	25'
SIDE	25' (RES.) & 12' (STANDARD)
REAR	25'
LANDSCAPE BUFFERS	
FRONT	15'
SIDE	10'
REAR	10'

* = SETBACKS ARE DEPENDANT UPON SURROUNDING USES

PARKING CALCULATION	
RATE PER OFFICE AND RETAIL BUSINESS	3 SPACES / 1,000 SF OF FLOOR SPACE
CALCULATION	11,333 SF x 3 SPACES / 1,000 SF
PARKING REQUIRED	34 SPACES
COMPACT CAR RATIO	1:10
COMPACT SPACES ALLOWED	0 SPACES
PARKING BREAK-DOWN	33 STANDARD SPACES, 0 COMPACT SPACES, & 2 HC SPACES
TOTAL PARKING SHOWN	35 SPACES

REQUIRED LS AREA CALCULATION	
TOTAL PAVED PARKING AREA	18,779 SF
LS TO PAVEMENT RATIO	10%
LS REQUIRED*	1,878 SF
LS AREA SHOWN**	5,298 SF

* = LANDSCAPING REQUIRED IS BASED ON TOTAL PAVEMENT IN PARKING AREAS & DRIVE AISLES
** = THE LANDSCAPING COUNTED DOES NOT INCLUDE BUFFERS OF ANY TYPE

CIVIL ENGINEER'S LEGEND:
--- BOUNDARY
--- SETBACKS
--- LANDSCAPE BUFFER
--- PROPOSED BLD
--- ASPHALT
--- CONCRETE
--- PAVERS

NOTE:
1. LANDSCAPING SHOWN IS CONCEPTUAL.
2. TOPOGRAPHICAL LIDAR INFORMATION SOURCE IS NOAA DIGITALCOAST & IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. BOUNDARY SURVEY IS BY AMERICAN VETERAN SURVEY COMPANY, INC.

UTILITIES:
WATER: CITY OF CLERMONT
RECLAIMED WATER: CITY OF CLERMONT
SEWER: CITY OF CLERMONT
ELECTRIC: TBD
GAS: TBD

REVISIONS:

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tallahassee, FL 32378
Phone: 904.742.0011 Fax: 904.742.5044
State of Florida Certificate of Authorization #25895

HUNT STREET 1, LLC
CONCEPT PLAN
CLERMONT, FLORIDA

DRAWN BY: JH
CHECKED BY: DC

FILE NUMBER:
18118.01

ISSUE DATE:
07/18/18

SHEET SIZE
24 X 36

CONCEPT
PLAN

SHEET NUMBER
CP 2.00



CONCEPTUAL FRONT ELEVATION

CITRUS TOWER BLVD.
SCALE: 3/32" = 1' - 0"



Nick A. Jones
Architect, LLC
1320 Bowman St.
Clermont, FL 34711
(352) 394-4700 FL. REG. #0005576

DATE:

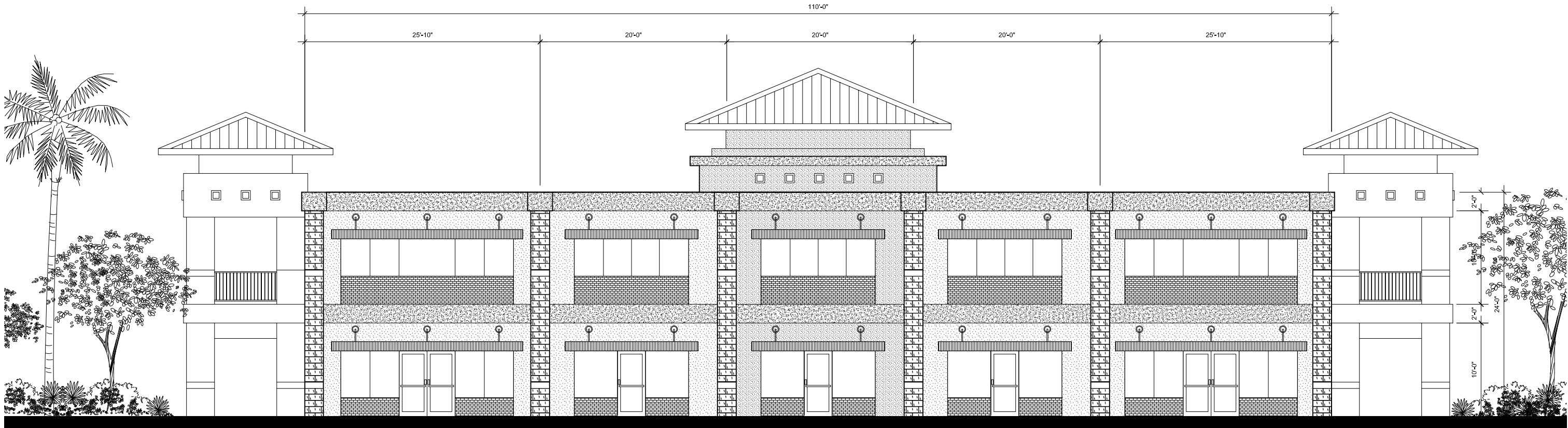
Revisions	
No.	Date

Subcontractor / Suppliers Bid Proposals to:

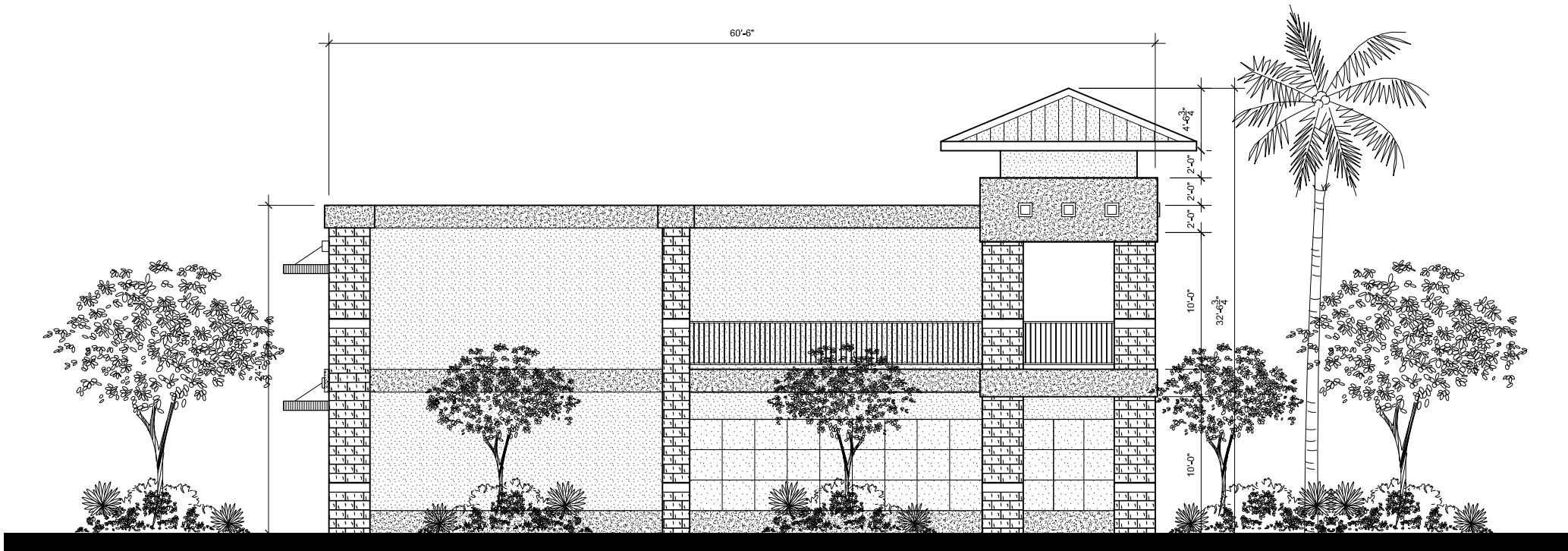
M. MONPLAISIR, CLERMONT, FLA.
MSP COMMERCIAL BLDG.
CONCEPTUAL ELEVATIONS

Job No.
090418
SEP. 1, 2018

Sheet No.
A1



CONCEPTUAL REAR ELEVATION
SCALE: 3/32" = 1' - 0"



CONCEPTUAL SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"



DATE:

Nick A. Jones
Architect, LLC
1320 Bowman St.
Clermont, FL 34711
(352)-394-4700 FL. REG. #0005576

