



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, November 27, 2018**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

ELECTION RESULTS

Acceptance of results for election held on November 6, 2018 for Seat 3 and Seat 5

OATH OF OFFICE

Administration of Oath of Office of Elected Officials for Seats 1, 3 and 5

SELECTION OF MAYOR PRO TEM

PRESENTATIONS

Citizen's Academy

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Plat Approval

Consider approval of plat for Shoppes at Hammock Ridge, a commercial subdivision.

Item No. 2 - Event and Road Closure Request

Consider approving a date change for the Mega Food Truck Rally with road closures previously approved for January 19, 2019 to January 12, 2019 from 12:00 PM to 10:00 PM.

Item No. 3 - Resolution No. 2018-49R

Consider approval of resolution to amend the FY 2018 Budget

UNFINISHED BUSINESS

Item No. 4 - Ordinance No. 2018-37 *Final
Waterfront Rezoning*

Consider zoning change on City owned property extending along Lake Minneola between 8th Street and 2nd Street to the PR Parks and Recreation District.

NEW BUSINESS

CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, November 27, 2018

Item No. 5 - Variance Request
Magnolia Park

The applicant is requesting a variance to the irrigation water service requirements for the Magnolia Park Subdivision.

Item No. 6 - Resolution No. 2018-45R
Hook Street Storage

Consider Conditional Use Permit to allow for outdoor storage of cars, boats, recreational vehicles, trailers, and trucks for property located at 1033 Hook Street.

Item No. 7 - Variance Request
Hook Street Storage

Consider variance request to allow (1) elimination of required sidewalk along the Hooks Street right-of-way, (2) elimination of the required landscape buffer in front of the existing building and below the existing Hooks Street retaining wall and (3) to eliminate the required shrubs plant materials for property located at 1033 Hook Street.

Item No. 8 - Ordinance No. 2018-36 *Introduction*
Olympus Sports and Entertainment

Consider ordinance introduction for a Planning Unit Development for property located along south US Hwy. 27, Bradshaw Road and Schofield Road within the city utility service area and the Lake County ISBA.

ADJOURN

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Any person wishing to appeal any decision made by the City Council 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 defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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 City Clerk for the City's records.

*** Official Results ***
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We, the undersigned, BRIAN WELKE, County Judge, D. ALAN HAYS, Supervisor of Elections, JENNIFER HILL, Alternate, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Eighteenth day of November, 2018 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan** held on the Sixth day of November, 2018 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

For Clermont City Council Seat 3, the whole number of votes cast was 15,726 of which

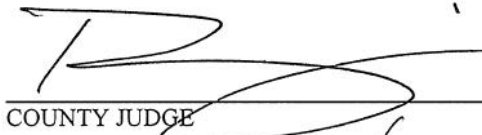
Gail Ash	received	8,946 votes
Jack Kruse	received	6,780 votes

For Clermont City Council Seat 5, the whole number of votes cast was 15,247 of which

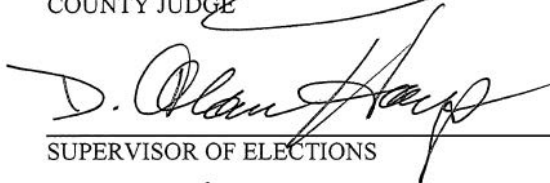
Ebo Entsuah	received	5,613 votes
Diane Travis	received	9,634 votes

***** Official Results *****
CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.

A stylized, handwritten signature in black ink, appearing to be 'D. S.', written over a horizontal line.

COUNTY JUDGE

A handwritten signature in black ink, appearing to be 'D. Alan Hays', written over a horizontal line.

SUPERVISOR OF ELECTIONS

A handwritten signature in black ink, appearing to be 'Lennette S. Hill', written over a horizontal line.

ALTERNATE



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 27, 2018		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of plat for Shoppes at Hammock Ridge.		
Staff Report		
The submitted plat has been reviewed and approved by the City Engineer and reviewing engineer.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Shoppes at Hammock Ridge COMM PLAT 11X17	Shoppes at Hammock Ridge COMM PLAT 11X17.pdf	
2. Application	Application.pdf	
3. Signed Plat letter (new)	Signed Plat letter (new).pdf	

SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, A PORTION OF LOT 2, BLOCK 2, AND ALL OF LOT 1, BLOCK 2, TUSCANY VILLAGE PHASE 1, AS RECORDED IN PLAT BOOK 64, PAGES 13 THROUGH 15, ALL LYING IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SHEET 1 OF 5

PLAT
BOOK

PAGE

LEGAL DESCRIPTION: COMMERCIAL PARCEL 1 SOUTHERN DEVELOPER PROPERTY

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND BEING A PORTION OF LOT 1, BLOCK 1, OF THE PLAT ENTITLED "TUSCANY VILLAGE-PHASE 1" AS RECORDED IN PLAT BOOK 64, PAGES 13-15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 25, SECTION 11200, F.P. NO. 238422-1 AND 238423-1, DATED OCTOBER OF 2005, THENCE SOUTH 27°44'02" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25), A DISTANCE OF 110.91 FEET; THENCE SOUTH 24°49'43" EAST, A DISTANCE OF 92.61 FEET TO THE NORTHEAST CORNER OF TRACT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 3571, PAGE 2163, OFFICIAL RECORDS BOOK 3645, PAGE 2314, AND SAID LOT 1, BLOCK 1, TUSCANY VILLAGE-PHASE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25); THENCE SOUTH 65°11'01" WEST ALONG NORTH BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 144.41 FEET TO A POINT OF A NON-TANGENT CURVE SOUTHWESTERLY WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 252.69 FEET, A CENTRAL ANGLE OF 81°14'30", A CHORD BEARING AND DISTANCE OF SOUTH 24°32'52" WEST, 329.03 FEET) FOR AN ARC DISTANCE OF 358.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°04'28" EAST, A DISTANCE OF 111.18 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE NORTH 65°10'23" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 381.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" TUSCANY VILLAGE-PHASE 1 AS RECORDED IN PLAT BOOK 64, PAGES 13-15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 24°49'27" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "LS" A DISTANCE OF 40.00 FEET; THENCE NORTH 65°10'49" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT "LS" A DISTANCE OF 50.00 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY 27 (STATE ROAD 25); THENCE SOUTH 24°49'46" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 295.57 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 65°10'17" WEST, A DISTANCE OF 282.93 FEET; THENCE SOUTH 63°48'55" WEST, A DISTANCE OF 253.55 FEET; THENCE SOUTH 65°10'17" WEST, A DISTANCE OF 34.16 FEET; THENCE SOUTH 70°35'45" WEST, A DISTANCE OF 151.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2595, PAGE 1134, AND OFFICIAL RECORDS BOOK 3571, PAGE 2143, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO BEING A POINT OF CURVATURE, THENCE ALONG SAID EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 05°16'46", A CHORD BEARING AND DISTANCE OF NORTH 07°46'33" WEST, 69.64 FEET) FOR AN ARC DISTANCE OF 69.66 FEET TO A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 42.51 FEET, A CENTRAL ANGLE OF 30°05'54", A CHORD BEARING AND DISTANCE OF NORTH 44°03'00" WEST, 22.08 FEET) FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 743.94 FEET, A CENTRAL ANGLE OF 04°14'37", A CHORD BEARING AND DISTANCE OF NORTH 13°57'09" WEST, 55.09 FEET) FOR AN ARC DISTANCE OF 55.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 141.94 FEET; THENCE NORTH 02°34'43" WEST, A DISTANCE OF 51.42 FEET; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 156.78 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 12°09'53", A CHORD BEARING AND DISTANCE OF NORTH 09°59'33" WEST, 102.57 FEET) FOR AN ARC DISTANCE OF 102.76 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15.40 FEET, A CENTRAL ANGLE OF 78°08'21", A CHORD BEARING AND DISTANCE OF NORTH 41°11'43" WEST, 19.41 FEET) FOR AN ARC DISTANCE OF 21.00 FEET TO A POINT OF A COMPOUND CURVATURE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 05°53'10", A CHORD BEARING AND DISTANCE OF NORTH 00°49'02" EAST, 50.93 FEET) FOR AN ARC DISTANCE OF 50.95 FEET TO A POINT; THENCE NORTH 20°24'12" EAST, A DISTANCE OF 50.29 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 23°11'13", A CHORD BEARING AND DISTANCE OF NORTH 21°04'04" EAST, 194.53 FEET) FOR AN ARC DISTANCE OF 195.87 FEET TO A POINT OF A COMPOUND CURVATURE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15.40 FEET, A CENTRAL ANGLE OF 50°39'21", A CHORD BEARING AND DISTANCE OF NORTH 55°41'08" EAST, 13.18 FEET) FOR AN ARC DISTANCE OF 13.62 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 31°04'12", A CHORD BEARING AND DISTANCE OF NORTH 49°38'49" EAST, 256.58 FEET) FOR AN ARC DISTANCE OF 259.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°10'53" EAST, A DISTANCE OF 91.99 FEET; THENCE SOUTH 71°16'34" EAST, A DISTANCE OF 50.74 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23, SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING ASSUMED NORTH 1°53'0" EAST, THE PLAT OF TUSCANY VILLAGE PHASE 1 AS RECORDED IN PLAT BOOK 64, PAGES 13 THROUGH 15.
2. HORIZONTAL CONTROL STATIONS AS SHOWN ON THIS PLAT FROM LAKE COUNTY GEODETIC CONTROL NETWORK BEING STATIONS LK 183 2003 AND LK 184 2003, HORIZONTAL DATUM NAD83 (1990), SECOND ORDER, FLORIDA STATE PLANE COORDINATES FLORIDA EAST ZONE.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO:

A) ACCESS, DRAINAGE AND UTILITY EASEMENT BY AND BETWEEN SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC; TUSCANY VILLAGE STORM WATER MANAGEMENT ASSOCIATION, INC. AND US 27-CLERMONT, LLC RECORDED AUGUST 12, 2014 IN OFFICIAL RECORDS BOOK 4513, PAGE 1577, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

B) RESTRICTIVE COVENANT AND EASEMENT AGREEMENT FOR SHOPPES AT HAMMOCK RIDGE CROSSINGS RECORDED JULY 18, 2018 IN OFFICIAL RECORDS BOOK 5139, PAGE 1630, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

4. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

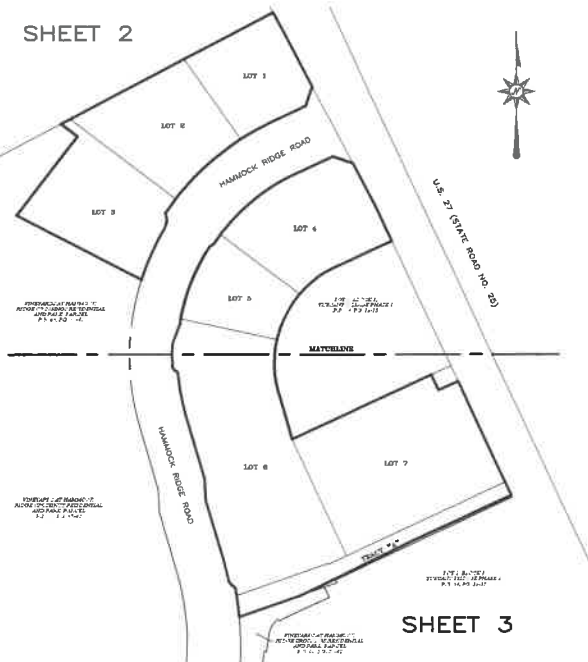
5. TRACT A IS TO BE OWNED AND MAINTAINED BY TUSCANY VILLAGE SHOPPING CENTER ASSOCIATION, INC., AS A PRIVATE ACCESS DRIVE.

LEGAL DESCRIPTION: COMMERCIAL PARCEL 2 NORTHERN DEVELOPER PROPERTY

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND BEING LOT 1, AND A PORTION OF LOT 2, BLOCK 2, OF THE PLAT ENTITLED "TUSCANY VILLAGE-PHASE 1" AS RECORDED IN PLAT BOOK 64, PAGES 13 THRU 15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FOR THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 25, SECTION 11200, F.P. NO. 238422-1 AND 238423-1, DATED OCTOBER OF 2005, THENCE SOUTH 27°44'02" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25), A DISTANCE OF 197.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2595, PAGE 1134, AND OFFICIAL RECORDS BOOK 3571, PAGE 2143, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25) SOUTH 18°43'25" WEST, ALONG SAID NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD, A DISTANCE OF 48.22 FEET; THENCE CONTINUE ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF SAID LOTS 1 AND 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES 1) SOUTH 65°10'53" WEST, A DISTANCE OF 85.17 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, 2) (SAID CURVE HAVING A RADIUS OF 613.00 FEET, A CENTRAL ANGLE OF 31°29'44" AND A CHORD BEARING AND A DISTANCE OF SOUTH 49°28'01" WEST, 332.74 FEET), FOR AN ARC DISTANCE OF 336.97 FEET TO A POINT OF A NON TANGENT CURVE THE RIGHT, 3) (SAID CURVE HAVING A RADIUS OF 40.10 FEET, A CENTRAL ANGLE OF 53°23'29" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°02'28" WEST, 36.03 FEET), FOR AN ARC DISTANCE OF 37.37 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT, 4) (SAID CURVE HAVING A RADIUS OF 595.99 FEET, A CENTRAL ANGLE OF 12°42'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°19'13" WEST, 131.91 FEET) FOR AN ARC DISTANCE OF 132.18 FEET TO A POINT SAID POINT BEING THE NORTHEASTERLY CORNER OF RESIDENTIAL PARCEL 2, VINEYARDS AT HAMMOCK RIDGE CROSSINGS, RESIDENTIAL AND PARK PARCEL, AS RECORDED IN PLAT BOOK 68, PAGES 37-42, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD, AND ALONG THE NORTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) NORTH 62°37'53" WEST, A DISTANCE OF 329.77 FEET; 2) NORTH 37°40'17" EAST, A DISTANCE OF 234.60 FEET; 3) NORTH 52°44'05" WEST, A DISTANCE OF 48.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, THENCE LEAVING THE NORTH BOUNDARY LINE OF SAID RESIDENTIAL PARCEL 2, NORTH 62°16'10" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 2, BLOCK 2, TUSCANY VILLAGE-PHASE 1, A DISTANCE OF 563.17 FEET TO THE POINT OF BEGINNING.

SHEET 2



SHEET 3

KEY MAP 1" = 200'

0 200 400

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, CAUSE THIS PLAT OF "SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

THE MASTER UTILITY SYSTEMS (STORMWATER COLLECTION AND SANITARY SEWER COLLECTION) ARE PRIVATELY OWNED AND MAINTAINED BY TUSCANY VILLAGE STORMWATER MANAGEMENT ASSOCIATION, INC. THE WATER DISTRIBUTION SYSTEM IS OWNED BY UTILITIES, INC. WHICH IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION.

THERE IS A 20 FOOT LANDSCAPE BUFFER EASEMENT AND UTILITY EASEMENT ALONG THE RIGHT OF WAY OF SOUTH CLERMONT CONNECTOR/HAMMOCK RIDGE ROAD AND STATE ROAD NO. 25/US HIGHWAY NO. 27. THE LANDSCAPE BUFFER BEING DEDICATED TO THE TUSCANY VILLAGE SHOPPING CENTER ASSOCIATION, INC. BY THE PLAT OF TUSCANY VILLAGE - PHASE 1, RECORDED IN PLAT BOOK 64, PAGES 13 THRU 15, WHICH WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE LANDSCAPE BUFFER.

THE OWNER FURTHER GRANTS TO PROVIDERS OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES FOR SHOPPES AT HAMMOCK RIDGE CROSSINGS, INCLUDING WITHOUT LIMITATION ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER ALL UTILITY EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATION, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN ALL UTILITY EASEMENT AREAS DEPICTED HEREON ALL UTILITY INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS HAND AND SEAL ON _____ DELIVERED IN OUR PRESENCE AS WITNESSES:

SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

MANAGED BY:

TULANE GREEN WAVE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: CHARLES S. CARLTON WITNESSES:

MANAGER PRINTED NAME SIGNATURE

PRINTED NAME SIGNATURE

BY: MICHELLE C. CARLTON WITNESSES:

MANAGER PRINTED NAME SIGNATURE

PRINTED NAME SIGNATURE

BY: PRESTON BOLT WITNESSES:

MANAGER PRINTED NAME SIGNATURE

PRINTED NAME SIGNATURE

STATE OF FLORIDA, COUNTY OF ORANGE. THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CHARLES S. CARLTON, MICHELLE C. CARLTON AND PRESTON BOLT BEING ALL THE MANAGER OF TULANE GREEN WAVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF SHOPPES AT HAMMOCK RIDGE CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THERE FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

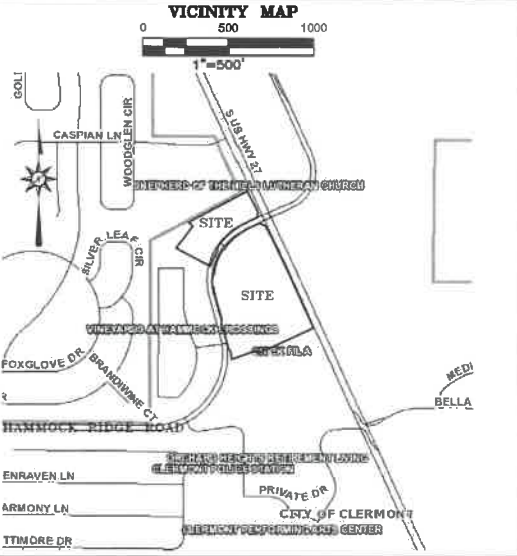
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SEE SHEET 4 AND FOR EASEMENT DETAILS



LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-6991
WEB: www.leadingedgels.com

LICENSED BUSINESS NUMBER: 6846



CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

DATE: _____

JENNINGS E. GRIFFIN, PLS #4486
PROFESSIONAL LAND SURVEYOR, STATE OF FLORIDA
FLORIDA REGISTRATION NO. 4486

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CLERMONT, LAKE COUNTY, FLORIDA, AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD, AND THE DEDICATION OF ALL STREETS AND EASEMENTS IS ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON THE _____ DAY OF _____, 2018, PROVIDED THAT THE PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN _____ DAYS FROM THE DATE OF APPROVAL BY SAID CITY COUNCIL, CITY OF CLERMONT, FLORIDA.