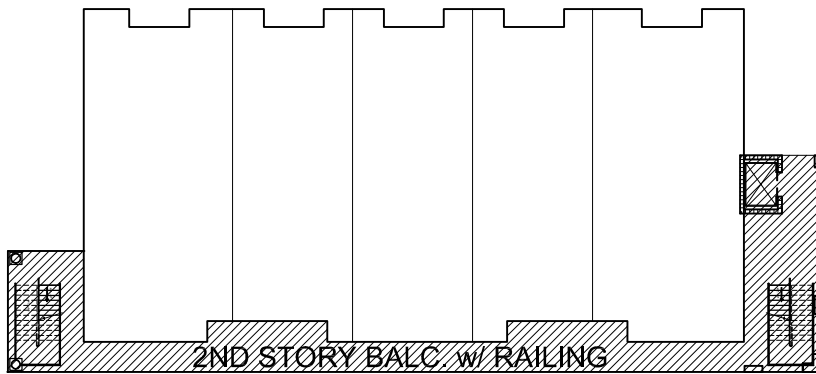
Revisions	
No.	Date

Subcontractor / Suppliers Bid Proposals to:

M. MONPLAISIR, CLERMONT, FLA.
MSP COMMERCIAL BLDG.
CONCEPTUAL ELEVATIONS

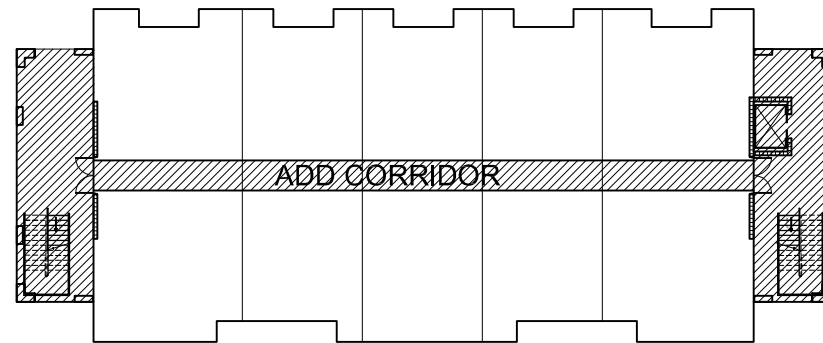
Job No.
090418
SEP. 1, 2018

Sheet No.
A3



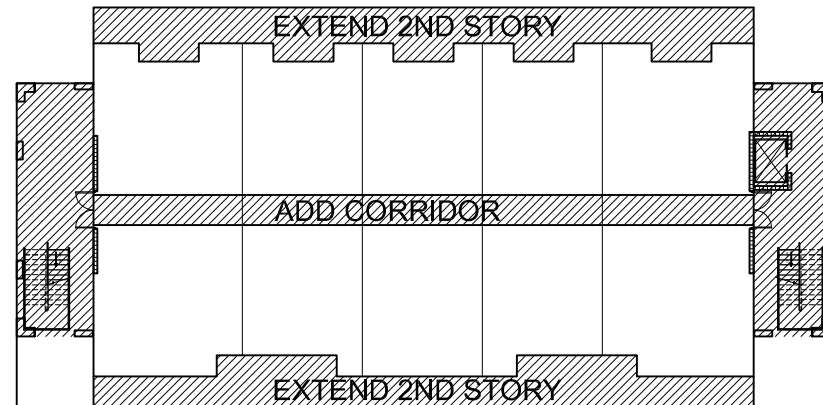
OPTION A:

- ELEVATOR & STAIRS FITS EXIST.SITE PLAN
- ONLY 1 EXIT FROM SPACE, BUT 2 STAIR EXITS



OPTION B:

- ADDS ELEVATOR & STAIRS WITH A 2ND STORY' CORR.



OPTION C:

- ADDS ELEVATOR & STAIRS WITH A 2ND STORY' CORR. AND EXTEND 2ND STORY EAST & WEST FACADE TO CREATE AN ARCADE UNDERNEATH



DATE:

Nick A. Jones
Architect, LLC
1320 Bowman St.
Clermont, FL 34711
(352)-394-4700 FL REG. #0005576

Revisions	No.	Date

Subcontractor / Suppliers Bid Proposals to:

M. MONPLAISIR, CLERMONT, FLA.
MSP COMMERCIAL BLDG.
FLOOR PLAN EGRESS OPTIONS

Job No.
090418
SEP. 7, 2018

Sheet No.
A3



CONCEPTUAL FRONT ELEVATION - OPTION "A"

CITRUS TOWER BLVD.
SCALE: 3/32" = 1' - 0"



Nick A. Jones
Architect, LLC
1320 Bowman St.
Clermont, FL 34711
(352) 394-4700 FL. REG. #0005576

DATE:

Revisions	
No.	Date

Subcontractor / Suppliers Bid Proposals to:

M. MONPLAISIR, CLERMONT, FLA.
MSP COMMERCIAL BLDG.
CONCEPTUAL ELEVATIONS

Job No.
090418
SEP. 1, 2018

Sheet No.
A1_a



Lake County

Sumter County

Town of Astatula

City of Bushnell

City of Center Hill

City of Clermont

City of Coleman

City of Eustis

City of Fruitland Park

City of Groveland

Town of
Howey-in-the-Hills

Town of Lady Lake

City of Leesburg

City of Mascotte

City of Minneola

Town of Montverde

City of Mount Dora

City of Tavares

City of Umatilla

City of Webster

City of Wildwood

Florida Central
Railroad

Lake County Schools

Sumter County Schools

September 17, 2018

Mr. John E. Kruse, AICP
Senior Planner
Development Services Dept.
685 W. Montrose St.
Clermont, FL 34711

**RE: Hunt Street Commercial Building, Request for Exemption From Doing
a Full Tier 1 Traffic Impact Analysis (TIA)**

Mr. Kruse,

The Lake~Sumter MPO has reviewed the documents submitted for the Hunt Street Commercial Building, Request for Exemption from doing a full Tier 1 Traffic Impact Analysis (TIA). The Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The project site is located on the west side of Citrus Tower Blvd., approximately 500 feet south of SR 50, in The City of Clermont, in Lake County, Florida. There is currently a single family residence and a medical/dental office building on the property.
2. The proposed land use is for a total of 11,333 square feet (sf) of the following:
 - 2,600 sf of Medical Office (LU 720).
 - 3,700 sf of Shopping Center Retail (LU 820).
 - 5,033 sf of General Office (LU 710).

These land uses are assumed and not confirmed.

3. There is one (1) proposed full access point to the property off of Citrus Tower Boulevard. The existing access onto Hunt Street is proposed to be closed and a landscape boarder will be installed along Hunt Street and the other sides of the property.
4. The proposed land use change will generate approximately 279 daily trips and 29 PM Peak Hour Trips.
5. The document submitted (requesting to be exempt from further Traffic Impact Analysis requirements) although it contains some minor errors, is acceptable.
6. There is adequate capacity on the surrounding roadway network to accommodate this project.

Comments Regarding Traffic Impacts:

1. Since there will be approximately 20 net new PM Peak Hour trips generated by the proposed land uses, the Lake~Sumter MPO recommends granting the Request for Exemption.

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

225 W. Guava St. Suite 211, Lady Lake, Florida 32159
Phone (352) 315-0170

Should you have any questions please contact me by email at bhutt@lakesumtermpo.com or by phone at (352)315-0170 ext. 3.

Thank You,

Brian R. Hutt

Brian R. Hutt, AICP
Lake~Sumter MPO
TMS Project Manager

"Promoting Regional Transportation Partnerships"

www.LakeSumterMPO.com

225 W. Guava St. Suite 211, Lady Lake, Florida 32159
Phone (352) 315-0170



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 8/29/18

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Hunt Street 1, LLC

APPLICANT: Civil Engineering Solutions, Inc.

CONTACT PERSON: David Clutts, P.E.

Address: 322 North Rockingham Ave

City: Tavares State: FL Zip: 32778

Phone: 352.742.5011 Fax: 352.742.5044

E-Mail: dclutts@civilengsolutions.com

OWNER: Hunt Street 1, LLC., Mona Monplaisir, Mgr

Address: 1807 Nature Cove Ln

City: Clermont State: FL Zip: 34711

Phone: 352.742.5011 Fax: 352.742.5044

Address of Subject Property: 13620 Hunt Street, Clermont, FL 34711

General Location: _____

The site is located approximately 500-ft south of the intersection of SR
50 and Citrus Tower Blvd. on the west side of Citrus Tower Blvd.