ATTEST: _____ CITY OF CLERMONT

CITY CLERK
TRACY HOWE

MAYOR
GAIL L. ASH

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PERTAINING, FLORIDA STATUTES, 177.061.

DATE: 11/07/2018

JEFFREY D. HOFIUS,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6610

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-6991
WEB: www.leadingedgels.com
LICENSED BUSINESS NUMBER: 6846

SHOPPES AT HAMMOCK RIDGE CROSSINGS—PHASE 1, COMMERCIAL PARCELS

SHEET 2 OF 5

PLAT
BOOK

PAGE

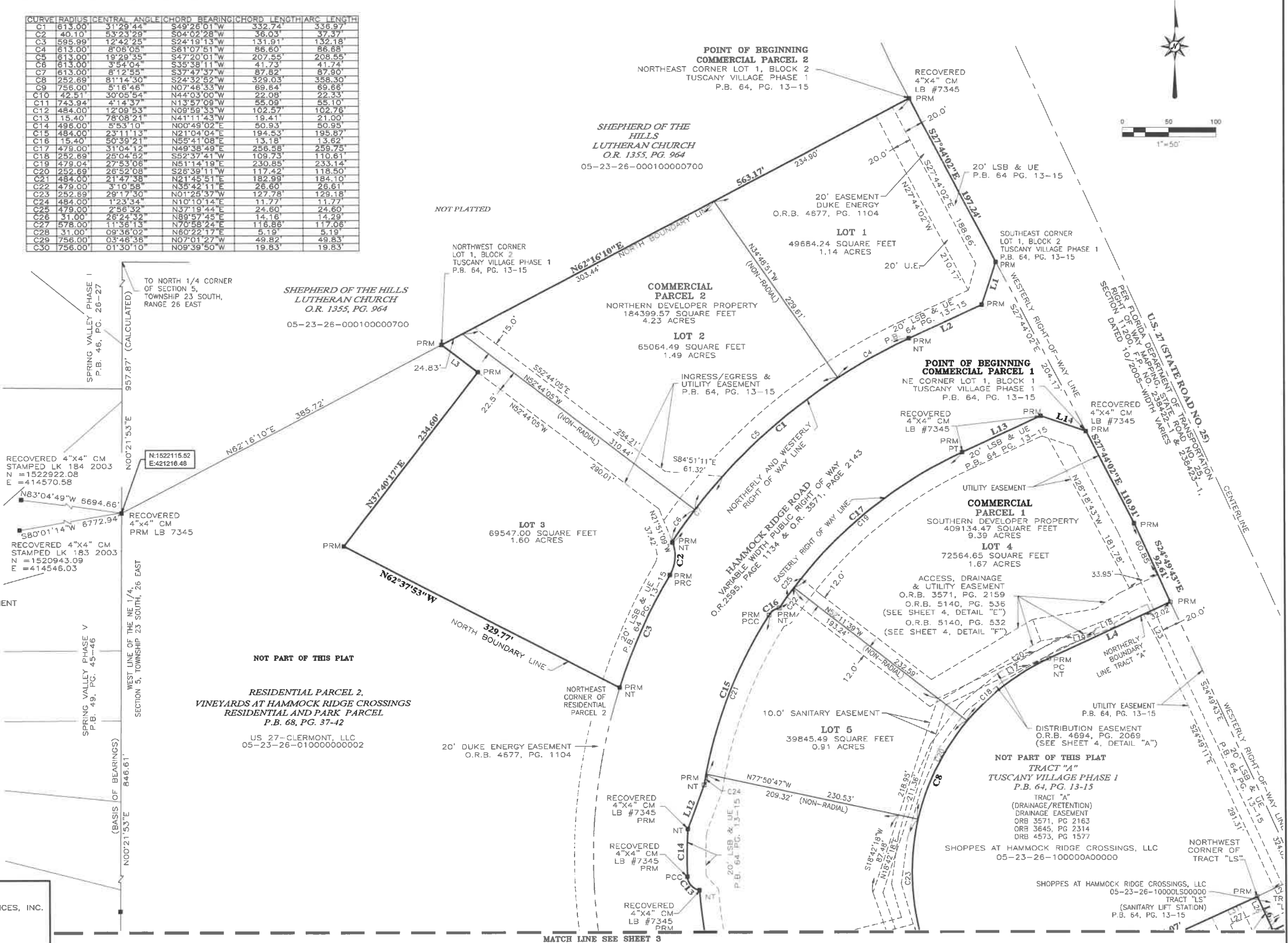
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TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LINE	BEARING	DISTANCE
L1	S18°43'25"W	48.22
L2	S65°10'53"W	85.17
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L4	S65°11'01"W	144.41
L5	S16°04'28"E	111.18
L6	S24°49'27"E	40.00
L7	N65°10'49"E	50.00
L8	S65°10'17"W	34.16
L9	N18°04'28"W	141.94
L10	N02°54'43"W	51.42
L11	N16°04'28"W	156.78
L12	N20°24'12"E	50.29
L13	N65°10'53"E	91.99
L14	S71°16'34"E	50.74
L15	N18°38'41"W	8.36
L16	S65°10'17"W	40.57
L17	N64°14'40"E	175.24
L18	N24°45'24"W	1.69
L19	S80°24'58"W	29.85
L20	S64°14'40"W	151.49
L21	S24°45'13"E	26.27
L22	S28°18'43"E	32.84
L23	N65°10'23"E	50.00
L24	S24°49'43"E	40.01
L25	S24°49'43"E	15.00
L26	S65°10'25"W	38.48
L27	S24°49'11"E	5.67
L28	S65°10'17"W	15.00
L29	N24°49'11"W	13.11
L30	N65°10'23"E	53.42

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	613.00	31°29'44"	S49°26'01"W	332.74	336.97
C2	40.10	53°23'29"	S04°02'28"W	36.03	37.37
C3	595.89	12°42'25"	S24°19'13"W	131.91	132.18
C4	613.00	8°08'05"	S61°07'51"W	86.60	86.68
C5	613.00	19°29'35"	S47°20'01"W	207.55	208.55
C6	613.00	3°54'04"	S35°38'11"W	41.73	41.74
C7	613.00	8°12'55"	S37°47'37"W	87.82	87.90
C8	252.69	81°14'30"	S24°32'52"W	329.03	358.30
C9	756.00	5°16'46"	N07°46'33"W	69.84	69.66
C10	42.57	30°05'54"	N44°03'00"W	22.08	22.33
C11	743.94	4°14'37"	N13°57'09"W	55.09	55.10
C12	484.00	12°09'53"	N09°59'53"W	102.57	102.76
C13	15.40	78°08'21"	N41°11'43"W	19.41	21.00
C14	496.00	5°53'10"	N00°49'02"E	50.93	50.95
C15	484.00	23°11'13"	N21°04'04"E	194.53	195.87
C16	15.40	50°39'21"	N59°41'08"E	13.18	13.62
C17	479.00	31°04'12"	N49°38'49"E	256.58	259.75
C18	252.69	25°04'52"	S52°37'41"W	109.73	110.61
C19	479.00	27°53'06"	N51°14'19"E	230.85	233.14
C20	252.69	26°52'08"	S26°39'11"W	117.42	118.50
C21	484.00	21°47'38"	N21°45'51"E	182.99	184.10
C22	479.00	3°10'58"	N39°42'11"E	26.60	26.61
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C29	756.00	03°46'36"	N07°01'27"W	49.82	49.83
C30	756.00	01°30'10"	N09°39'50"W	19.83	19.83

- LEGEND**
- SET 4"x4" CONCRETE MONUMENT
LB 6846 PRM
 - RECOVERED 4"x4" CONCRETE MONUMENT
LB 6848 PRM
(UNLESS OTHERWISE NOTED)
 - ▲ RECOVERED NAIL AND DISK
LB 7345 PRM
 - O.R.B. OFFICIAL RECORDS BOOK
 - PCP PERMANENT CONTROL POINT
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 - CM CONCRETE MONUMENT
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 - P.B. PLAT BOOK
 - PG. PAGE
 - LB LICENSE BUSINESS

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgeels.com
LICENSED BUSINESS NUMBER: 6846



MATCH LINE SEE SHEET 3

SEE SHEET 4 AND 5 FOR EASEMENT DETAILS

SHOPPES AT HAMMOCK RIDGE CROSSINGS—PHASE 1, COMMERCIAL PARCELS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, A PORTION OF LOT 2, BLOCK 2, AND ALL OF LOT 1, BLOCK 2, TUSCANY VILLAGE PHASE 1, AS RECORDED IN PLAT BOOK 64, PAGES 13 THROUGH 15, ALL LYING IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SHEET 3 OF 5

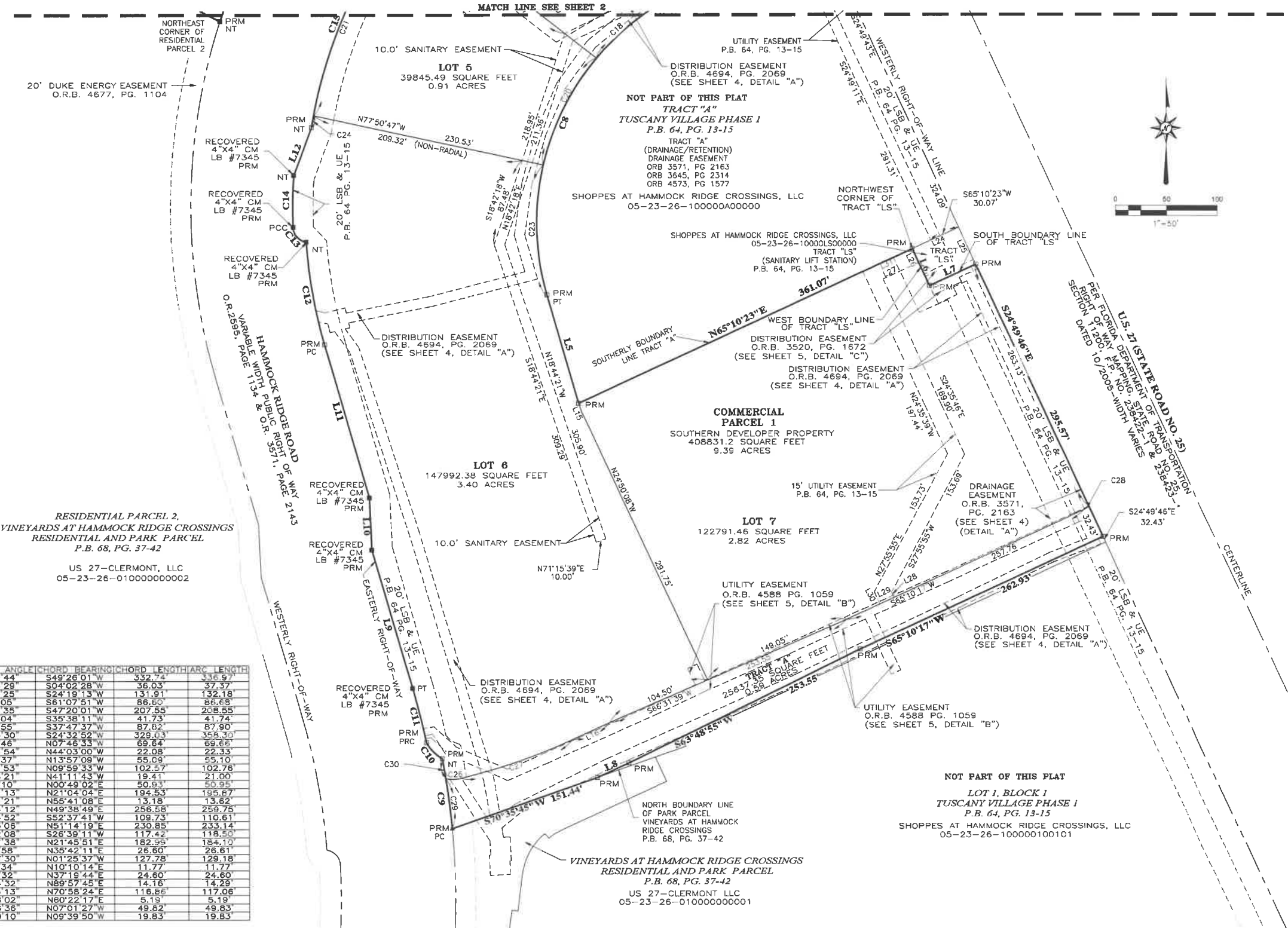
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L13	N65°10'63"E	91.99
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L18	N24°45'23"W	1.89
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LAND SERVICES
INCORPORATED

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LICENSED BUSINESS NUMBER: 6846

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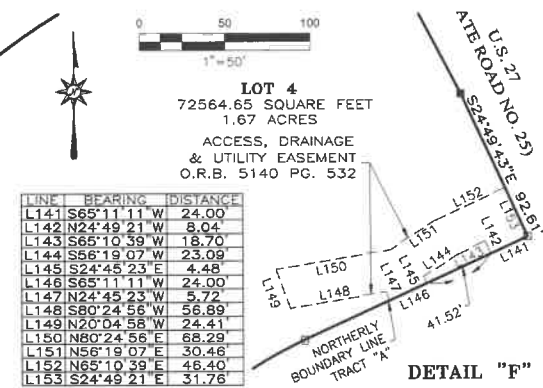
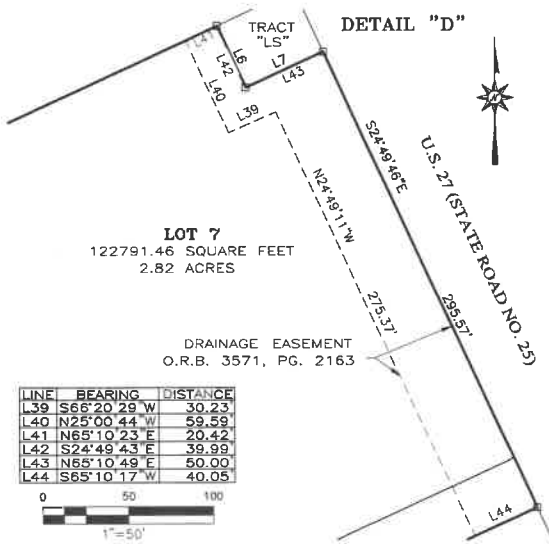
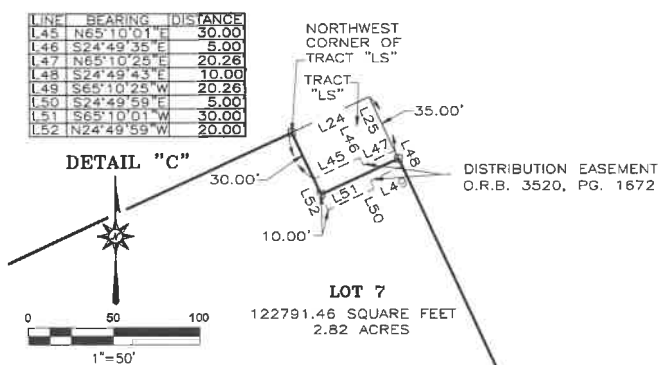
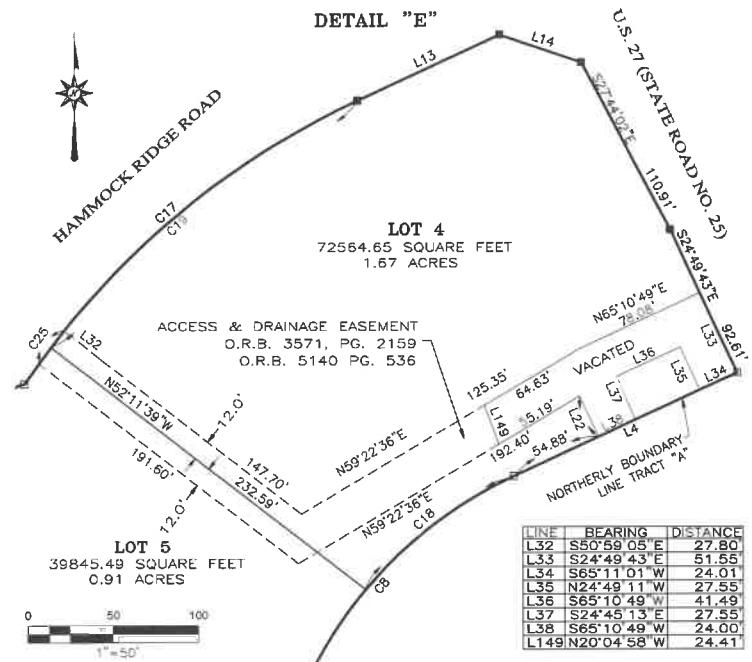
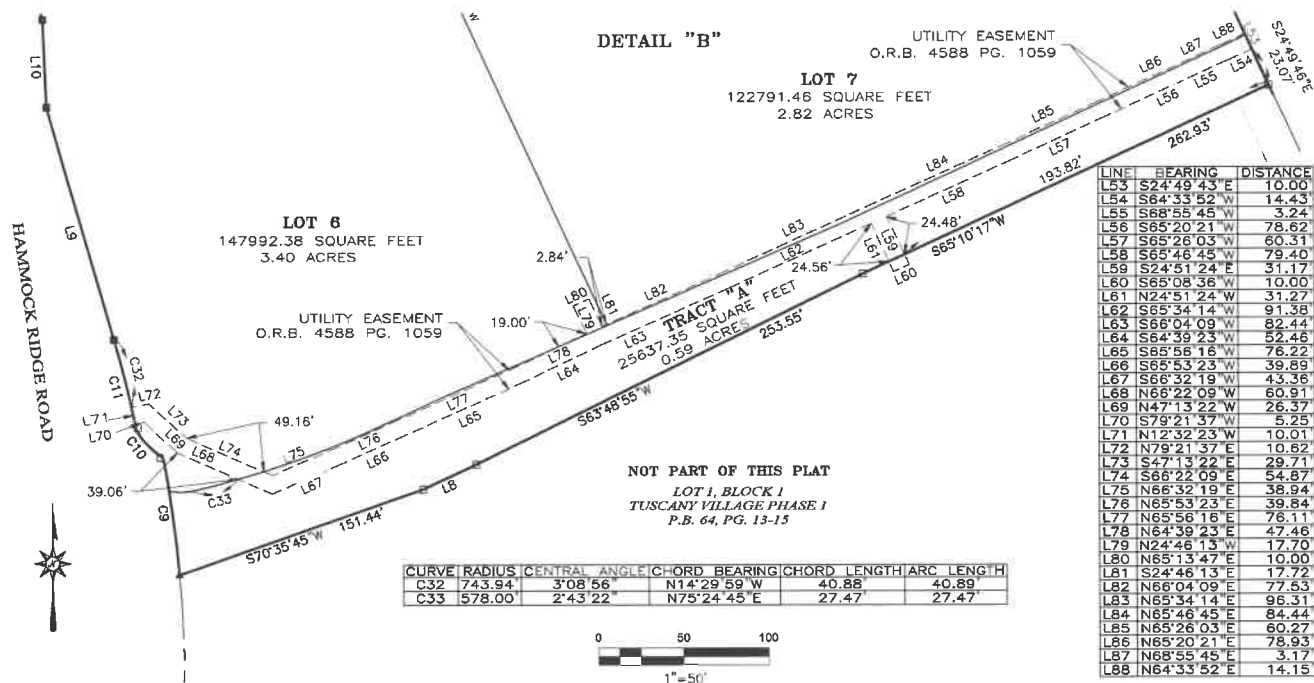
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SHEET 5 OF 5

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DATE: 9-20-2018

FEE: 519.00 paid \$270.00 on 9-11-2018

PROJECT NAME (if applicable): Shoppes at Hammock Ridge Crossings

APPLICANT: Leading Edge Land Services

CONTACT PERSON: Jeffrey Hofius or Sabrina Sturgeon

Address: 8802 Exchange DR.

City: Orlando, FL State: FL Zip: 32809

Phone: 407-351-6730 Fax: 407-351-9691

E-Mail: jhofius@LeadingEdgeLS.com

ssturgeon@LeadingEdgeLS.com

OWNER: Lee Chira & Associates - Shoppes at Hammock Ridge Crossings, LLC

Address: 800 Highland Ave, Suite 200

City: Orlando State: FL Zip: 32803

Phone: 407-297-1600 Fax: _____

Number of Lots: 8

General Location: Hammock Ridge Rd & U.S. Hwy 27

Land Use (City verification required): Commercial

Zoning (City verification required): PUD By Resolution 2013-28
with conditional use permit Book 4395, pg. 724



First American Title Insurance Company
2233 Lee Road
Winter Park, FL 32789
Phone: (407)691-5200
Fax: (407)691-5300

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
THE CITY OF CLERMONT
LAKE COUNTY, FLORIDA**

FATIC File No.: 2037-4088994

A search of the Public Records of Lake County, Florida, through August 4, 2018 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed(s) of record was dated February 10, 2014 and recorded February 26, 2014 in Official Records Book 4445, Page 24, Public Records of Lake County, Florida.

B. The record title holder is Shoppes At Hammock Ridge Crossings, LLC, a Florida limited liability company.

C. The name(s) of the record title holder does not coincide with the name(s) shown as owner(s) on the unrecorded plat of SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Distribution Easement granted to Florida Power Corporation d/b/a Progress Energy Florida, Inc. recorded October 8, 2007 in Official Records Book 3520, Page 1672, Public Records of Lake County, Florida.

2. Access, Drainage and Utility Easement in favor of Lake County recorded January 22, 2008 in Official Records Book 3571, Page 2159, Public Records of Lake County, Florida, as affected by: Partial Release of Easement recorded July 17, 2018 in Official Records Book 5140, Page 536, Public Records of Lake County, Florida.

3. Drainage Easement granted to Lake County, Florida recorded January 22, 2008 in Official Records Book 3571, Page 2163, Public Records of Lake County, Florida, as affected by: Amendment to Easement Agreement recorded June 26, 2008 in Official Records Book 3645, Page 2314, Public Records of Lake County, Florida.

4. Plat of TUSCANY VILLAGE - PHASE 1 recorded November 20, 2009 in Plat Book 64, Page(s) 13 through 15, inclusive, Public Records of Lake County, Florida.

5. Reciprocal Easement Agreement with Covenants and Conditions by and between PDG/Inland TuscanyVillage Venture, L.L.C. and the Celebration of Praise Church of God, an unincorporated church

recorded March 26, 2010 in Official Records Book 3887, Page 874, Public Records of Lake County, Florida.

6. Access, Drainage and Utility Easement by and between Shoppes at Hammock Ridge Crossings, LLC; Tuscany Village Storm Water Management Association, Inc. and US 27-Clermont, LLC recorded August 12, 2014 in Official Records Book 4513, Page 1577, Public Records of Lake County, Florida.

7. Grant of Easement granted to Lake Utility Services, Inc., a Florida corporation recorded February 23, 2015 in Official Records Book 4588, Page 1059, Public Records of Lake County, Florida.

8. Easement (20) granted to Duke Energy Florida, Inc. d/b/a Duke Energy, a Florida corporation recorded September 10, 2015 in Official Records Book 4677, Page 1104, Public Records of Lake County, Florida.

9. Easement granted to Duke Energy Florida, LLC d/b/a Duke Energy, a Florida corporation recorded October 19, 2015 in Official Records Book 4694, Page 2069, Public Records of Lake County, Florida.

10. Restrictive Covenant and Easement Agreement for Shoppes At Hammock Ridge Crossing recorded July 16, 2018 in Official Records Book 5139, Page 1630, Public Records of Lake County, Florida.

11. Access, Drainage and Utility Easement granted to Lake County, Florida recorded July 17, 2018 in Official Records Book 5140, Page 532, Public Records of Lake County, Florida.

F. Other information regarding said property includes:

1. Short Form Lease by and between Shoppes At Hammock Ridge Crossings, LLC, a Florida limited liability company, as Landlord and CHICK-FIL-A, Inc., a Georgia corporation, as Tenant recorded July 16, 2018 in Official Records Book 5139, Page 1611, Public Records of Lake County, Florida.

2. Declaration of Restrictive Covenants by and between CHICK-FIL-A, Inc., a Georgia corporation and Shoppes At Hammock Ridge Crossings, LLC, a Florida limited liability company recorded July 16, 2018 in Official Records Book 5139, Page 1618, Public Records of Lake County, Florida.

G. 2017 Ad valorem taxes on said property are for Tax Parcel I. D. Number 05-23-26-1000-001-00101; 05-23-26-1000-002-00100; and 05-23-26-1000-002-00201.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
THE CITY OF CLERMONT
Lake COUNTY, FLORIDA**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Clermont and Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By: _____

Authorized Signatory

Exhibit "A"

LEGAL DESCRIPTION: COMMERCIAL PARCEL 1 (SOUTHERN DEVELOPER PROPERTY)

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND BEING A PORTION OF LOT 1, BLOCK 1, OF THE PLAT ENTITLED "TUSCANY VILLAGE-PHASE 1" AS RECORDED IN PLAT BOOK 64, PAGES 13-15, AND A PART OF VINEYARDS AT HAMMOCK RIDGE CROSSINGS PARK PARCEL, AS RECORDED IN PLAT BOOK 68, PAGES 37 THROUGH 42, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 25, SECTION 11200, F.P. NO. 238422-1 AND 238423-1, DATED OCTOBER OF 2005, THENCE SOUTH 27°44'02" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25), A DISTANCE OF 110.91 FEET; THENCE SOUTH 24°49'43" EAST, A DISTANCE OF 92.61 FEET TO THE NORTHEAST CORNER OF TRACT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 3571, PAGE 2163, OFFICIAL RECORDS BOOK 3645, PAGE 2314 AND SAID LOT 1, BLOCK 1, TUSCANY VILLAGE-PHASE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25); THENCE SOUTH 65°11'01" WEST ALONG NORTH BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 144.41 FEET TO A POINT OF A NON-TANGENT CURVE SOUTHWESTERLY WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 252.69 FEET, A CENTRAL ANGLE OF 81°14'30", A CHORD BEARING AND DISTANCE OF SOUTH 24°32'52" WEST, 329.03 FEET) FOR AN ARC DISTANCE OF 358.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°04'28" EAST, A DISTANCE OF 111.18 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE NORTH 65°10'23" EAST ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 361.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" "TUSCANY VILLAGE-PHASE 1" AS RECORDED IN PLAT BOOK 64, PAGES 13-15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 24°49'27" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "LS" A DISTANCE OF 40.00 FEET; THENCE NORTH 65°10'49" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY 27 (STATE ROAD 25); THENCE SOUTH 24°49'46" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 295.57 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 65°10'17" WEST, A DISTANCE OF 262.93 FEET; THENCE SOUTH 63°48'55" WEST, A DISTANCE OF 253.55 FEET; THENCE SOUTH 65°10'17" WEST, A DISTANCE OF 34.16 FEET; THENCE SOUTH 70°35'45" WEST, A DISTANCE OF 151.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2595, PAGE 1134, AND OFFICIAL RECORDS BOOK 3571, PAGE 2143, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO BEING A POINT OF CURVATURE, THENCE ALONG SAID EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 756.00 FEET, A CENTRAL ANGLE OF 05°16'46", A CHORD BEARING AND DISTANCE OF NORTH 07°46'33" WEST, 69.64 FEET) FOR AN ARC DISTANCE OF 69.66 FEET TO A POINT OF A REVERSE CURVE (SAID CURVE HAVING A RADIUS OF 42.51 FEET, A CENTRAL ANGLE OF 30°05'54", A CHORD BEARING AND DISTANCE OF NORTH 44°03'00" WEST, 22.08 FEET) FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF A REVERSE CURVE (SAID CURVE HAVING A RADIUS OF 743.94 FEET, A CENTRAL ANGLE OF 04°14'37", A CHORD BEARING AND DISTANCE OF NORTH 13°57'09" WEST, 55.09 FEET) FOR AN ARC DISTANCE OF 55.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 141.94 FEET; THENCE NORTH 02°34'43" WEST, A DISTANCE OF 51.42 FEET; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 156.78 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 12°09'53", A CHORD BEARING AND DISTANCE OF NORTH 09°59'33" WEST, 102.57 FEET) FOR AN ARC DISTANCE OF 102.76 FEET TO A POINT OF A NON-TANGENT CURVE (SAID CURVE HAVING A RADIUS OF 15.40 FEET, A CENTRAL ANGLE OF 78°08'21", A CHORD BEARING AND DISTANCE OF NORTH 41°11'43" WEST, 19.41 FEET) FOR AN ARC DISTANCE OF 21.00 FEET TO A POINT OF A COMPOUND CURVATURE (SAID CURVE HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 05°53'10", A CHORD BEARING AND DISTANCE OF NORTH 00°49'02" EAST, 50.93 FEET) FOR AN ARC DISTANCE OF 50.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°24'12" EAST, A DISTANCE OF 50.29 FEET TO A POINT OF A NON-TANGENT CURVE (SAID CURVE HAVING A RADIUS OF 484.00 FEET, A CENTRAL ANGLE OF 23°11'13", A CHORD BEARING AND DISTANCE OF NORTH 21°04'04" EAST, 194.54 FEET) FOR AN ARC DISTANCE OF 195.87 FEET TO A POINT OF A COMPOUND CURVATURE (SAID CURVE HAVING A RADIUS OF 15.40 FEET, A CENTRAL ANGLE OF 50°39'21", A CHORD BEARING AND DISTANCE OF NORTH 55°41'08" EAST, 13.18 FEET) FOR AN ARC DISTANCE OF 13.62 FEET TO A POINT OF A COMPOUND CURVATURE (SAID CURVE HAVING A

RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 31°04'12", A CHORD BEARING AND DISTANCE OF NORTH 49°38'49" EAST, 256.58 FEET) FOR AN ARC DISTANCE OF 259.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°10'53" EAST, A DISTANCE OF 91.99 FEET; THENCE SOUTH 71°16'34" EAST, A DISTANCE OF 50.74 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: COMMERCIAL PARCEL 2, (NORTHERN DEVELOPER PROPERTY)

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND BEING LOT 1, AND A PORTION OF LOT 2, BLOCK 2, OF THE PLAT ENTITLED "TUSCANY VILLAGE-PHASE 1" AS RECORDED IN PLAT BOOK 64, PAGES 13 THRU 15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FOR THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 25, SECTION 11200, F.P. NO. 238422-1 AND 238423-1, DATED OCTOBER OF 2005, THENCE SOUTH 27°44'02" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25), A DISTANCE OF 197.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2595, PAGE 1134, AND OFFICIAL RECORDS BOOK 3571, PAGE 2143, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF U.S. 27 (STATE ROAD 25); THENCE SOUTH 18°43'25" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD, A DISTANCE OF 48.22 FEET; THENCE SOUTH 65°10'53" WEST, A DISTANCE OF 85.17 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 613.00 FEET, A CENTRAL ANGLE OF 31°29'44" AND A CHORD BEARING AND A DISTANCE OF SOUTH 49°26'01" WEST, 332.74 FEET), FOR AN ARC DISTANCE OF 336.97 FEET TO A POINT OF A REVERSE CURVE; THENCE SOUTHWESTERLY WITH AN ARC TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 40.10 FEET, A CENTRAL ANGLE OF 53°23'29" AND A CHORD BEARING AND DISTANCE OF SOUTH 04°02'28" WEST, 36.03 FEET), FOR AN ARC DISTANCE OF 37.37 FEET TO A POINT OF A REVERSE CURVE; THENCE SOUTHWESTERLY WITH AN ARC TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 595.99 FEET, A CENTRAL ANGLE OF 12°42'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°19'13" WEST, 131.91 FEET) FOR AN ARC DISTANCE OF 132.18 FEET TO THE POINT OF TANGENCY AND THE NORTHEAST CORNER OF RESIDENTIAL PARCEL 2, VINEYARDS AT HAMMOCK RIDGE CROSSINGS, RESIDENTIAL AND PARK PARCEL, AS RECORDED IN PLAT BOOK 68, PAGES 37-42, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD, NORTH 62°37'53" WEST ALONG THE NORTH BOUNDARY LINE OF SAID RESIDENTIAL PARCEL 2, A DISTANCE OF 329.77 FEET; THENCE NORTH 37°40'17" EAST, A DISTANCE OF 234.60 FEET; THENCE NORTH 52°44'05" WEST, A DISTANCE OF 48.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, THENCE LEAVING SAID NORTH BOUNDARY LINE OF SAID RESIDENTIAL PARCEL 2, NORTH 62°16'10" EAST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, TUSCANY VILLAGE-PHASE 1, A DISTANCE OF 563.17 FEET TO THE POINT OF BEGINNING



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 27, 2018		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Recommend to approve the Mega Food Truck Rally to be held in Downtown Clermont along with road closures January 12, 2019 from 12:00 PM to 10:00 PM		
Staff Report		
The Clermont Downtown Partnership is requesting to move the Mega Food Truck Rally in Downtown Clermont which had already been approved for Saturday, January 19, 2019 from 2:00 PM to 9:00 PM. to Saturday, January 12th with the same times and road closures. The organization is requesting to close off roads starting at 12:00 PM until 10:00 PM at the following intersections: -Montrose Street from Lake Avenue to midway point between 8th Street and West Avenue -8th Avenue from Montrose Street to Minneola Avenue -7th Street from Montrose Street to Desoto Street -May extend to close off Minneola Avenue from 7th Street to 8th Street (Please see attached map)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Mega Food Truck Rally1-19-19	Mega Food Truck Rally1-19-19.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

2/23/18

Name of Event

Mega Food Truck Rally

Date(s) of Event

Jan 19, 2019

Estimated Attendance:

5000

Event Start Time:

2:00 PM

Event End Time:

9:00 PM

Before Event Setup Time:

12:00 PM

After Event Cleanup Time:

10:00 PM

Name of Organization/Applicant

Clermont Downtown Partnership

The refundable deposit will be made payable and mailed to the name and address of the applicant listed

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☐

Yes

☒

No

If yes, provide Tax Exempt #

If Yes, you must provide your Tax Exempt Certificate with application.