Legal Description (include copy of survey): See attached

Land Use (City verification required): Commercial

Zoning (City verification required): C-1



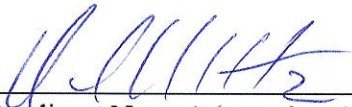
CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

1. Commercial and professional office uses are proposed that will be consistent with the "C-1" Zoning District and the "Commercial" Future Land Use designation. Consequently, the planned use for the site will be consistent with adjacent uses and the planned uses in the area.
2. The site's location on Citrus Tower Blvd., approximately 500-ft south of Hwy 50, provides for ease of access to the adjacent roadway network. Trips can distribute quickly onto the roadway network alleviating significant traffic impacts. Also, this site will be adjacent to a residential PUD currently under development. This further justifies the project by providing services and retail sales that will be within walking distance of residential units. This will reduce the number of destination oriented new trips created by the project.

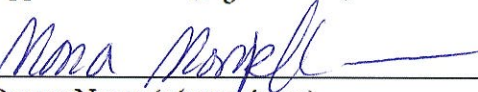
David Clutts, P.E., Pres., Civil Engineering Solutions, Inc.

Applicant Name (print)

X 
Applicant Name (signature)

Mona Monplaisir, MGR, Hunt Street 1, LLC.

Owner Name (print)

X 
Owner Name (signature)

* * * * * **NOTICE** * * * * *

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10080776
Phone: (352) 241-7331
Date: 09/20/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	09/25/2018	10/16/2018	\$167.68

LEGAL NOTICE

Ad No: 10080776
September 25, 2018 &
October 16, 2018

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a commercial office and retail building occupying more than 5,000 square feet of floor space.

LOCATION

13620 and 13630 Hunt Street
Clermont FL
(Alternate Key 1684111
and 1684129)

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, October 2, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, October 23, 2018 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$167.68
Tax	\$0.00
Sub Total	\$167.68
Prepaid Amount	\$0.00
Balance Due	\$167.68



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, October 2, 2018

Agenda Item Name

Ordinance No. 2018-34
Olympus Large Scale Comp Plan

Requested Action

Recommend approval of Ordinance 2018-34.

Staff Report

Background

The applicant, Olympus Sports and Entertainment (OSE) has requested an amendment to the Future Land Use Map of the City of Clermont Comprehensive Plan. The City of Clermont Comprehensive Plan is a state required document that defines the City of Clermont long-range intentions regarding the nature and direction of future development.

This amendment application is associated with an annexation and an initial zoning application that have been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the P & Z Commission (PZC) to allow for transmittal to DEO to review and render its comments prior to a public hearing on the zoning application. The initial zoning request to Planned Unit Development (PUD) is tentatively scheduled to be heard by the PZC on November 6, 2018.

Request

The applicant is requesting the City to designate the property with a future land use category as Master Planned Development (MPD). The subject site is 247.37 gross acres in size. The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan Town Center and Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Use Categories	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center	6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1	3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2	2.50 (d.u)	15.00 (d.u)	0.20	2.00
Wellness Way 3	2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4	0.00	0.00	N/A	N/A

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations.

Property Information

The subject property is composed of 247.37 gross acres and located mostly within the City of Clermont Utility Service Area. The property is currently located within the Lake County Wellness Way Area Plan. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.

The Applicant envisions a project that incorporates residential, commercial, office, sports & performance venues, open space and civic uses.

Current Property Use

At present, the subject property is a non-active orange grove, which has succumbed to citrus greening.

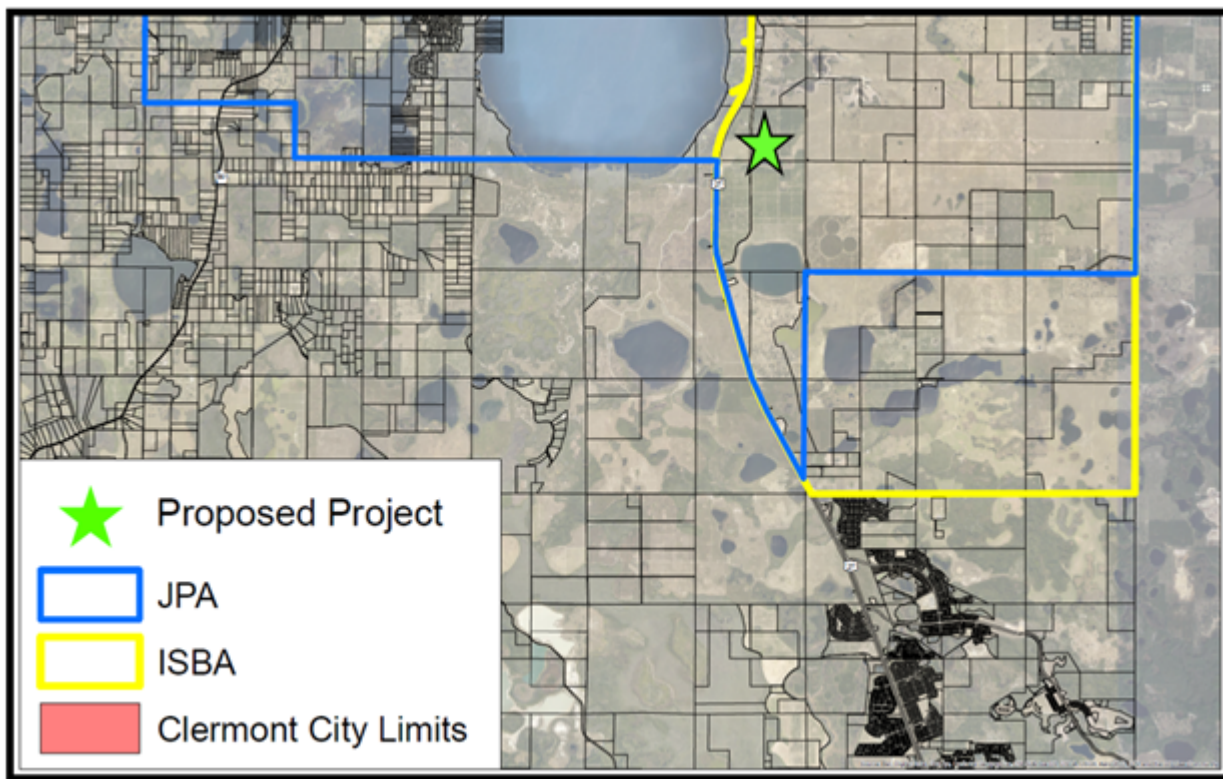




Analysis

The City of Clermont is the utility service provider for the subject property. The city has envisioned this area as next generation employment opportunities. The economic objective of this area is employment. Olympus is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 jobs in targeted sectors will be created. In their Economic and Fiscal Impact studies, Olympus is described as a world-class destination for Olympic and professional sports training and events activating over 5,600 jobs and \$1.4 billion in taxable value.

The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area. This future land use application has a companion rezoning application, which will join after the State of Florida Economic Opportunity provides their review and comment.



State law requires the City to perform a public facilities evaluation for Comprehensive Plan Amendments that would increase the allowable density or intensity of a property. The Lake County future land use designation would permit intensities similar to the City of Clermont Master Plan land use. However, City staff has reviewed the ability to provide public services to ensure adequate services associated with the annexation.

Transportation: The subject property lying within the Wellness Way Area has an identified transportation network by Lake County. Currently, Lake County and the City of Clermont are participating in a Central Florida Expressway Authority (CFX) PD & E study on the corridor between US27 and SR429. It is anticipated that this project would result in a limited access toll facility owned and operated by CFX. The results of the PD & E are anticipated to be presented to the CFX Board in early 2019.

In addition to the CFX PD & E study, a Transportation Impact Analysis is currently underway by the applicant to identify the framework roadway network to support the Olympus project. The network to be studied includes Hancock Rd, Wellness Way Parkway and CR455. The findings of this study will be used to craft appropriate conditions for the PUD zoning application.

School Capacity: Olympus Sports and Entertainment has applied for Concurrency with the Lake County School Board for the proposed residential component of the project. The findings of that analysis will govern the development of the project.

Utilities: There is sufficient Potable Water and Wastewater treatment capacity in the City's facilities to support the proposed Olympus project. Negotiations are underway for the design, financing and construction of the required transmission and collection systems needed to service the project.

Public Safety: The City's long-range plan for facilities and services anticipates the expansion of the municipal boundary to this southern area, consistent with the boundaries of the JPA and ISBA agreements. The City has the

resources to serve this area with Police and Fire services. The City is evaluating the timing and staging of additional needed services as the project and area develop over time.

Parks and Open Space: The area is currently used for rural/agricultural uses and has no deficiencies at this time. The Olympus project has an expansive open space system that will be evaluated during the consideration of the PUD zoning process to ensure compliance with the appropriate level of service standard.