Federal ID # or Driver's License #

59-3749760

Event Contact

Sandy Farnsworth

Email

info@clermontdowntownpartnership.com

Day Phone

352-617-8788

Cell Phone

Address

PO Box 120734 City clermont State FL Zip 34711

Secondary Contact

Keith Mullins

Phone #

352-978-1704

Briefly Describe Event:

30-35 Food trucks, vendors, entertainment

Location of Event on City Property:

☐

A

☐

B

☐

C

☒

D

☐

Map 1

☒

Map 2

Please choose A, B, C, or D on MAP 1 or MAP 2

Other Location:

May extend to Minneola if
Brewery wants to participate

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10x10

*Tents larger than 900 sq. ft. will require an additional permit

Electrical Use: ☒ Yes ☐ No Describe the need: minimal

Additional permits may be required based on use

Electrical Power Provided: ☐ Generator ☐ Temporary Power Drop ☐ Property Power

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use: _____

If Yes, subject to permits as required by the Building/Fire Safety Division.

Fuel Source ☒ Propane ☐ Natural Gas ☐ Diesel Fuel ☐ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

Food trucks

If Yes, subject to approval as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395

Cooking Types: ☒ Fryers ☒ Propane Grill ☐ Charcoal Grill ☒ Concession Trailer ☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes ☐ No

Rock climbing wall - Bounce House

Ride Types: ☐ Mechanical ☐ Bounce Houses ☒ Animals

Petting Farm

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.
The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☒ Yes ☐ No

see attached

Written submission for road closure is required and will require city council approval

Fire or Law Enforcement Stand-by Requested: ☐ Yes ☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.
Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes ☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes ☐ No

Describe: Band

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Banners or Attention Getting Devices: ☒ Yes ☐ No

reactor size signs day of

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
- Be an organization/business that is active and currently registered with the Florida Division of Corporations. Applicant must be a registered agent, representative, or board member of the organization/business.

**Non-Profits must provide business license, proof of non-profit status (5013C)*

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
- Business is located outside the Clermont city limits

**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.

Applicant's Signature

Title

Printed Name

Date

*****FOR CITY DEPARTMENT REVIEW ONLY*****

Department / Division Routing:

a) Police Department

b) Development Services Dept.

c) Public Works Department

d) Fire Department

e) Parks & Recreation Department

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.

FACILITY SALES RECEIPT



Receipt # **8269**
Payment Date: 03/01/18
Household: 903

Clermont City Center
620 West Montrose Street
CLERMONT FL 34711
Phone: (352)708-5975

Clermont Downtown Partnership
P O Box 120734
Clermont FL 34712-0734
info@clermontdowntownpartnership.c

Reservation Details: Downtown, City Hall Park

Reserv. Contact: **Clermont Downtown Partnership**
Phone Number: **(352)989-5339**
Reserv. Number: **1146**
Status: **Firm**

<u>Date(s) And Times</u>	<u>New Fees</u>	<u>Total Fees</u>	<u>New Paid</u>	<u>Total Paid</u>	<u>Amount Due</u>
Sat 01/19/2019 12:00P to 10:00P	0.00	0.00	0.00	0.00	0.00

Processed on 03/01/18 @ 12:13 pm by acardarelli

Total New Fees 0.00

Total Due	0.00
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Total Fees Paid 0.00

Total Paid	0.00
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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, November 27, 2018			
Agenda Item Name			
Resolution No. 2018-49R			
Requested Action			
Recommend to approve Resolution No. 2018-49R.			
Staff Report			
Resolution No. 2018-49R is proposed to amend the City's adopted budget for Fiscal Year 2018. Florida Statutes require budget amendments to be adopted no later than sixty (60) days following the end of the fiscal year. The amendments are necessary to formally amend the budget for City Council approvals and reflect actual revenues and expenditures.			
Additional Analysis			
Fiscal Impact Summary			
Total decrease to fund balance - all funds is \$642,876.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Resolution No. 2018-49R			Resolution No. 2018-49R -11 27 18.docx



CITY OF CLERMONT
RESOLUTION NO. 2018-49R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR 2017-2018.

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2017 to September 30, 2018:

GENERAL FUND

- | | |
|--|------------|
| 1. Increase Travel and Per Diem (10510-54001) | \$ 1,000 |
| To amend the City Council budget for actual travel expenses. | |
| 2. Increase Training & Education (10510-55401) | \$ 500 |
| To amend the City Council budget for additional training. | |
| 3. Increase Advertising (10519-54800) | \$ 13,571 |
| To amend the General Government budget for increased ordinance advertising costs. | |
| 4. Increase Other Current Charges (10519-54900) | \$ 7,297 |
| To amend the General Government budget for closing costs related to the sale of 865 W. Montrose Street, as approved by the City Council on October 10, 2017. | |
| 5. Increase Security/Monitoring Services (10519-54912) | \$ 5,347 |
| To amend the General Government budget for increased costs related to City Hall security. | |
| 6. Increase EOC Equipment & Supplies Irma (10519-55221-99000) | \$ 5,453 |
| To amend the General Government budget for costs incurred to operate the emergency operations center during Hurricane Irma. | |
| 7. Increase Regular Salaries (10522-12100) | \$ 276,921 |
| Increase Overtime (10522-12120) | \$ 256,563 |
| To amend the Fire Department budget for increased salaries and overtime costs. | |
| 8. Decrease Fund Balance (10599-59900) | \$ 566,652 |
| Total General Fund Adjustments. | |



CITY OF CLERMONT
RESOLUTION NO. 2018-49R

SANITATION FUND

1. Increase Construction & Debris Removal – Irma (49534-54312-99000)	\$	76,224
To amend the budget to provide for the city cost for Hurricane Irma debris removal and monitoring services paid to Lake County as approved by the City Council on June 12, 2018.		
2. Decrease Fund Balance (49599-59900)	\$	76,224
Total Sanitation Fund Adjustments.		
Net Decrease to Fund Balance – All Funds	\$	642,876

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2017-2018 are hereby adopted.



CITY OF CLERMONT
RESOLUTION NO. 2018-49R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of November, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, November 27, 2018	
Agenda Item Name	
Ordinance No. 2018-37 <i>Final</i> <i>Waterfront Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2018-37.	
Staff Report	
This rezoning request is an administrative request for City owned property that extends west from Second Street to Eight Street and runs along Lake Minneola. The property is currently used as the South Lake Trail, Splash Pad, Highlander Building, Waterfront Pavilion, and associated parking areas. This area is approximately 30 +/- acres in size and includes Sparking Water Lake.  The property is currently zoned R-2 Medium Density Residential and R-3 Residential/Professional. The City is undergoing an effort to have the City parks and recreational areas designated with the PR Parks and Recreation zoning designation. The Land Development Code allows the City the ability to conduct activities in any zoning district, however; most people only look at the zoning map and not the zoning code. This zoning designation is the most appropriate for the use of the property and if approved, will be reflected on the zoning map. Section 122-280 of the Land Development Code indicates the purpose of a parks and recreation district is to designate and ensure that publicly owned areas of the city are preserved for park, open space, and recreational purposes for the benefit of the residents and the overall environment. The permitted uses include publicly owned recreational facilities that may include both active and passive facilities. The South Lake Trail, Splash Pad, Highlander Building, Waterfront Pavilion, and associated parking areas would be permitted uses in this zoning designation. Therefore, staff recommends	

approval of the rezoning request from R-2 Medium Density Residential and R-3 Residential/Professional to PR Parks and Recreation zoning district. *The Planning and Zoning Commission voted unanimously for approval, 5-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------------------------------|--------------------------------------|
| 1. | 2018-37 Ordinance 8th to 2nd Street | 2018-37 8th to 2nd REZ.doc |
| 2. | 8th to 2nd Maps | 8th to 2nd Maps.pdf |
| 3. | 8th to 2nd street Legal Ad Proof | 8th to 2nd street Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-37

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

A parcel of land bounded and described as follows:

Bounded on the West by the West right of way line of 8th Street according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said right of way line to the waters of Lake Minneola. Bounded on the North by the waters of Lake Minneola. Bounded on the East by the centerline of 2nd Street according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said centerline to the waters of Lake Minneola. Bounded on the South by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

A parcel of land known as Sparkling Water Lake according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded and described as follows.

Bounded on the North by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded on the West by the East right of way line of 4th Street, bounded on the South by the North right of way line of Carrol Street and bounded on the East by the West right of way line of 3rd Street all according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

LOCATION

Waterfront Park area along the lakeshore of Lake Minneola,
Running east from 8th Street to 2nd Street



CITY OF CLERMONT
ORDINANCE NO. 2018-37

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of November, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - 8th to 2nd Street Rezoning

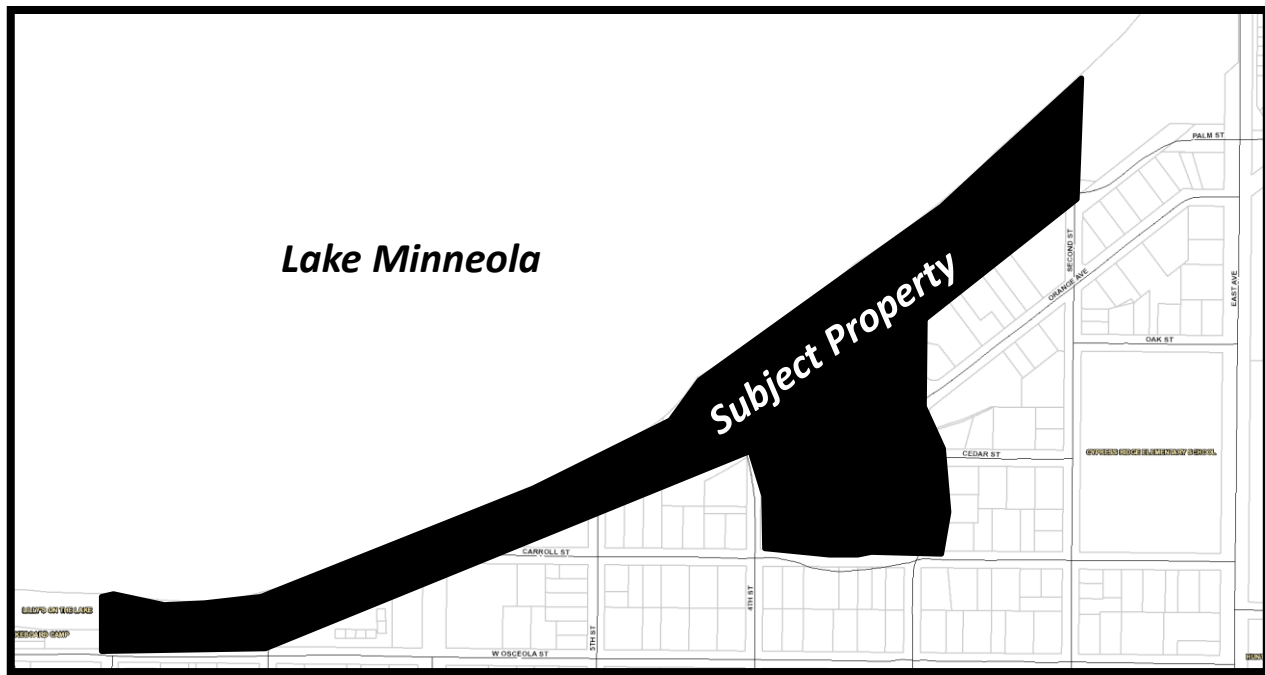
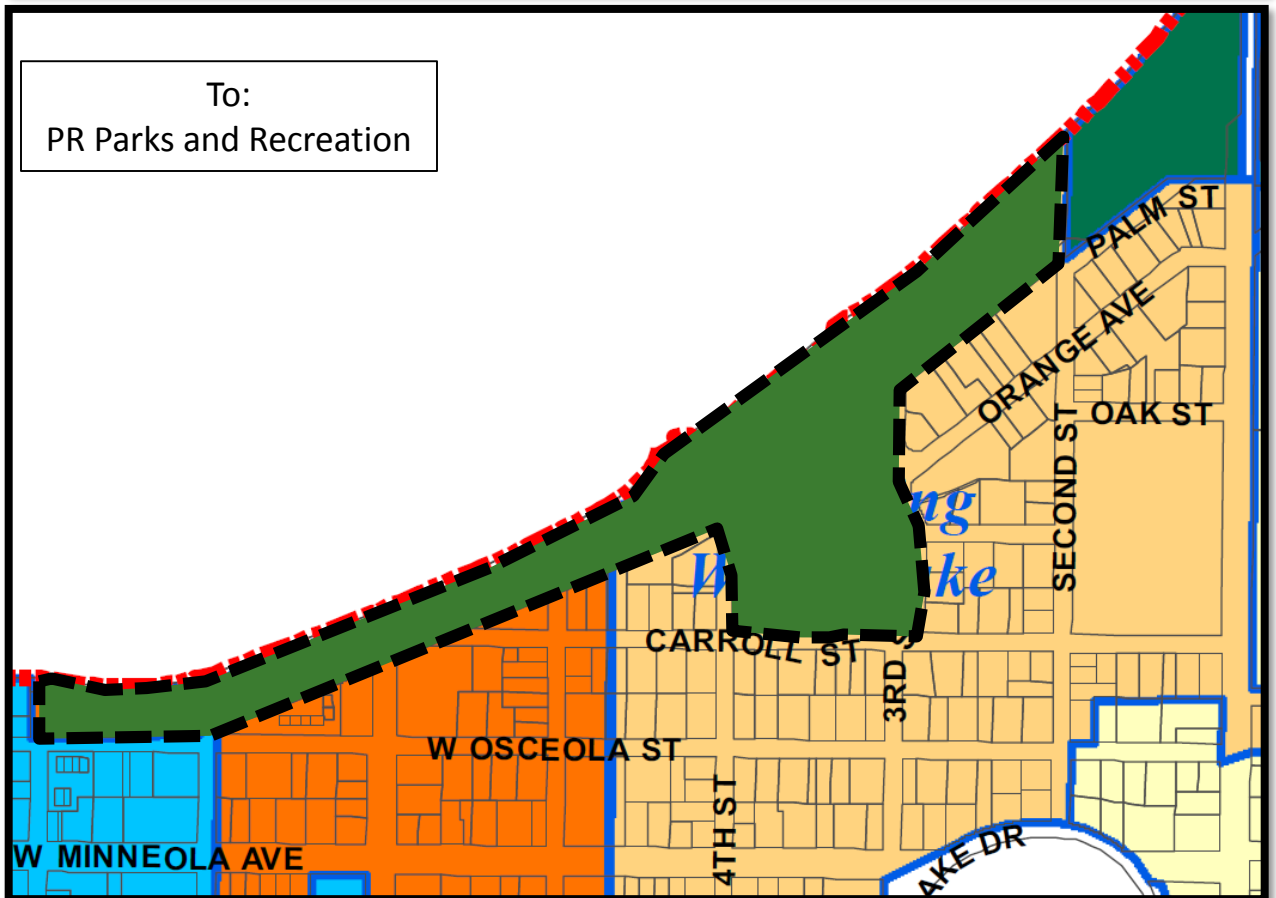
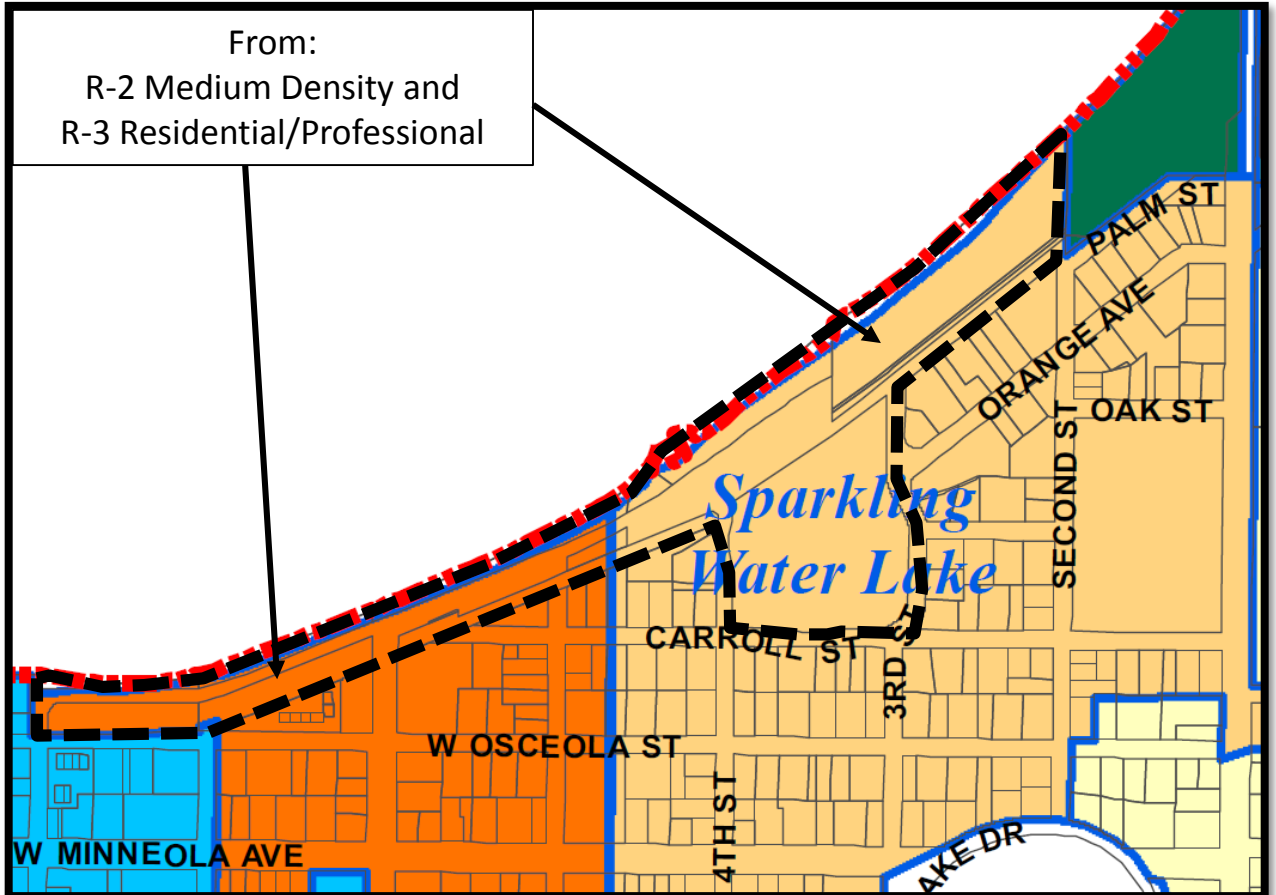


Exhibit - Zoning Map – 8th to 2nd Street Rezoning



Advertising Receipt

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081461
Phone: (352) 241-7331
Date: 10/12/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	10/30/2018	11/13/2018	\$373.32

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-37

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Waterfront Park area along the lakeshore of Lake Minneola, Running east from Eight Street to 2nd Street

LEGAL DESCRIPTION

A parcel of land bounded and described as follows.