Staff Recommendation

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project incorporates residential, commercial, office, sports & performance venues, open space and civic uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Staff recommends approval of Ordinance 2018-34 for the large-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way-1 and Town Center to the City's Master Planned Development.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
---------------	-----------------------------	-------------------------

Exhibits Attached (copies of original agreements)

1.	Olympus CPA ORD 2018-34	Olympus CPA ORD 2018-34.doc
2.	CPA Application	CPA Application.pdf
3.	Olympus Maps	Olympus Maps.pdf
4.	Wellness Way Road Network	Wellness Way Road Network.pdf
5.	Wellness Way Comp Plan LC	Wellness Way Comp Plan LC.pdf
6.	ALTA Survey	ALTA Survey.pdf
7.	CPA Legal Ad	CPA Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

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

NOW THEREFORE BE IT RESOLVED AND ENACTED, by the City Council of the City of Clermont, Lake County, Florida that:

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

ALL OF TRACTS 47, 48, 50, 51, 52, 53, 59, 60, 61, 62, AND 63 ALSO A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 49, 54, 55, 58 AND 64 ALSO A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND ALL OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 47 ALSO THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 52 AND 61 OF MONTE VISTA PARK FARMS PER THE PLAT



CITY OF CLERMONT
ORDINANCE NO. 2018-34

THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALL LYING IN SECTIONS 21 AND 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF US HIGHWAY 27 AND SOUTH AND WEST OF SCHOFIELD ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'49"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'05"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 964.85 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 30°11'24", A CHORD BEARING OF N44°48'11"W AND A CHORD DISTANCE OF 46.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.42 FEET TO THE END OF SAID CURVE; THENCE N89°42'25"W, A DISTANCE OF 1580.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE



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N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 334.57 FEET; THENCE N00°13'39"W, A DISTANCE OF 546.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1376.98 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°18'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4



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OF AFORESAID SECTION 21; THENCE N89°14'49"E ALONG SAID SOUTH LINE,
A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.37 ACRES MORE OR LESS.

Portions of Alternate Keys 1594600 & 1462436

CHANGE IN FUTURE LAND USE CLASSIFICATION

From Lake County: Wellness Way-1 and Town Center
To City of Clermont: Master Planned Development

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.

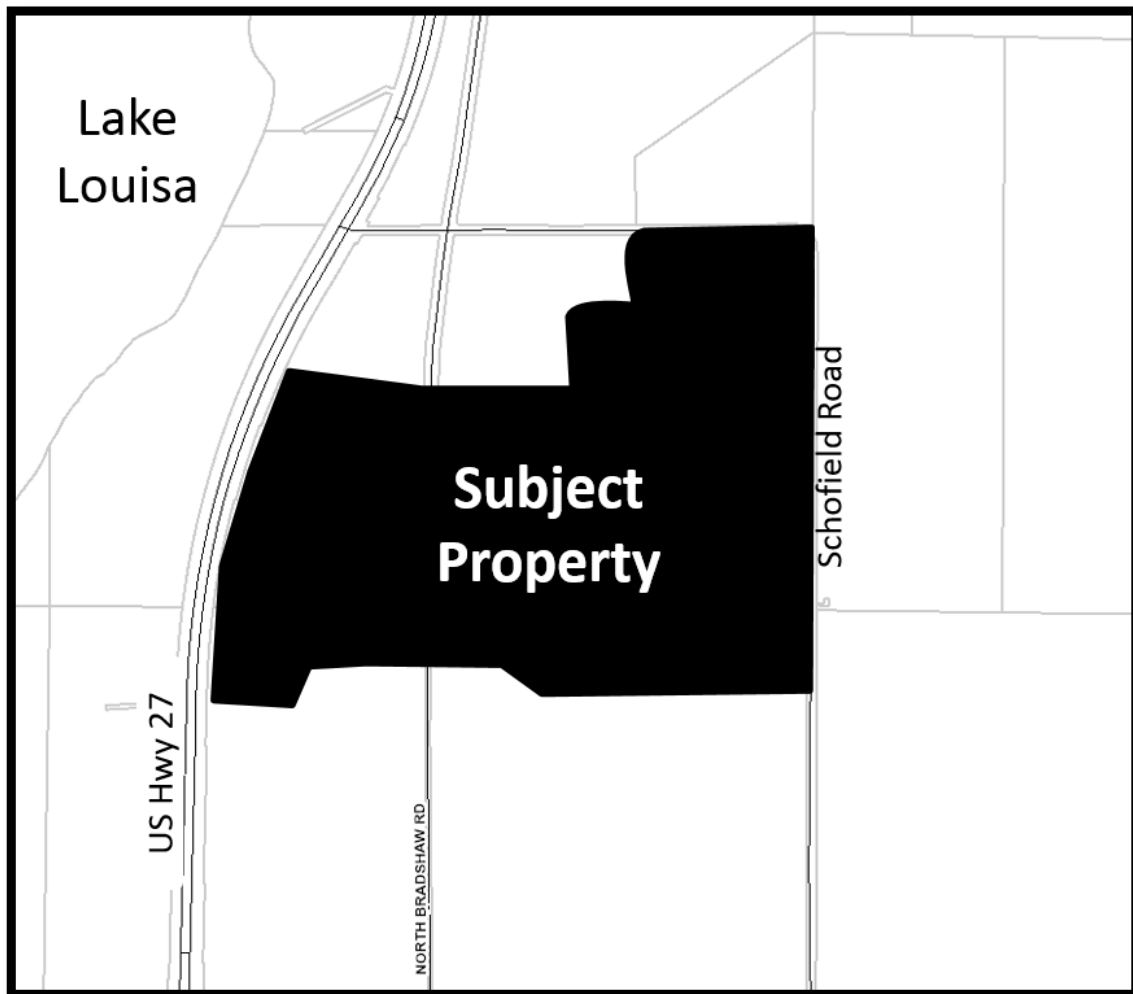
SECTION 3.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 11th day of December, 2018.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Comp 1809-0001

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 08/30/2018

FEE: \$2,325

Project Name (if applicable): OLYMPUS CLERMONT

Applicant: OLYMPUS SPORTS & ENTERTAINMENT

Contact Person: G. BRIAN WHEELER RLA

Address: 9822 TAPESTRY PARK CIRCLE SUITE 201

City: JACKSONVILLE State: FLORIDA Zip: 32246

Phone: 904-607-5005 Fax: N/A

E-Mail: BWHEELER@GGI-TAPESTRY.COM

OWNER: CLONTS GROVES INC c/o Cecelia Bonifay, Esq.

Address: 420 South Orange Avenue Suite 1200

City: Orlando State: FLORIDA Zip: 32801

Phone: 407-581-6205 Fax: 407-254-4230

E-Mail: cecilia.bonifay@akerman.com

General Location: US 27/ N. BRADSHAW Rd. & SCHOFIELD Rd.
East of Lake Louisa State Park

Legal Description (include copy of survey): Survey pdf file & Legal
word file provided

Property size (in acres or square feet): 247.37 ac.

Flood hazard area (yes) ☒ and approx. acreage 21.53 (no) ☐ contained

Existing (Actual) Land Use: orange grove on property

Existing Zoning: "A" AGRICULTURAL (Lake County)

Existing Future Land Use: WW-1 & TOWN CENTER (Lake County)

Proposed Future Land Use: MASTER PLANNED DEVELOPMENT

Type of development proposed: SPORTS VENUES, TRAINING, MEDICAL,
MIXED-USE VILLAGE, HOSPITALITY, RESIDENTIAL, PUBLIC USE



Proposed density (dwelling units/acre) or intensity: 4.4 du/ac 0.18 FAR

Proposed Zoning District: PLANNED UNIT DEVELOPMENT

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Subject Property was reviewed by DEO within the Wellness Way Area transmitted July 30, 2015 resulting in the Wellness Way Urban Service Area & Remedial Comprehensive Plan Amendment in Lake County. The Subject Property is within the established Joint Planning Area & Utility Service Boundary with Clermont. Annexation of the Property into Clermont requires establishment of Future Land Use & Zoning. The requested FLU District & attendant PUD requirements provides equivalent development controls. Utility Service requirements have been determined.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * NOTICE * * * * ***

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
(352) 394-4083 Fax: (352) 394-3542



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

G. BRIAN WHEELER

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
WW1 / WW TOWN CENTER to MASTER PLANNED DEVELOPMENT for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

G. BRIAN WHEELER

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30th day of August, 2018.