Bounded on the West by the West right of way line of 8th St. according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said right of way line to the waters of Lake Minneola. Bounded on the North by the waters of Lake Minneola. Bounded on the East by the centerline of 2nd St. according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said centerline to the waters of Lake Minneola. Bounded on the South by the South right of way

line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

A parcel of land known as Sparkling Water Lake according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded and described as follows.

Bounded on the North by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded on the West by the East right of way line of 4th St., bounded on the South by the North right of way line of Carrol St. and bounded on the East by the West right of way line of 3rd St. all according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

From: R-2 Medium Density Residential District & R-3 Residential Professional District
To: PR Parks and Recreation District

This request will be considered by the Planning & Zoning Commission on Tuesday, November 6, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, November 27, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of

8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you 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

Ad No: 10081461
October 30, 2018 &
November 13, 2018

Payment Info	
Ad Price	\$373.32
Tax	\$0.00
Sub Total	\$373.32
Prepaid Amount	\$0.00
Balance Due	\$373.32



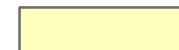
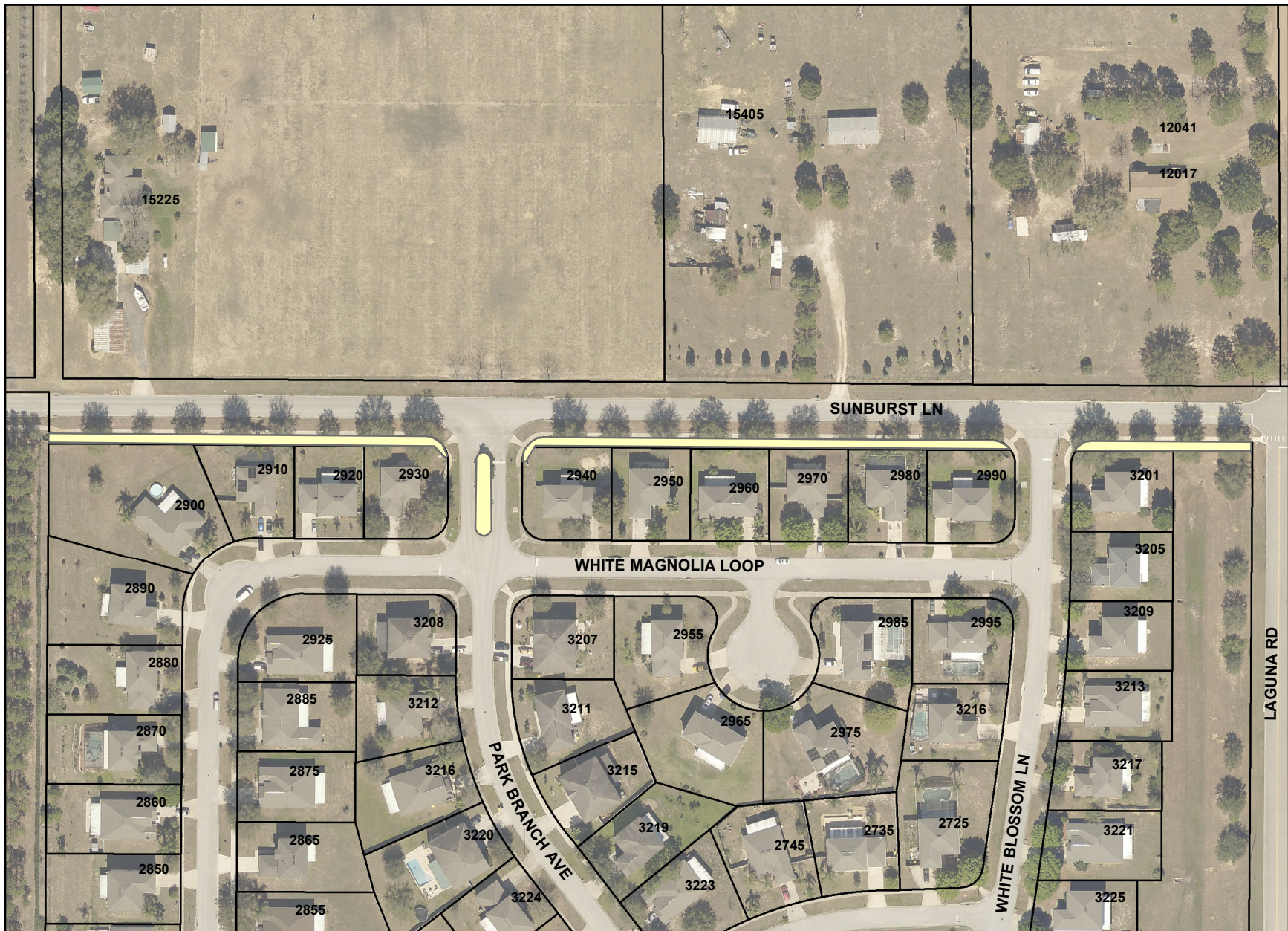
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 27, 2018		
Agenda Item Name		
Variance Request <i>Magnolia Park</i>		
Requested Action		
Recommend to allow for a connection to the reclaimed water distribution system for the purpose of irrigating landscape common area instead of providing a private well for the water supply in accordance with the Utilities Code, Section 114-4 – Water Service.		
Staff Report		
In August 2018, the Homeowner's Association (HOA) for the Magnolia Park Subdivision experienced a failure of the well that supplied water to the common area landscape along Sunburst Lane and the entrance(s) to the subdivision. Upon investigation by the HOA, it was determined the well had collapsed and was not cost effective to drill a new well, nor does the HOA have any additional common area property available to drill a new well. Requiring the HOA to replace the well will produce an economic hardship on the residents. The City supplies reclaimed water service to the residents of the Magnolia Park subdivision and there is existing reclaimed water infrastructure in the vicinity of the referenced irrigation system. This variance request is proposing to waive the requirement to have a well in place to supply water to the irrigation system and connect to the City's reclaimed water system. The area to be irrigated with reclaimed water is approximately 0.20 acres. The reclaimed water demand for this area is calculated to be approximately 24,000 gallons per month. Per Section 114-4 of the Municipal Utility Code, private wells shall be constructed to provide irrigation water for all uses within the City's utility services area except for single-family residential units. The Code does not currently provide for a specific variance process in this matter. It is anticipated with continued growth, matters of this nature will continue to occur and the Code should be reviewed and updated accordingly to address these types of matters. Staff supports the variance request to relieve the requirement for the Magnolia Park Subdivision HOA to provide a private well for irrigation water for the landscape common area along Sunburst Lane and approve a connection to the City's reclaimed water system, pending the payment of all applicable capital impact fees and other utility fees required for the connection and meter installation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Magnolia Park Variance Map	Magnolia Park Variance Map.pdf	

2.	Magnolia Park Variance Application	Magnolia Park Variance Application.pdf
3.	Magnolia Park Variance Legal Ad	MAGNOLIA PARK VARIANCE.pdf



Area to be irrigated by reclaimed water



CITY OF CLERMONT
VARIANCE
Application

DATE: 11-13-2018

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Magnolia Park HOA Inc.

CONTACT PERSON: Barbara Rights

Address: 1645 E. Hwy 50, Ste 201

City: Clermont State: FL Zip: 34711

Phone: 352 2434595 Fax: _____

E-Mail: brights@sentrymgt.com

OWNER: Home owners of Magnolia Park HOA Inc.

Address: 1645 E. Hwy 50, Ste 201

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: Corner of Sunburst & Park Branch

General Location: East Hancock Rd, South of Sunburst

Clermont, FL 34711

Legal Description (include copy of survey): _____

Parcel 03-23-26-1300
(See enclosed)

Land Use (City verification required): Single Family-Medium Density



**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

Magnolia Park Homeowners Association, Inc.

Applicant Name (print)

*On behalf of the Board of Directors of Magnolia Park HOA
Barbara Rights*

Owner Name (print)

x

Applicant Name (signature)

x Barbara Rights CAM

Owner Name (signature)

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

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

PROPERTY RECORD CARD



General Information

Owner Name:	MAGNOLIA PARK OF LAKE CO HOMEOWNERS ASSN INC	Alternate Key:	3810773
Mailing Address:	C/O SENTRY MANAGEMENT INC 2180 W STATE ROAD 434 STE 5000 LONGWOOD, FL 32779-5044 Update Mailing Address	Parcel Number: ⓘ	03-23-26-1300-00A-00000
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	17.6638
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SUNBURST LN CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT, MAGNOLIA PARK PHASE I TRACT A PB 47 PGS 18-19 ORB 2190 PG 1156		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	RESIDENTIAL COMMON ELEMENTS/AREA (0900)	0	0		1	LT	\$0.00	\$1,000.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)



Sec. 114-4. - Water service.

- (a) *Minimum service requirements.* All development shall provide new facilities, or expand existing facilities, to provide minimum service as follows:
- (1) Subdivisions shall construct water mains necessary to provide adequate water service for domestic use and fire protection to each lot created. Minimum water main size installed shall be per the table in subsection (e) of this section. Water service taps shall be installed for each lot, with a minimum one-inch tap for single residential and a minimum two-inch tap for double residential service. All services shall have a wye to accommodate irrigation meter connections, except where a development is served with reclaimed water. Commercial services shall be sized based on the anticipated highest water demand of allowed land uses.
 - (2) Site development plans shall show construction of water mains extending to the site and on the site, as necessary, to provide adequate water service for domestic use and fire protection for the proposed buildings and uses. Minimum water main size installed shall be per the table in subsection (e) of this section. Water service taps shall be installed if not already available, based on the anticipated domestic water and fire sprinkler flow demand of the proposed building and use.
 - (3) A pressure reducing valve shall be installed in all water mains serving developments on the east side water system. Each individual service experiencing water pressure greater than 80 psi (measured or calculated without consideration of the supply line pressure reducing valve) shall be equipped with an individual pressure reducing valve. The cost of pressure reducing valves shall be borne by the developer and the homeowners.
 - (4) Plumbing service schematics shall be submitted for each individual residence or facility requiring a water service connection prior to issuance of a certificate of occupancy.
 - (5) Private wells shall be constructed to provide irrigation water for all uses within the city's utility service area except for individual single-family residential units. Existing connections to the city's potable water system for irrigation to properties other than individual single-family residential units may be terminated at the discretion of the city engineer. The property owners will be notified in writing and will be required to provide alternate sources of irrigation water within 30 days of receipt of written notification.
- (b) *Water distribution system design.* The layout of water distribution systems shall comply with the following design criteria and the adopted standard utility details of the city:
- (1) *Minimum size.* When designing water mains to meet the criteria in subsection (a) of this section, main size shall always be sized so that any new main is fed by an existing main of equal or larger size.
 - (2) *Extension of lines to project boundaries.* Water mains shall be designed to stub out to the project boundaries to serve adjacent unserved properties. This shall include mains

THE NORTH 5/8 OF THE EAST 1/2 OF THE NORTHWEST 1/4; AND THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PORTION:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 3; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 RUN SOUTH 89°36'56" EAST, 1323.40 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4 RUN SOUTH 00°23'14" WEST, 1265.01 FEET; THENCE NORTH 89°36'46" WEST, 181.27 FEET; THENCE NORTH 09°54'44" EAST, 74.02 FEET; THENCE NORTH 07°34'12" EAST, 75.59 FEET; THENCE NORTH 07°20'25" EAST, 75.56 FEET; THENCE NORTH 00°23'04" EAST, 375.00 FEET; THENCE NORTH 89°36'56" W, 119.19 FEET; THENCE SOUTH 79°40'14" WEST, 60.59 FEET; THENCE SOUTH 89°01'42" WEST, 119.81 FEET; THENCE SOUTH 00°58'18" EAST, 70.96 FEET; THENCE SOUTH 89°01'42" WEST, 151.50 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 855.54 FEET TO WHICH A RADIAL LINE BEARS NORTH 78°14'44" EAST; THENCE RUN SOUTHERLY 75.81 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 05°04'37"; THENCE RUN SOUTH 72°42'01" WEST, 61.13 FEET; THENCE NORTH 89°36'31" WEST, 108.65 FEET; THENCE SOUTH 00°23'29" WEST, 230.00 FEET; THENCE NORTH 89°36'31" WEST, 16.23 FEET; THENCE SOUTH 00°23'29" WEST, 80.00 FEET; THENCE NORTH 89°36'31" WEST, 19.00 FEET; THENCE SOUTH 00°23'29" WEST, 155.00 FEET; THENCE NORTH 89°36'31" WEST, 535.30 FEET TO THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF NORTHWEST 1/4; THENCE ALONG SAID WEST LINE RUN NORTH 00°23'32" EAST, 1313.84 FEET TO THE POINT OF BEGINNING.

Containing 31.712 Acres, more or less.

Advertising Receipt

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10082534
Phone: (352) 241-7331
Date: 11/15/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/20/2018	11/20/2018	\$107.24

LEGAL NOTICE

November 20, 2018

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: to allow for a connection to the reclaimed water distribution system for the purpose of irrigating landscape common area instead of providing a private well for the water supply in accordance with the Utilities Code, Section 114-4 - Water Service, at the following location:

LOCATION:

Magnolia Park Subdivision
Landscape Common Area along the
South Side of Sunburst Lane
Covering the Boundary of the
Subdivision
Alternate Key 3810773, 3810774,
3810775, 3820189, 3828217,
3810776, 3828216

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, November 27, 2018 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

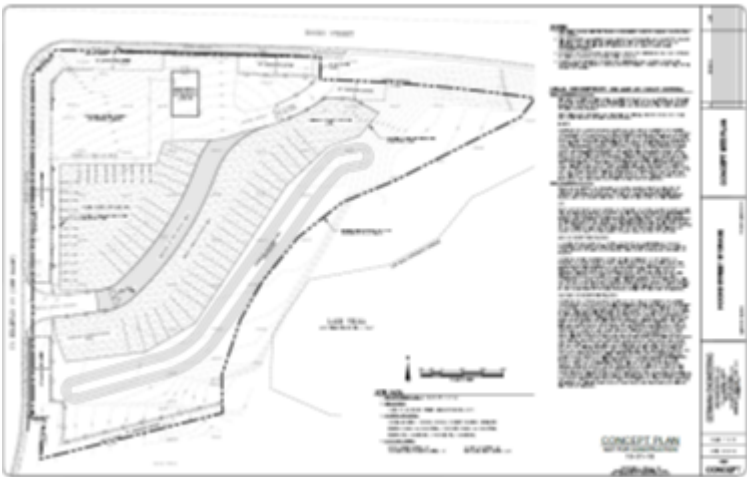
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10082534

Payment Info	
Ad Price	\$107.24
Tax	\$0.00
Sub Total	\$107.24
Prepaid Amount	\$0.00
Balance Due	\$107.24

**AGENDA ITEM**

Meeting Date	
Tuesday, November 27, 2018	
Agenda Item Name	
Resolution No. 2018-45R <i>Hook Street Storage</i>	
Requested Action	
Recommend approval of Resolution No. 2018-45R.	
Staff Report	
The applicant, is requesting a conditional use permit to allow outdoor storage and parking for cars, boats, trucks, trailers, and recreational vehicles in the M-1 Industrial zoning district as required by the Land Development Code, Section 122-272. The code requires any outdoor storage, must be completely screened from all public streets and adjacent properties. The property is located at 1033 Hooks Street and is approximately 3.17 +/- acres. The property consists of two parcels, one parcel is vacant and the other parcel has an existing dilapidated building that will be renovated for office use.  On February 13, 2018, the City Council denied a Conditional Use Permit request for this property to allow outside sales and storage. The proposed development will be required to submit a site plan for review and approval by the site review committee prior to any development of parcel. In order to develop the site as proposed, the applicant, is requesting three (3) variances from the Land Development Code, this request will be presented concurrently with the CUP to the City Council. (1). Elimination of sidewalk along Hook Street Right-of-Way as required by the Land Development Code, Section 110-264. (2). Elimination of required landscape buffer in front of the existing building and below the Hook Street retaining wall as required by Section 118-37 and (3). Elimination of the continuous shrub plant materials for Landscape Buffers as required by the Land Development Code, Section 118-37. 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 application as submitted and finds the proposed use does meet the requirements and finds the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2018-45R.	

The Planning and Zoning Commission at the meeting held on November 6, 2018, voted to recommend approval of Resolution No. 2018-45R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Final CUP RES 2018-45R | Final CUP RES 2018-45R.pdf |
| 2. | Hook Street Storage Location Map | Hook Street Storage Location Map.pdf |
| 3. | Zoning Map | Zoning Map.pdf |
| 4. | 1033 HOOK STREET CONCEPT PLAN (10-31-18) | 1033 HOOK STREET CONCEPT PLAN (10-31-18).pdf |
| 5. | Site Pictures | Site Pictures.pdf |
| 6. | Site Pictures and Adjacent Parcels | Site Pictures and Adjacent Parcels.pdf |
| 7. | CUP Application | CUP Application.pdf |
| 8. | CUP-LEGAL AD | CUP-LEGAL AD.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW OUTSIDE STORAGE AND PARKING FOR CARS, TRUCKS, BOATS, RECREATIONAL VEHICLES, AND TRAILERS IN THE M-1 INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 6, 2018 recommended approval of this Conditional Use Permit to allow outside storage and parking for cars, trucks, boats, recreation vehicles, and trailers in the M-1 Industrial zoning district, at the following location:

LOCATION:

1033 Hook Street, Clermont, FL
Alternate Key # 2665858 and 2665840

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 outside storage and parking for cars, boats, trailers, recreational vehicles and trucks in the M-1 Industrial 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. 2018-45R

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. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Germana Engineering LLC, dated October 31, 2018. 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.
12. 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. This Conditional Use permit is to allow outside storage and parking for cars, trucks, trailers, boats, recreational vehicles and trailers in the M-1 Industrial zoning district.
2. The site may also be used for any permitted use in the M-1 Industrial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

4. All outside storage/parking of cars, boats recreational vehicles, trailers and trucks shall be completely screened from public view and adjacent properties with an opaque screen at planting for all landscape buffers. A minimum 20 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be decorative PVC/vinyl that provides an opaque screen for outside storage and parking.
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 approved conditions must be maintained in perpetuity for the site.
7. Sidewalks that meet ADA requirements are required adjacent to any right-of-ways and public streets.



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of November, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

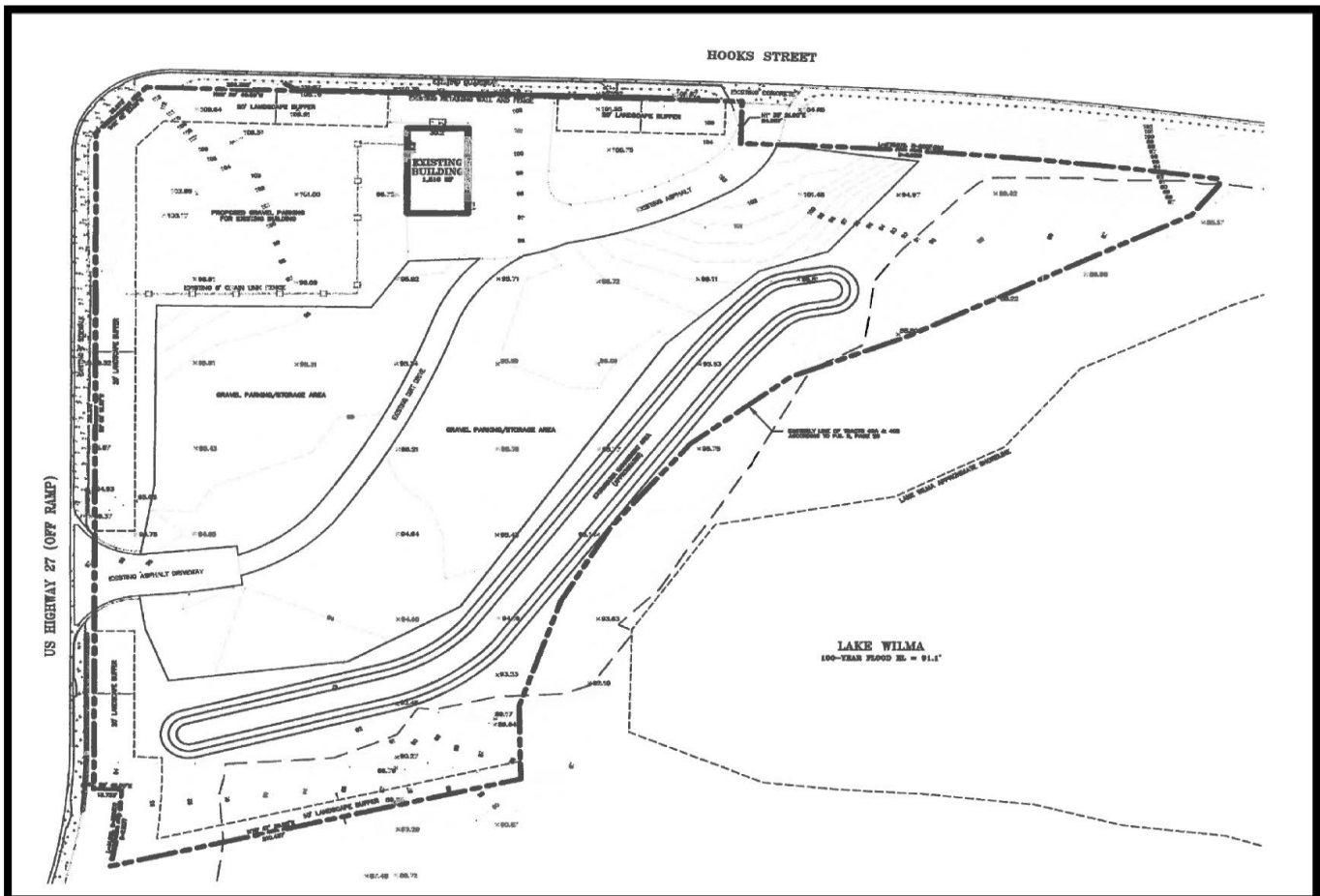
ATTEST:

Tracy Ackroyd Howe, City Clerk

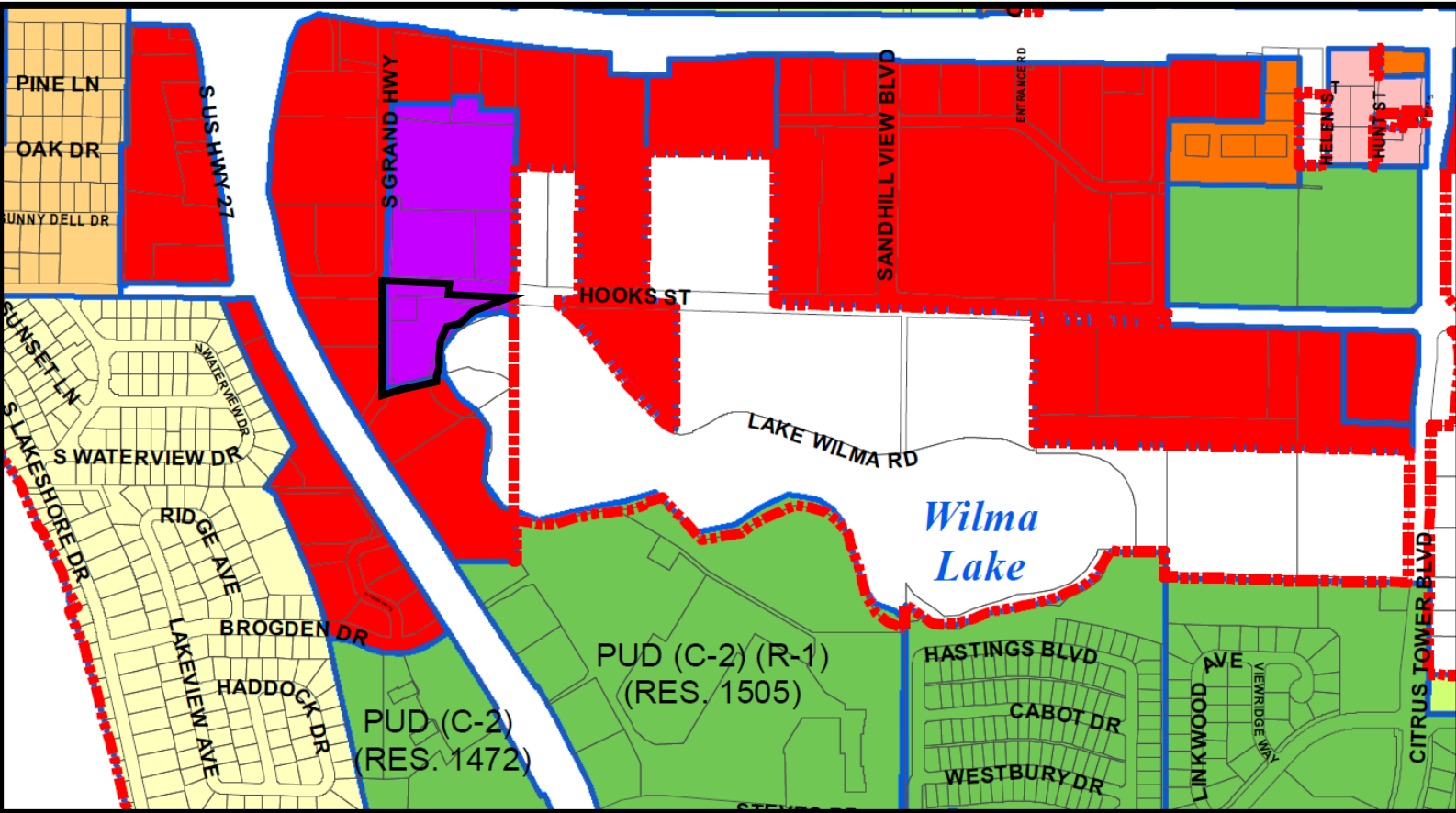
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

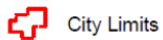
Location Map



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

US HIGHWAY 27 (OFF RAMP)

HOOKS STREET

EXISTING BUILDING
1,516 SF

LAKE WILMA
100-YEAR FLOOD EL = 91.1'

SITE DATA

1. SITE IMPROVEMENT AREA = 138,184 SF / 3.17 AC
2. SITE LOCATION
S HWY 27 AND HOOKS STREET, CLERMONT, FLORIDA 34711
3. PROPERTY DESCRIPTION
PARCEL ALT KEYS : 266585A, 266584Q, CURRENT CONDITION: DEVELOPED
EXISTING ZONING: M-1 INDUSTRIAL / PROPOSED ZONING: M-1 INDUSTRIAL
EXISTING FLU: COMMERCIAL / PROPOSED FLU: COMMERCIAL
4. LANDSCAPE BUFFERS
HOOKS STREET BUFFER: 20'
ADJACENT SIDE PROPERTY BUFFER: 10'
US HWY 27 BUFFER: 20'
REAR LAKE WILMA BUFFER: N/A

NOTES

1. SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2017 EDITION.
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CONCEPT PLAN
NOT FOR CONSTRUCTION
10-31-18

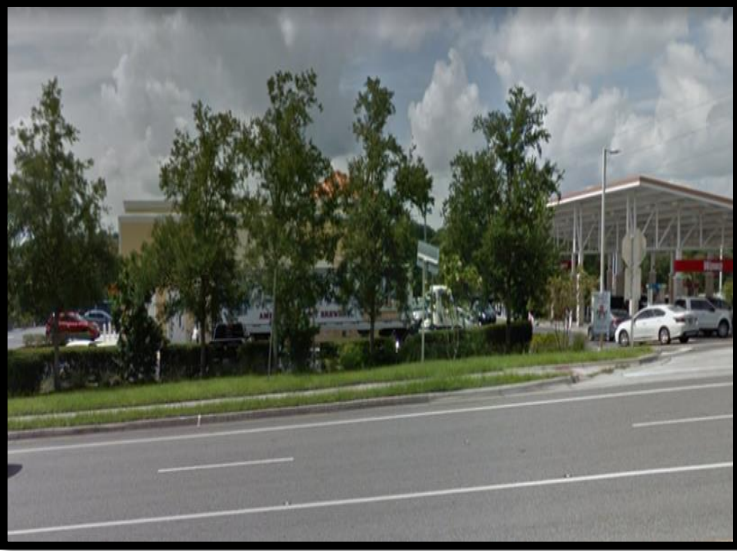
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 51682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GERMANA ENGINEERING AND ASSOCIATES, LLC 1130 W. MANICOLA AVENUE CLERMONT, FLORIDA 34711 WWW.GERMANAENGINEERING.COM CONTACT: 407.325.0878 COPYRIGHT © 2018	PROJECT # 20180525018 CLERMONT, FLORIDA	CONCEPT SITE PLAN	
		HOOKS STREET STORAGE	
		SCALE: 1" = 50'	
DATE: 10-31-18		SHEET	
CONCEPT			

Goggle Earth - Site Pictures



Goggle Earth - Site Pictures and Adjacent Parcels



Subject Property East - WAWA



Subject Property North - Goodwill





CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: September 17, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): 1033 Hooks Street

APPLICANT: Joseph Zagame, Jr.

CONTACT PERSON: Joseph Zagame, Jr.

Address: 230 Mohawk Road

City: Clermont State: FL Zip: 34715

Phone: (352) 536-0925 Fax: (352) 242-1960

E-Mail: joe.zagame@prescogroup.com

OWNER: Alan J. Green

Address: 21385 County Road 455

City: Clermont State: FL Zip: 34711

Phone: (352) 394-5050 Fax: none

Address of Subject Property: 1033 Hooks Street, Clermont, FL 34711

General Location: East of WaWa and south of Goodwill at the intersection of US27

Extension and Hooks Street

Legal Description (include copy of survey): Please see survey attached.

Land Use (City verification required): Industrial

Zoning (City verification required): M-1

CLERMONT
Choice of Champions
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 if necessary.

I am not developing the property at this time. I am not constructing anything new.

I intend to locate my property management and maintenance businesses in the existing 1,500 square-foot office/warehouse building. I will make repairs to the building within the existing footprint.

I will spread gravel over the vacant lot, install fencing and gates, and use the space for outdoor parking of cars, trucks, trailers, boats, and recreational vehicles.

The location is ideal. It is properly zoned M-1. There are similar uses to the south of the property (Lynx parking lot) and to the west of the property (self-storage with U-Haul outdoor parking). The property, itself, is located behind a convenience store, and a portion is below the grade of the adjacent roadways. There are no residential uses near the property.

The property, currently, is overgrown and poorly maintained. As its next user, I will greatly enhance the appearance of the property.

Applicant: Joseph Zagame, Jr.

X

Applicant Name (signature)

Owner: Alan Green

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. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

Daily Commercial

Advertising Receipt

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

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081807
Phone: (352) 241-7331
Date: 10/24/18
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	10/30/2018	11/20/2018	\$183.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow outdoor storage of cars, trucks, trailers, boats and recreational vehicles in the M-1 Industrial zoning district as required by the Land Development Code, Section 122-264.