X Sigrid Masson
Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

W. Rex Clonts Jr., President of Clonts Groves, Inc., who being

by me first duly sworn on oath, deposes and says:

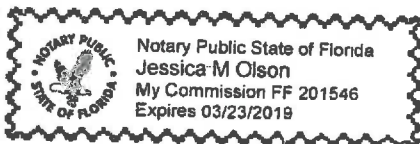
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Lake County Town Center to City of Clermont Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Dan O'Keefe and/or Brian Wheeler to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

W. Rex Clonts Jr.
Affiant - Applicant Name (print)

X W. Rex Clonts Jr. - Pres.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

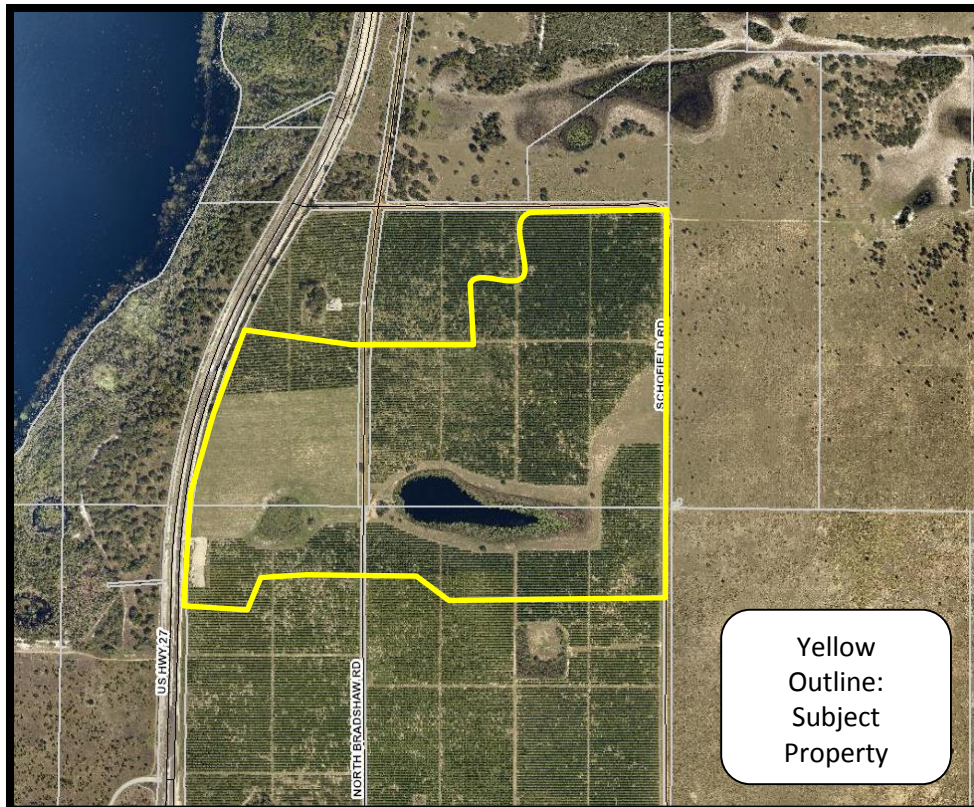
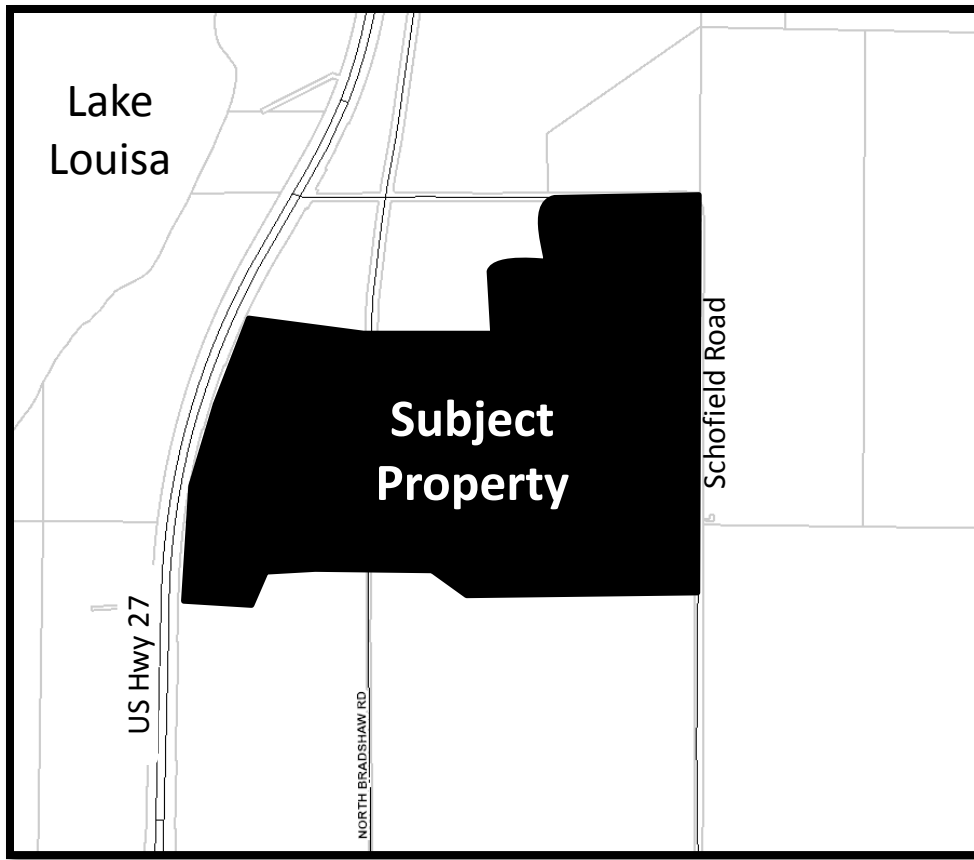
or personally known by me this 10th day of July, 2018.



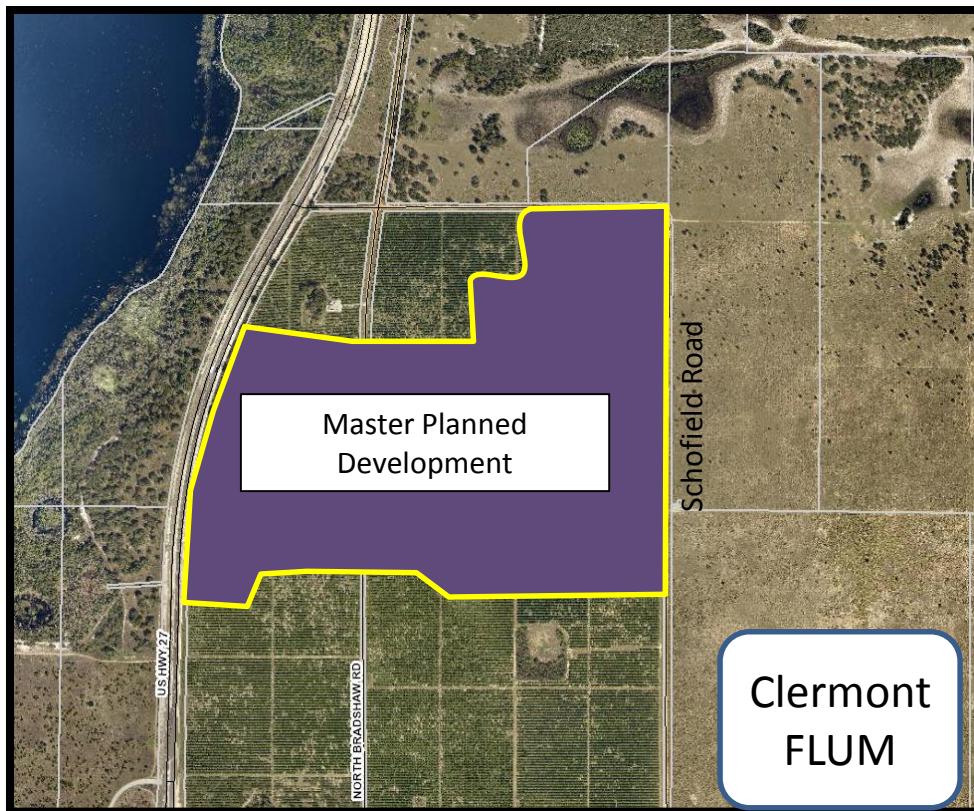
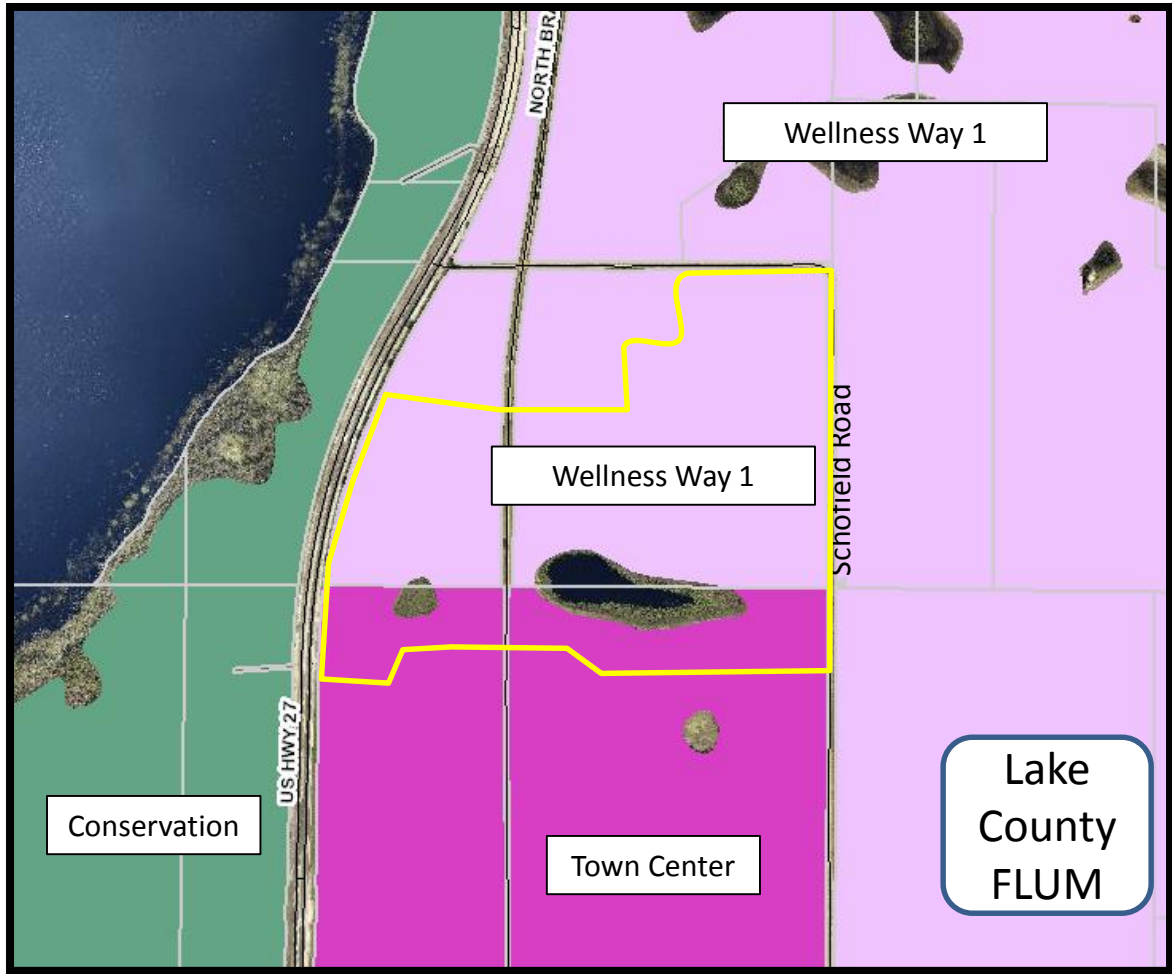
X Jessica M. Olson
Notary Public, State of Florida at Large