Ad No: 10081807
October 30, 2018 &
November 20, 2018

LOCATION

1033 Hook Street, Clermont, FL
Alternate Key #2665858 and
2665840

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, November 6, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, November 27, 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

Payment Info	
Ad Price	\$183.52
Tax	\$0.00
Sub Total	\$183.52
Prepaid Amount	\$0.00
Balance Due	\$183.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 27, 2018		
Agenda Item Name		
Variance Request <i>Hook Street Storage</i>		
Requested Action		
Recommend approval of variance request.		
Staff Report		
The applicant, is requesting three (3) variances to the Land Development Code. The property is located at 1033 Hooks Street and is approximately 3.17 +/- acres. The property consists of two parcels, one parcel is vacant and the other parcel has an existing dilapidated building that will be renovated for office use. The applicant is proposing to allow outdoor storage and parking for cars, trucks, boats, recreational vehicles and trailers in the M-1 Industrial zoning category which requires a Conditional Use Permit. The CUP will be presented concurrently with this variance request. In order to develop the site as proposed, the applicant is requesting the following variances to the Land Development Code. (1) To eliminate the required sidewalk along the Hooks Street right-of-way as required by the Land Development Code, Section 110-265; which requires a minimum five-foot sidewalk be constructed adjacent to any right-of-way. This section of the code requires a minimum five-foot sidewalk be constructed adjacent to any right-of-way to meet ADA requirements and provide pedestrian safety. The subject property has an existing retaining wall that would prevent sidewalk construction within the Hooks Street right-of-way. (2) To allow the elimination of the required 20-foot landscape buffer in front of the existing building and below the existing Hook Street retaining wall as required by the Land Development Code, Section 118-37, and (3) A request to eliminate the required landscape buffer shrubs plant materials as required by Section 118-36. Section 86-174 of the LDC requires a positive finding of the review criteria to grant a variance, staff has reviewed the application as submitted and finds the application does meet a positive finding. Staff also finds the proposed use as presented will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Staff recommends approval of variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	New 86-174 Review Criteria	New 86-174 Review Criteria .pdf
2.	Hook Street Storage Location Map	Hook Street Storage Location Map.pdf
3.	1033 HOOK STREET CONCEPT PLAN (10-31-18)	1033 HOOK STREET CONCEPT PLAN (10-31-18).pdf
4.	Site Pictures (1)	Site Pictures (1).pdf
5.	Site Pictures (2)	Site Pictures (2).pdf
6.	Zoning Map	Zoning Map.pdf
7.	Application	Application.pdf
8.	1033 Hooks Street - Legal Notice	1033 Hooks Street - Legal Notice.pdf

Hook Street Storage Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: We believe that granting the variance will not cause interference with reasonable enjoyment of the adjacent property owners or negatively impact the standard of living of the citizens of the City.

Staff comments: Granting of variances will not interfere with reasonable use of adjacent property owners and citizens of the City of Clermont.

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: The requested variance will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

Staff comments: The requested variances will allow reasonable use of the property with the existing conditions and is not out of character with other properties in this M-1 Industrial zoning category.

Positive finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: It will not prohibit any City objective.

Staff comments: With the existing conditions in place that are presenting challenges in developing the site, the applicant would be faced with undue hardship to develop the lot according to the land development code, even if it was feasible. However, the applicant may choose another parcel that does not present these challenges.

Negative finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: The variance request is consistent with the City’s comprehensive plan and City’s vision.

Staff comments: The requested variances are consistent with the Clermont Comprehensive Plan.

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

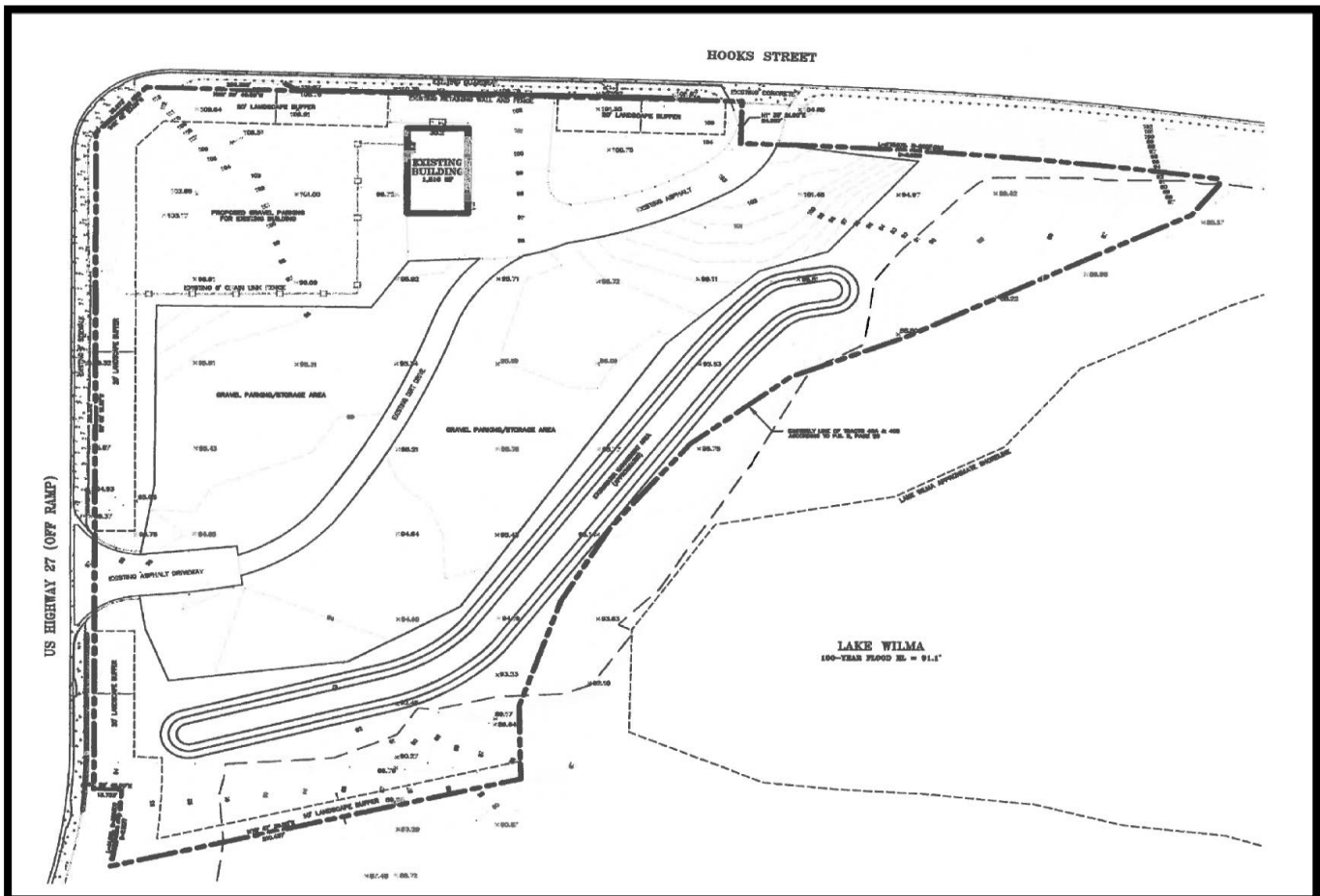
Applicant response: *Applicant believes the variance requested are the minimum variances needed to improve the property.*

Staff comments: *The requested variance is the minimum necessary to allow reasonable use of the land.*

Positive finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, and staff has reviewed the application as presented and finds the application does meet a positive finding. Therefore, staff recommends **approval** of the variance request to the Land Development Code.

Location Map

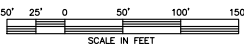


US HIGHWAY 27 (OFF RAMP)

HOOKS STREET

EXISTING BUILDING
1,516 SF

LAKE WILMA
100-YEAR FLOOD EL = 91.1'



SITE DATA

1. SITE IMPROVEMENT AREA = 138,184 SF / 3.17 AC
2. SITE LOCATION
S HWY 27 AND HOOKS STREET, CLERMONT, FLORIDA 34711
3. PROPERTY DESCRIPTION
PARCEL ALT KEYS : 266585A, 266584Q, CURRENT CONDITION: DEVELOPED
EXISTING ZONING: M-1 INDUSTRIAL / PROPOSED ZONING: M-1 INDUSTRIAL
EXISTING FLU: COMMERCIAL / PROPOSED FLU: COMMERCIAL
4. LANDSCAPE BUFFERS
HOOKS STREET BUFFER: 20'
ADJACENT SIDE PROPERTY BUFFER: 10'
US HWY 27 BUFFER: 20'
REAR LAKE WILMA BUFFER: N/A

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NOT FOR CONSTRUCTION
10-31-18

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 51682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GERMANA ENGINEERING AND ASSOCIATES, LLC 1130 W. MANICOLA AVENUE CLERMONT, FLORIDA 34711 WWW.GERMANAENGINEERING.COM CONTACT: 407.325.0878 COPYRIGHT © 2018	PROJECT # 20180525018 CLERMONT, FLORIDA	CONCEPT SITE PLAN	
		HOOKS STREET STORAGE	
		SCALE: 1" = 50'	
DATE: 10-31-18		SHEET	
CONCEPT			

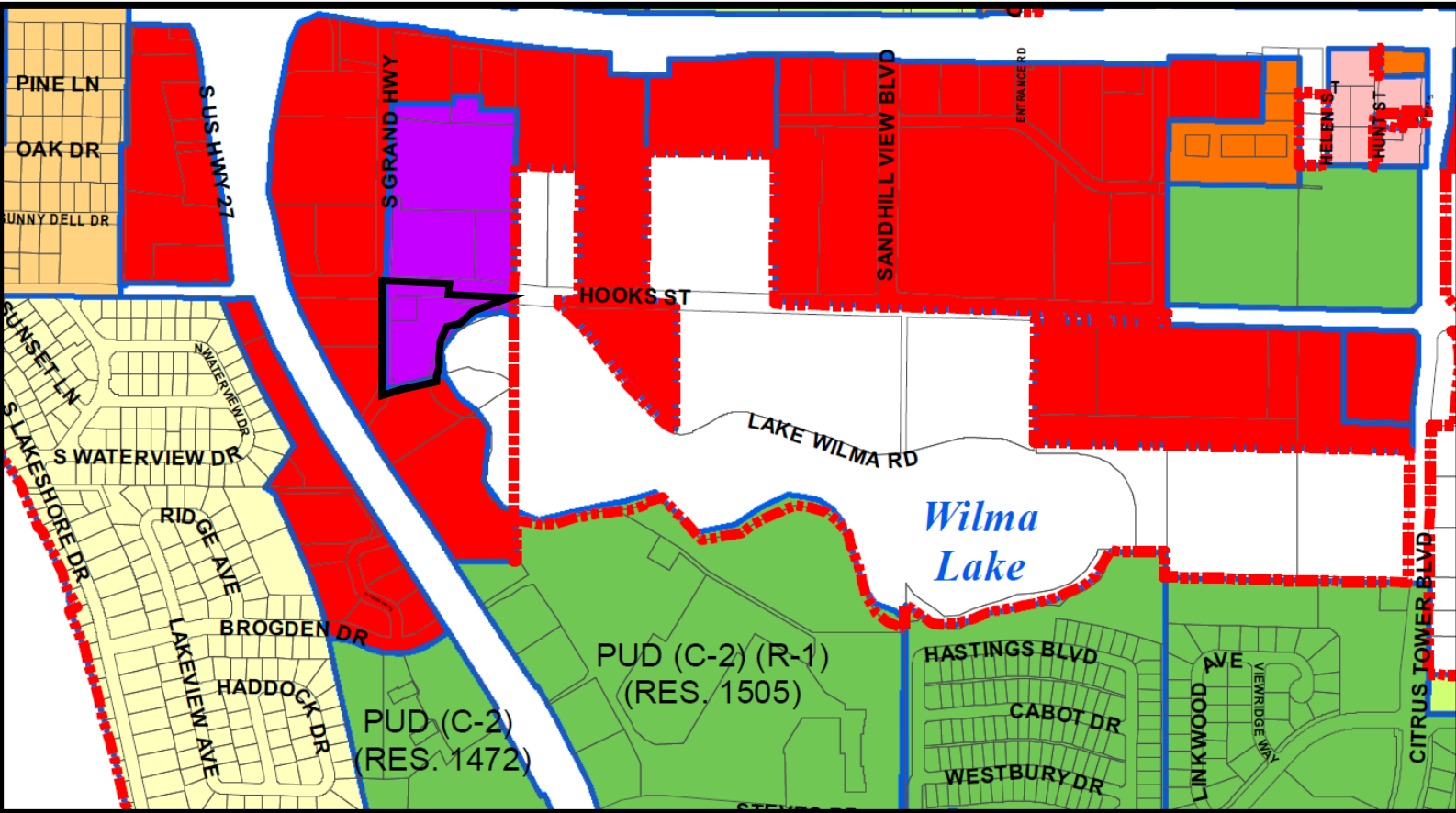
Site Conditions – Pictures (1)



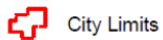
Site Conditions – Pictures (2)



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



Variance 1811-0002

CITY OF CLERMONT
VARIANCE
Application

DATE: 11-02-2018

FEE: \$600.00

PROJECT NAME (if applicable): **1033 Hooks Street**

APPLICANT: **Faith's Promise LLC**

CONTACT PERSON: **Joe Zagame, Jr.**

Address: 230 Mohawk Road

City: Clermont State: Florida Zip: 34715

Phone: (352) 242-0073 ext. 215 Fax: _____

E-Mail: joe.zagame@prescogroup.com

OWNER: Alan Green

Address: 21385 County Road 455

City: Clermont State: Florida Zip: 34715

Phone: _____ Fax: _____

Address of Subject Property: 1033 Hook Street, Clermont, Fl 34711

General Location: Southeast corner US Highway 27 and Hooks Street, Clermont

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Commercial



Zoning (City verification required): M-1

**CITY OF CLERMONT
VARIANCE**

Application

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Answers to the following questions are required to complete this application.

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

1) 100-265 Sidewalks, 2)118-37 Landscape Buffers

What are you proposing to do that would require a variance and why? _____

1) No sidewalk along Hook Street right-of-way along the norther property line

2) No 20' landscape buffer in the front of the existing building. Reduced landscape material adjacent to the US 27 ramp. Landscape material limited to canopy trees.

How does the Code create a hardship? _____

1) Exiting Hook Street retaining walls prevent sidewalk construction

2) A landscape buffer between the existing building and retaining wall would prevent access to the building. Landscape buffer hedges along US 27 ramp will not be seen due to the severe drop-off at the property line.

*** * * * The following justifications must be completed * * * * ***

for any variance requested:

Variance requested – subject and code section: 1) 100-265 Sidewalks, 2)118-37 Landscape Buffers

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

Agreed - We believe that granting the variance will not cause or allow interference with reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the City.



(2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variances will allow reasonable use of the property and will not be out of character with other properties in the same zoning district.

CITY OF CLERMONT

VARIANCE

Application

Page 3

3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

It will not prohibit any City objectives.

(4) The granting of the variance is consistent with the city's comprehensive plan; and

Yes- The variance request is consistent with the City's comprehensive plan and City's vision.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied.

We believe the variances requested are the minimum varinaces needed to improve the property.



CITY OF CLERMONT
VARIANCE
Application
Page 4

Joe Zagame, Jr.

Applicant Name (print)

X

Joe Zagame, Jr.
Applicant Name (*signature*)

Alan Green

Owner Name (print)

X

Alan Green
Owner Name (*signature*)

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

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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

ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

(a) *Hardship relief.* A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape,

Advertising Receipt

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

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10082331
Phone: (352) 241-7331
Date: 11/08/18
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/20/2018	11/20/2018	\$116.59

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following three variances: (1) to eliminate the required sidewalk along the Hooks Street right-of-way as required by the Land Development Code, Section 110-265; (2) to allow for elimination of the required landscape buffer in front of the existing building and below the existing Hooks Street retaining wall as required by the Land Development Code, Section 118-37 and (3) to eliminate the required shrubs plant materials as required by the Land Development Code, Section 118-36; at the following location:

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10082331
November 20, 2018

LOCATION:

1033 Hooks Street, Clermont, FL
Alternate Key #2665858
and 2665840

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, November 27, 2018 at 6:30 P.M. in the Clermont 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.

Payment Info	
Ad Price	\$116.59
Tax	\$0.00
Sub Total	\$116.59
Prepaid Amount	\$0.00
Balance Due	\$116.59



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, November 27, 2018	
Agenda Item Name	
Ordinance No. 2018-36 <i>Introduction Olympus Sports and Entertainment</i>	
Requested Action	
Recommend introduction of Ordinance 2018-36.	
Staff Report	
Project Analysis The applicant, Olympus Sports and Entertainment is requesting Planned Unit Development zoning approval for 247.37 gross acres of property. The applicant envisions incorporation of residential, commercial, office, sport and performance venues and open space. The project site is generally located along South US Hwy. 27, Bradshaw Rd. and Schofield Road within the City of Clermont Utility Service area and the Lake County ISBA. The site is a former citrus grove, which has mostly succumb to citrus greening and no longer viable for production. An economic and fiscal impact study performed by Fishkind and Associates has been completed on the subject property for its associated uses and envisioned activities. The study demonstrated Olympus Sports and Entertainment will create 5,600 jobs in targeted sectors at total build-out. The described, world-class destination for professional, amateur and Olympic events and training development has a total build-out, taxable value of over \$1.1 billion and is forecast to generate annual operating ad valorem revenue for the City of Clermont totaling \$4.6 million. The Olympus Sport and Entertainment project as projected in the Economic and Fiscal Impact study performed by Fishkind and Associates will have a positive fiscal benefit to the City. The annual net benefit to the City will reach \$3.3 million in 2024. The City has impact fees for law enforcement, fire and parks and recreation. The development at the Olympus Sports and Entertainment project are projected to generate \$1.9 million in law enforcement impact fees, \$2.6 million in fire impact fees and \$1.8 million in parks and recreation impact fees for the City. The project is designed to host a collection of multi-use competition and training venues to host sporting events and performance training. The Sports Campus includes: · The Epic Center, featuring scalable seating and multiple surfaces for sports and entertainment. · Fitness Trail System with extensive public and private access walking, running and bicycling trails. · Indoor Sports Complex featuring an aquatics complex, multi-sport dance center, ice sports and fitness centers. · Field Sports Complex featuring soccer, lacrosse and baseball training arenas and stadiums. · Surf Park featuring surfing, skateboarding and beach volleyball. · Championship Tennis Courts, 12 red-clay courts.	