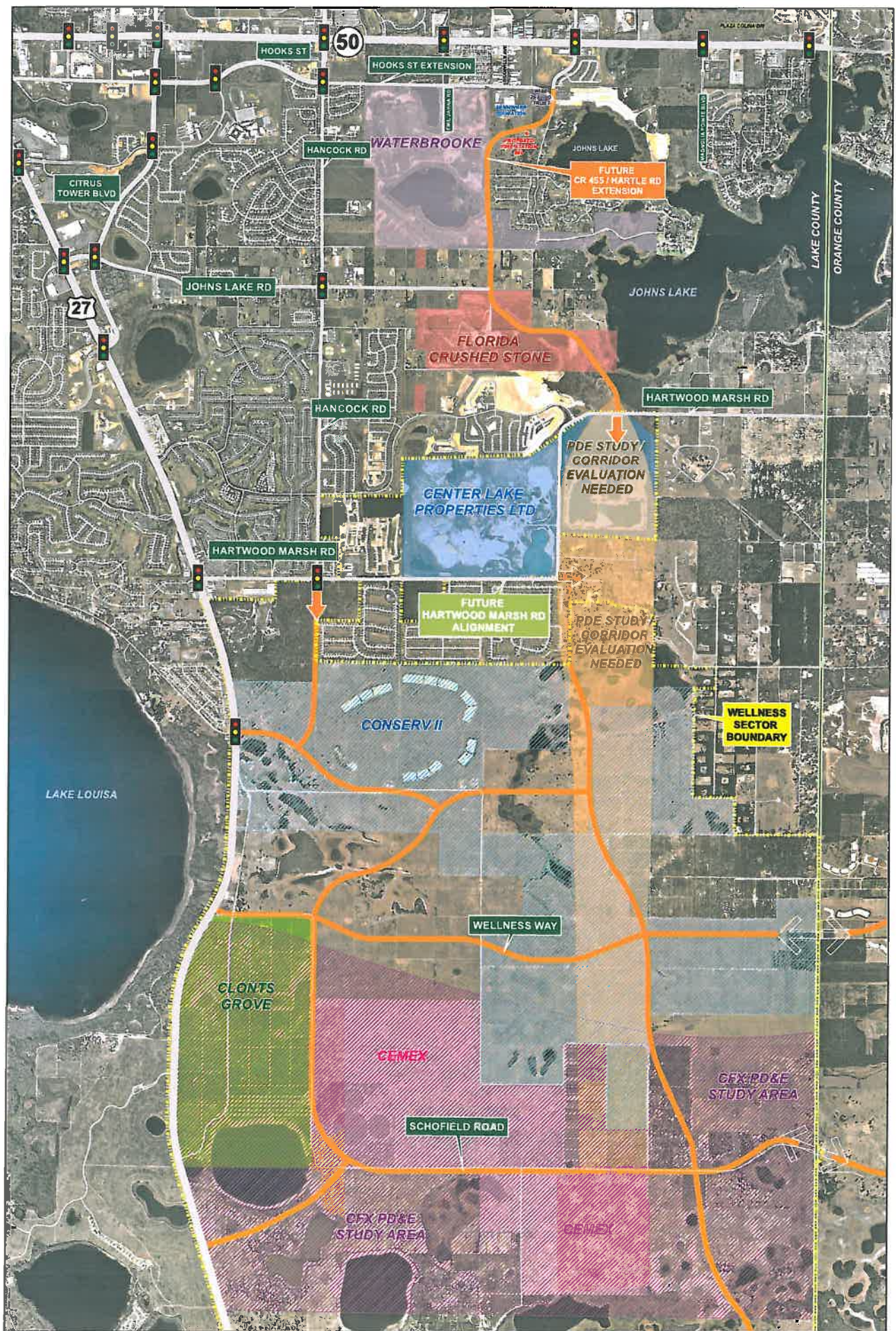
My Commission Expires: 3/23/2019

Exhibit - Location Map –Olympus



Future Land Use Map–Olympus





Wellness Way Area Plan

- Future Roads
- PDE Study/Corridor Evaluation Needed
- Wellness Sector Boundary

Drawing name: S:\Cadastral\Property\Draw-Civil\3D\Olympus-subdividing Sheet 1 Apr 10, 2018 1:02pm by: wdonley

SCHEDULE B SECTION II EXCEPTIONS: (PER TITLE COMMITMENT ORDER NO. 6741948)

5. ROAD RIGHT-OF-WAYS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN THE PLAT OF MONTE VISTA PARK FARMS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - PLOTTED AS APPLICABLE]
6. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED JUNE 7, 1977 IN OFFICIAL RECORDS BOOK 630, PAGE 711, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTABLE]
7. PERMANENT UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED JULY 8, 1985 IN OFFICIAL RECORDS BOOK 845, PAGE 952, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
8. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF ORLANDO, A FLORIDA MUNICIPAL CORPORATION; ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; LILLIAN D. BRADSHAW LAKE TRIMMER TRUST, INC., A FLORIDA CORPORATION; H-STORES, INC., A FLORIDA CORPORATION AND THE CHARLES E. BRADSHAW RESIDUAL TRUST, RECORDED OCTOBER 9, 1985 IN OFFICIAL RECORDS BOOK 854, PAGE 865 AND TOGETHER WITH AND AFFECTED BY THE PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1994 IN OFFICIAL RECORDS BOOK 1280 TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 1569, PAGE 1174 AND TOGETHER WITH THE WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER AS EVIDENCED BY AND AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 119 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2008 IN OFFICIAL RECORDS BOOK 3830, PAGE 1204 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1210, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTABLE]
9. PERMANENT EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED APRIL 5, 1989 IN OFFICIAL RECORDS BOOK 1005, PAGE 2481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - PLOTTED HEREON]
10. AGREEMENT BETWEEN GOLDEN GEM GROWERS, INC., A FLORIDA COOPERATIVE CORPORATION AND CLONTS GROVES, INC., RECORDED SEPTEMBER 17, 1992 IN OFFICIAL RECORDS BOOK 1185, PAGE 1949, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTABLE]
11. PERMANENT UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 30, 1996 IN OFFICIAL RECORDS BOOK 1474, PAGE 333, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [PARCEL 843 DOES NOT AFFECT, PARCEL 842 AFFECTS - PLOTTED HEREON]
12. EASEMENT IN FAVOR OF SPRINT AND OPM - USA - INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
13. EASEMENT IN FAVOR OF SUMTER ELECTRIC AND OPM - USA - INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2102, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
14. EASEMENT (INGRESS/EGRESS) IN FAVOR OF OPM - USA - INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2104, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
15. ORDINANCE #1997-70 TRACKING NO. #97-97-CUP CLONTS GROVES INC./OPM USA INC. (JOHN M. ARLAKE) CUP#97 /7 /5-2 RECORDED OCTOBER 22, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
16. LEASE AGREEMENT DATED OCTOBER 9, 1997 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE BETWEEN CLONTS GROVES, INC., LESSOR, AND OPM - USA - INC., A FLORIDA CORPORATION, LESSEE, RECORDED DECEMBER 1, 1997 IN OFFICIAL RECORDS BOOK 1563, PAGE 169 AND TOGETHER WITH THE GENERAL COVENANCE, BILL OF SALE AND ASSIGNMENT DATED JANUARY 20, 1998 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF ASSIGNMENT OF LEASE BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, F/K/A AMERICAN TOWER SYSTEMS (DELAWARE), INC., A DELAWARE CORPORATION, SUCCESSOR BY MERGER TO OPMUSA- INC., A FLORIDA CORPORATION, ASSIGNOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A AMERICAN TOWER SYSTEMS, L.P., A DELAWARE LIMITED PARTNERSHIP, ASSIGNEE, RECORDED FEBRUARY 28, 2000 IN OFFICIAL RECORDS BOOK 1797, PAGE 2221 AND TOGETHER WITH THE AMENDED AND RESTATED LEASE SUPPLEMENT DATED SEPTEMBER 28, 2008 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO OPM-USA-INC., LESSOR, AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP D/B/A VERIZON WIRELESS, A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED OCTOBER 8, 2008 IN OFFICIAL RECORDS BOOK 3687, PAGE 1088, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
17. LEASE SCHEDULE DATED DECEMBER 8, 1997 AND MASTER ASSIGNMENT, CONSTRUCTION AND LEASE AGREEMENT DATED JULY 23, 1998 AND INGRESS/EGRESS AND UTILITY EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE SCHEDULE BY AND BETWEEN OPM-USA-INC., A FLORIDA CORPORATION, GRANTEE, AND PRIMECO PERSONAL COMMUNICATIONS, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, RECORDED DECEMBER 11, 1997 IN OFFICIAL RECORDS BOOK 1568, PAGE 742, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
18. UTILITY EASEMENT IN FAVOR OF OPM-USA-INC., A FLORIDA CORPORATION, RECORDED JANUARY 6, 1998 IN OFFICIAL RECORDS BOOK 1574, PAGE 1224, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
19. LEASE AND PCS SITE AGREEMENT DATED DECEMBER 26, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF PCS SITE AGREEMENT BETWEEN OPM-USA, INC. AND SPRINTCOM, INC., A KANSAS CORPORATION, RECORDED MAY 15, 1998 IN OFFICIAL RECORDS BOOK 1609, PAGE 1441, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
20. LICENSE AGREEMENT DATED AUGUST 18, 2000 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSOR, AND AT&T WIRELESS SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, LICENSEE, RECORDED SEPTEMBER 18, 2000 IN OFFICIAL RECORDS BOOK 1881, PAGE 2256, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
21. COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED DECEMBER 31, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN OPM-USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED SEPTEMBER 18, 2000 IN OFFICIAL RECORDS BOOK 1889, PAGE 171 AND TOGETHER WITH THE FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED SEPTEMBER 28, 1999 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AMENDMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM-USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED AUGUST 30, 2000 IN OFFICIAL RECORDS BOOK 2163, PAGE 1583 AND FURTHER EVIDENCED TOGETHER WITH THE CORRECTED MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM-USA, INC., A FLORIDA CORPORATION, OWNER, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, TENANT, RECORDED SEPTEMBER 18, 2006 IN OFFICIAL RECORDS BOOK 3262, PAGE 2462, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
22. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON-EXCLUSIVE EASEMENT DEED RECORDED FEBRUARY 20, 2003 IN OFFICIAL RECORDS BOOK 2263, PAGE 300, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON-EXCLUSIVE EASEMENT DEED RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 2436, PAGE 1013, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTED DUE TO EXPIRATION OF EASEMENT]
23. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON-EXCLUSIVE EASEMENT DEED RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 2436, PAGE 1013, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTED DUE TO EXPIRATION OF EASEMENT]
24. LEASE, GUY WIRE EASEMENTS AND ACCESS, PARKING AND UTILITY EASEMENTS AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF LEASE BY AND BETWEEN CLONTS GROVES, INC., A FLORIDA CORPORATION, LESSOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED SEPTEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4075, PAGE 2248, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
25. TERMS, CONDITIONS, OBLIGATIONS, DEDICATIONS AND PROVISIONS AS SET FORTH AND CONTAINED IN THAT CERTAIN SETTLEMENT AGREEMENT RECORDED NOVEMBER 22, 2017 IN OFFICIAL RECORDS BOOK 5030, PAGE 1620, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS - NOT PLOTTABLE]

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER	⚑	FLAG POLE
A/C	AIR CONDITIONER	(NR)	NON-RADIAL	☐	MAIL BOX
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OR	OVER-HEAD UTILITY	●	HAND-PAV PARKING
ASPH	ASPHALT PAVEMENT	OHU	OVER-HEAD UTILITY	●	BOLLARD
BWF	BARBED-WIRE FENCE	(P)	PLAT	△	CENTRAL ANGLE
C&G	CALCULATED	P.B.	POINT BOOK	△	BREAK LINE
CB	CURB & GUTTER	PC	POINT OF CURVATURE	■	SET 4"x4" CM (LB 8011)
CH	CHORD BEARING	PCC	POINT OF COMPOUND CURVATURE	□	FOUND 4"x4" CM (AS NOTED)
CI	CHORD DISTANCE	PCM	POURED CONCRETE MONUMENT	□	SET N/D (LB 8011)
CLF	CENTER LINE	PCP	PERMANENT CONTROL POINT	⊙	FOUND N/D (AS NOTED)
CLF	CHAIN-LINK FENCE	Pg(S)	PAGE/PAGES	⊙	SET 5/8" IRC (LB 8011)
CM	CONCRETE MONUMENT	PI	POINT OF INTERSECTION	⊙	FOUND IRON ROD (AS NOTED)
CMP	CORRUGATED METAL PIPE	P	PROPERTY LINE	⊙	FOUND IRON PIPE (AS NOTED)
CONC	CONCRETE	PLS	PROFESSIONAL LAND SURVEYOR	⊙	FOUND RAIL ROAD SPIKE (AS NOTED)
CTV	CABLE TELEVISION	P.O.B.	POINT OF BEGINNING	⊙	BENCHMARK (AS NOTED)
(D)	DEED	P.O.C.	POINT OF COMMENCEMENT	⊙	AIR CONDITIONER
D.B.	DEED BOOK	POC	POINT ON CURVE	⊙	CABLE TELEVISION RISER BOX
D.E.	DRAINAGE EASEMENT	PRC	POINT OF REVERSE CURVATURE	⊙	ELECTRIC JUNCTION BOX
EL	ELEVATION	PRM	PERMANENT REFERENCE MONUMENT	⊙	TELEPHONE RISER BOX
ELEC	ELECTRIC	PSM	PROFESSIONAL SURVEYOR MAPPER	⊙	UTILITY RISER BOX
ESMT	EASEMENT	PT	POLYVINYL CHLORIDE PIPE	⊙	WATER METER
E/P	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE PIPE	⊙	WIRE PULL BOX
E/W	APPROXIMATE EDGE OF WATER	R	RADIUS	⊙	TRAFFIC SIGNAL BOX
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	(R)	RADIAL	⊙	ELECTRIC TRANSFORMER
F.F.	FINISHED FLOOR	RCM	ROUND CONCRETE MONUMENT	⊙	WOOD UTILITY POLE
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	R/W	RIGHT OF WAY	⊙	CONCRETE UTILITY POLE
FNC	FENCE	RCF	REINFORCED CONCRETE PIPE	⊙	METAL UTILITY POLE
FND	FOUND	REC	RECOVERED	⊙	TRAFFIC SIGNAL POLE
HDP	HIGH DENSITY POLYETHYLENE PIPE	SEC	SECTION	⊙	GUY POLE
HWF	HOG-WIRE FENCE	SF	SPILT RAIL FENCE	⊙	GUY ANCHOR
ID	IDENTIFICATION	SS	SANITARY SEWER	⊙	LIGHT POLE
INV	INVERT ELEVATION	T/B	APPROXIMATE TOP OF BANK	⊙	FLOOD LIGHT
IP	IRON PIPE	T/S	APPROXIMATE TOE OF SLOPE	⊙	CATCH BASIN/DROP INLET
IPC	IRON PIPE & CAP	TM	TEMPORARY BENCH MARK	⊙	CLEAN OUT
IRC	IRON ROD & CAP	U.E.	UTILITY EASEMENT	⊙	STORM MANHOLE
L	ARC LENGTH	(TYP)	TYPICAL	⊙	ELECTRIC METER
LB	LICENSED BUSINESS	WF	WROUGHT IRON FENCE	⊙	SANITARY MANHOLE
(M)	MEASURED	WFF	WOOD PRIVACY FENCE	⊙	TELEPHONE MANHOLE
M.B.	MAP BOOK	W/L	WELL	⊙	WELL
ME	METERED END SECTION	W/V	WATER VALVE	⊙	FIBER-OPTIC CABLE MARKER
NAV	NORTH AMERICAN VERTICAL DATUM	W	WOOD FENCE	⊙	GAS LINE MARKER
NGVD	NATIONAL GEODETIC VERTICAL DATUM	D	DRAINAGE CONTROL VALVE	⊙	DOUBLE POLE SIGN
N/D	NAIL & DISK	S	WATER SPIGOT	⊙	WETLAND FLAG
		⊙	FIRE HYDRANT	⊙	RECLAIMED WATER VALVE
		⊙		⊙	RECLAIMED WATER METER
		⊙		⊙	BURIED FIBER OPTIC MARKER
		⊙		⊙	BURIED ELECTRIC MARKER



Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF
SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC

FB/PG		FIELD DATE		PROJECT NO. 50098617	1 OF 2
21,28-23-26 / 7		02/08/18			
DRAWING DATE	BY	APPROVED	SCALE N/A		
02/16/18	MRP	WDD			

SURVEYOR'S CERTIFICATE:

TO OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CLONTS GROVES, INC., A FLORIDA CORPORATION; SHUTTS & BOWEN LLP; AKERMAN, LLP; FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/06/18

DATE OF PLAT OR MAP: 02/16/18

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

03/14/2018
DATE
WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

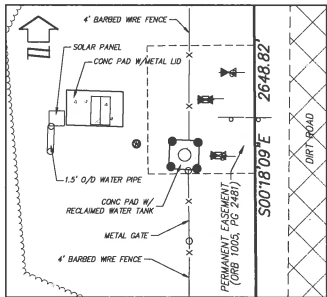
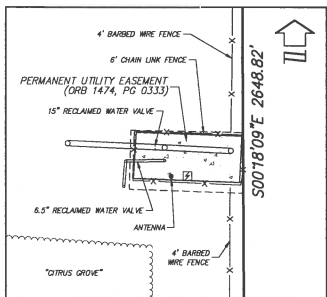
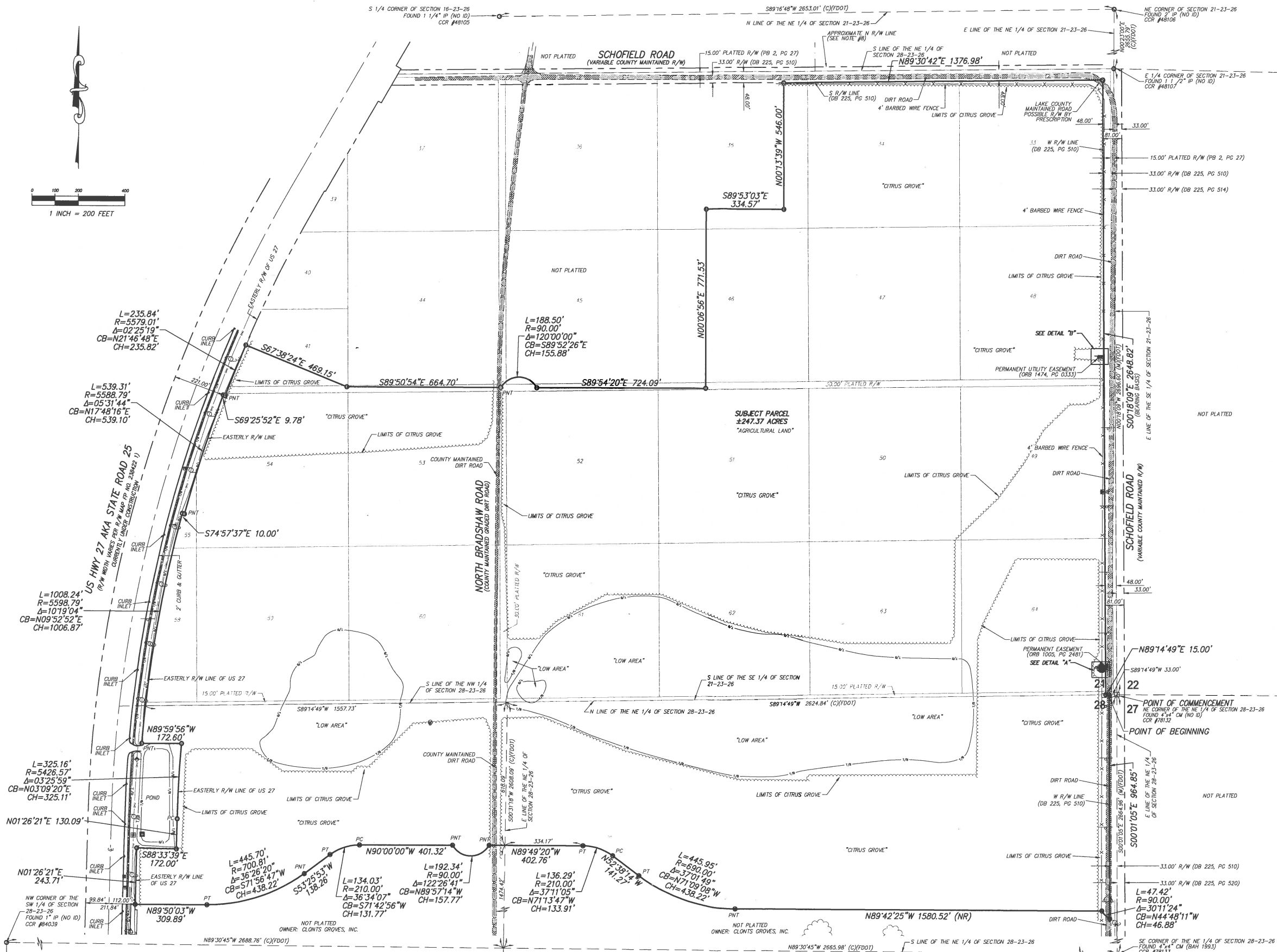
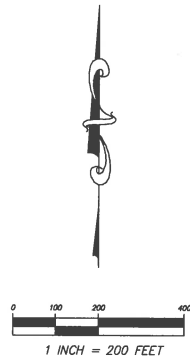
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF 500°18'09"E ALONG THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND "A" AND PARTIALLY LIES WITHIN A FLOOD HAZARD AREA.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6741948, DATED (INSERT COMMITMENT DATE HERE).
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE. NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA. THAT PORTION OF SCHOFIELD ROAD LYING IN SECTION 21 AND 28 PARTIALLY LIES OUTSIDE OF THE DEDICATED RIGHT OF WAY.
- NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY.



Drawing name: S:\Clients\Property\Olympus-Civil-3D\Olympus-survey.dwg Sheet 2 Apr 10, 2018 7:46am by: wsmadist

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD

**Dewberry**

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PLAT OF BOUNDARY SURVEY
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FB/PG		FIELD DATE		PROJECT NO. 50098617	2 OF 2
21,28-23-26 / 7		02/08/18			
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'		
02/16/18	MRP	WDD			

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2018-34

The City of Clermont will hold public hearings on Tuesday, October 2, 2018 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, October 9, 2018 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way-1 and Town Center to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, December 11, 2018 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

1.5 miles south of the Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road
Approx. 247.37 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

Ordinance NO.2018-34:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D045904 - September 22 & November 27, 2018

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D045904 (100%)

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