- Sports Performance Laboratories.
- Co-located medical, office, residential, retail, restaurants and hotel resorts.

The proposed development program is phased with construction anticipated for 2019, initial occupancy in 2020 and the final phases of development to conclude in 2025.

The applicant is completing a Tier 3 traffic study in coordination with Lake Sumter MPO, Lake County and Florida Department of Transportation. Following the study outcomes, the applicant will be responsible for all onsite or offsite mitigation and proportionate share of transportation infrastructure construction.

The Central Florida Expressway is performing a corridor analysis for an east-west connection between US27 and Schofield Rd at SR429. In addition, Lake County is performing study for the future extension of Hartle Rd/CR455 into the Wellness Way Area along with the extension of Hancock Rd into the Wellness Way Area.

Property View





Previous Approvals

There are no previous City of Clermont zoning approvals on this property. The property is currently zoned Agriculture (A) in unincorporated Lake County.

The applicant has applied for annexation into the City of Clermont. The City of Clermont City Council approved the introduction of the annexation ordinance on October 23, 2018. The applicant has applied for an amendment to the Future Land Use Element of the City of Comprehensive Plan from Lake County Wellness Way Town Center and Wellness Way I to City of Clermont Master Planned Development. The City of Clermont City Council approved the transmittal of the Comprehensive Plan Amendment from Lake County Wellness Way I to City of Clermont Master Planned Unit Development on October 23, 2018 to the Department of Economic Opportunity. Florida Department of Economic Opportunity is currently reviewing the application.

The PUD zoning application will be heard by Planning and Zoning on December 4, 2018 with subsequent Final PUD zoning application hearing before City Council on December 11, 2018.

Project Context

The proposed Olympus PUD/Planned Unit Development Land Use Allocation and Density Intensity will not exceed the Master Plan Future Land Use Designation maximum of 12 DU./acre residential and .25 Floor Area Ratio nonresidential on gross acreage.

The applicant has established six (6) Districts within the PUD for the purpose of defining land uses that share in urban character and master site resources, but hold unique development standards, parking provisions and management. The proposed PUD Development Standards document defines permitted development uses and activities by use District. Each Use District has unique development standards designed to support its intended function and purpose.

The proposed Districts are as follows:

COS (Conservation and Open Space) The purpose of the COS District is to preserve areas that contain sensitive habits, active and open passive spaces and urban parks, trails and limited agricultural or horticultural uses.

RSD (Residential Neighborhood Single-Use District) The RSD District is primarily a zone of suburban and urban residential home

units with limited ancillary commercial (club-house, facilities management and amenity elements).

OSD (Office & Medical Services Single-Use District) The OSD District is a zone of suburban and urban office buildings and limited ancillary internally scaled commercial development.

HSD (Hospitality Single-Use District) The HSD District is a zone of core hotel facilities, hotel rooms, limited ancillary commercial, service food and beverage, spa, conference and facilities management.

UMU (Urban Mixed-Use District) The UMU District consists of higher density, mixed-use buildings that accommodate commercial, retail, offices and apartments.

USU (Urban Special-Use District) The USU District consists of higher density mixed-use linear buildings that accommodate retail, offices and apartments.

The applicant or Community Development District will be responsible for the construction and ongoing maintenance of all internal roadways. The applicant has not identified any dedication of roads to the city. Further, the applicant or Community District is responsible for the construction and ongoing maintenance is perpetuity of open space, parks and trails for public and private access within the development site.

Proposed Development Program.

The table provides proposed building and site development:

Land Use	Square Feet/Rooms/Seats	Dwelling Units	Net Acres	% of Site
Residential				
Single Family detached residential	-	0 units		0%
Single Family attached (row-house and townhome)		101 units	10.39	4.2%
Multi-Family		614 units	22.2	8.9%
Multi-Family/Mixed-Use		373 units	M-U Building	
Commercial Mixed-Use			30.18	12.1%
Office	237,288 sq.ft			
Medical Services	345,283 sq.ft		9.04	3.8%
Retail	231,303 sq.ft.			
Restaurant	129,055 sq.ft.			
Welcome Station/Security Station	4,900 sq.ft.		1.64	.7%
Sports and Civic	15,700 seats		69.67	28.2%
Hotel and Hospitality	1312 rooms		19.76	8.0%
Corporate and Conference	131,141 sq.		3.34	1.4%
Open Space				
Active recreation/open space			29.65	11.9%

Passive Open Space			23.48	9.5%
Public and Private Internal Right-of-Way			24.01	9.7%
Dedicated Right-of-Way external			4.01	1.6%
Project Totals	1,078,970 sq.ft.	1088 units	247.37 acres	100%

Context of Uses Breakdown and Summary Table

Size (SF)	Size (AC)	USE	CONSTRUCTION PHASE
1,020,431	23.43	Conservation	1
1,289,924	29.61	Storm water	1
1,169,546	26.85	Internal Roads	1
351,726	8.07	Championship Tennis Center	2
265,712	6.10	Track and Field	2
203,310	4.67	Sports Medicine	3
211,825	4.86	Smaller Mixed Use Pad sites	3
9,627	0.22	Sports Performance Center	3
99,991	2.27	Ice Sports Center	3
89,596	2.06	Multi-sport training Center	3
70,809	1.63	Olympus Fitness and Health Club	3
363,174	8.34	Soccer Stadium	3
323,900	7.44	Soccer Practice Fields	3
393,731	9.04	Sports Medicine Professional Office	3
755,001	17.33	Surf Park	3
89,772	2.06	O Zone	3
266,676	6.12	Boutique Inn/Athletic Lodging	1
235,573	5.41	Champions Plaza	4
230,860	5.30	Condo Hotel, Retail, Office	
174,359	4.00	Epic Center	4
156,936	3.60	Aquatics Center	4
452,543	10.39	Tennis Villas	4
194,893	4.47	Surf Hotel/Restaurants/Retail	3

9,456	0.22	Restaurant Pad 3	5
83,693	1.92	Epic Commercial	5
433,708	9.96	Multi-Family Village	5
2,280,860	52.36	Northwest Outparcel	5
41,069	0.94	Main Gates	1
1,020,413	23.43	Conservation	1
1,289,924	29.61	Reserve and Storm Water Management	1
1,169,546	26.85	Internal Roads	1
147,505	3.39	Theater District	1
30,572	0.70	Welcome Center	2
220,924	5.07	Brand hotel	3
174,655	4.01	Wellness Spa	4
145,605	3.34	Conference Center	3
87,255	2.00	Wellness Spa	3
112,418	2.58	Village Retail/Office	4
452,543	10.39	Tennis Villas	4
533,169	12.24	Multi-Family	4
14,431	0.33	Restaurant Pad 1	5
58,811	1.35	Restaurant Pad 2	5
18,023	0.41	Restaurant Pad 4	5
25,499	0.59	Restaurant Pad 5	5
162,700	3.74	Lakeside District	5

Conformance with the Comprehensive Plan and in Spirit with the Lake County Wellness Way Area Plan

The proposed development is consistent with policies related to Future Land Use Element Master Planned Development Objective 1.7 and its associated objectives and policies. Development in the southern portion of the City of Clermont Utility Service Area, or Wellness Way Area has been encouraged to incorporate sustainable land use techniques and principles to support a strong economy, jobs, creation of livable and attractive communities. Development is to be compact, inter-connected, and diverse and provide a balanced mix of mobility choices to pedestrians, bicyclists and future transit riders.

Conformance with Land Development Code

The applicant is seeking waivers to the City Land Development Code. The applicant has proposed waivers to the code because of the unique function and urban design integration. The applicant has proposed the following waivers:

1) Waiver Parking Space Requirements – Chapter 98 – Parking and Vehicular Use

§ The applicant is seeking waiver to the City of Clermont Land Development Code. The applicant has designed the project for 7,907 total parking spaces that include 4,068 surface lot spaces, 3,045 managed parking structure spaces and 794 on-street parking spaces. The applicant has proposed the following:

- a. On-site parking (Parking Requirements) for individual buildings or individual land uses shall be waived. The PUD incorporates shared parking standards defined in the Olympus Development Standards that may reduce the number of spaces required by individual buildings & land use, except in those instances where the site & building use is exclusively residential.

Residential dwellings in exclusive residential buildings shall provide 1 dedicated parking space or controlled access lot parking for each one-bedroom dwelling and 1.5 dedicated parking spaces or controlled access lot spaces per dwelling with more than one bedroom. Non-dedicated street parking within 400' of the exclusive-use residential buildings may not be time restricted after 5:00pm or before 9:00am.

1. On-street parking within 650 feet of Mixed-Use Building frontage or parcel line shall count toward fulfilling the shared parking requirement. Civic or Special Use parcels within or adjacent to public use tracts or ROW may count on-street parking within 1250' of the Special-Use parcel toward their parking requirements. Off-street parking within 1250' of the Special-Use parcel may count toward their parking requirement with evidence of time managed parking facilities, parking agreement between parcels, cross access easements with parking.

Vehicular Parking, Managed Parking & Shared Parking

The applicant proposes the following parking and shared parking methodology:

- Single Land Use with rate defined parking provided within the building, lot, or parcel containing the single land use.
- Mixed-use and Specialty Land Uses employing managed parking facilities and shared parking as the basis for tabulating required parking.

Hotel & related hospitality rooms, food service, & pool the applicant proposes the development shall provide 1 vehicular on-site parking space per room located within the Hotel parcel. Drop-off & Valet services located on Hotel sites are not eligible to offset on-site parking requirements. On-site Hotel Parking is not subject to shared parking reduction, although the minimum required on-site Hotel parking provided can serve to establish internal capture, mode split, and peak time parking reductions for other land use within the PUD.

Employee parking spaces may occur within or beyond the limits of the Hotel parcel.

Residential & related amenity spaces, pools, & pavilions shall provide 1 vehicular space per single bedroom dwelling and 1.5 spaces per dwelling with more than 1 bedroom. The required parking shall be provided within buildings, ancillary structures, surface lots and circulation areas within the Residential parcel and shall collectively be considered on-site parking. This parking requirement shall not be subject to shared parking reduction, may be designated as private or access controlled. The cumulative on-site parking provided by Residential designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Medical Services & Office shall provide 1 vehicular space per 300 square feet net leasable area (NLA). The required parking shall be provided within buildings, ancillary structures, surface lots and circulation areas within the land use parcel and shall collectively be considered on-site parking. This parking base-line requirement shall not be subject to shared parking reduction; however it may not be designated as private or access controlled between the hours of 5:00 pm and 6:00 am. The on-site parking facilities, space availability and duration may be managed to support employee parking, visitor parking, patient or client parking, loading, and related customer and public use.

The cumulative on-site parking provided by Medical Services & Office designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

Mixed-use and Specialty Use buildings and facilities shall utilize shared parking reduction factors to determine the required vehicular parking, as well as the provisions for managed parking within the PUD. The required parking shall be provided by a combination of on-site, off-site, on-street, and managed parking facilities and vehicles operating under a managed transportation service. Employee parking spaces may occur within or beyond the limits of the Mixed-use or Specialty-Use parcel.

-

Sporting, Entertainment & Performance Events the applicant proposes the development shall utilize time-based capacity management and assignable reservation of parking facilities to accommodate the peak parking demand associated with the primary event. Shoulder period sub-events designed to encourage early arrival and delayed departure may also serve to avoid serial performance parking overlap and traffic patterns that block parking availability. More remote structured or surface lot parking areas may be utilized to distribute circulation patterns and to program activities between parking and primary event destinations. The acceptable pedestrian shed for event facilities shall be 1250'. Additional temporary event parking requirements may be met by parking facilities located beyond the 1250' radius via the use of shuttle service, trams, and drop-off zones, VIP lots, Valet and other forms of supporting trip end mobility.

City staff recommends a sketch plan demonstrating the parking plan must be submitted and provided to the site review committee for approval.

2) Waiver- Parking Maximums– Chapter 98 – Parking and Vehicular Use

The applicant is proposing a maximum parking standard within the Olympus PUD. The proposed parking maximums are as follows:

1. For Buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required number of parking spaces permitted.
2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
3. Group housing or Multi-Family buildings specifically to accommodate athlete or student housing a proposed to be permitted for 1 parking space per bedroom.

Staff recommends the applicant submit a parking plan and sketch plan to the Site Review Committee for approval prior to Site Plan Approvals.

3) Waiver-Parking Space Configuration– Chapter 98 – Parking and Vehicular Use

The applicant has proposed the following parking space range:

- 1) Off-street parking space size shall range from 8'x16' for designated compact spaces, 9'x18' for standard spaces, and 6'x8' for Neighborhood Electric Vehicle (NEV) spaces.
- 2) On-street Parallel Size requirements of PUD parking spaces shall be in accordance with, City Ordinance Code Figure 98-15D Downtown Parallel Parking.

City staff recommends a sketch plan demonstrating the parking plan, which must be submitted and provided to the Site Review

Committee in conjunction with any Site Plan approval.

4) Waiver- Building Height– Chapter 122 – Zoning

The applicant has proposed the following height standards for Olympus Districts.

HOSPITALITY SINGLE-USE DISTRICT (HSD)

The Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings.

The height standards are being requested by the applicant for the HSD

Primary Building Height	114 ft. maximum
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OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (Vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades.

The following height standards are requested by the applicant for the OSD

Primary Building Height	86 ft. maximum
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RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The -Residential Neighborhood district is a zone of suburban & urban residential units and limited ancillary commercial (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood district, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Sketch Plan submittal & review by the City Site review Committee.

Primary Building Height	52 ft. maximum
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URBAN MIXED-USE DISTRICT (UMU)

This Core district consists of higher density, mixed-use buildings that accommodate commercial, retail, offices, and residential apartments. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

Primary Building Height	86 ft. maximum
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URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use liner buildings that accommodate retail, offices, and apartments located along

primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage a network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

Primary Building Height	164 ft. maximum
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Staff requests concept plans to be submitted to the Site Review Committee prior to formal Site and Building Plan submission. The designs must result in superior architectural design and in context, and character with adjacent uses.

5) Waiver Measurement for Obtaining Building Height — Chapter 122 – Zoning

The applicant has proposed an alternative process for measuring building height. Building height is measured as the number of stories (syn. floors) in a building & maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.

Staff recommends denial of the waiver and for the of city process in measuring building height to remain the standard for building height measurement.

6) Waiver Set-backs- Chapter 122 – Zoning

The applicant has proposed the following primary and accessory building placement setbacks for the following Olympus Districts.

RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The -Residential Neighborhood district is a zone of suburban & urban residential units and limited ancillary commercial (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood district, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Sketch Plan submittal & review by the City Site review Committee.

Single-Family detached in the RSD

Primary Building Placement	
Front Setback	10 ft.
Side Setback-Corner/Alley	7.5 ft.
Side Setback- Interior	5 ft.
Rear Setback	10 ft.
Rear Setback from Alley	5 ft.
Attached Garage Setback	5 ft.
Accessory Building Placement	
Side Setback Corner Alley	7.5 ft.
Side Setback Interior	2.5 ft.
Rear Setback	10 ft.
Rear Setback from Alley	5 ft.
Garage Door Setback	10 ft.

Accessory structures will be located behind the front façade of the primary structures except Waterfront Lots.

All Other Attached Residential

Primary Building Placement	
Front Setback	0 ft. minimum, 15 ft. maximum
Side Setback	0 ft. minimum, 10 ft. maximum
Side Setback Interior	0 ft.
Rear Setback	10 ft. minimum
Accessory Building Placement	
Side Setback- Corner/Alley	3 ft. minimum
Side Setback- Interior	5 ft. minimum
Rear Setback	5 ft. minimum
Rear Setback from Alley	3 ft. minimum
Garage Door Setback (from front façade)	20 ft. minimum

HOSPITALITY SINGLE-USE DISTRICT (HSD)

The Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings.

Primary Building Placement	
Side Setback- Interior	10 ft. minimum
Rear Setback	10 ft. minimum
Accessory Building Placement	
Side Setback- Interior	10 ft. minimum
Rear Setback	10 ft. minimum

OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades.

Primary Building Placement	
Side Setback- Interior	10 ft. minimum
Rear Setback	10 ft. minimum
Accessory Building Placement	
Side Setback-Interior	10 ft. minimum
Rear Setback	10 ft. minimum

URBAN MIXED-USE DISTRICT (UMU)

This Core district consists of higher density, mixed-use buildings that accommodate commercial, retail, offices, and residential apartments. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

Primary Building Placement	
Side Setback- Corner/Alley	15 ft. maximum
Side Setback- Interior	0 ft. minimum
Rear Setback	0 ft. minimum
Rear Setback from Alley	0 ft. minimum
Accessory Building Placement	
Front Setback	0 ft. minimum
Side Setback Corner/Alley	0 ft. minimum
Side Setback Interior	0 ft. minimum
Rear Setback	0 ft. minimum
Rear Setback from Alley	3 ft. minimum

URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use liner buildings that accommodate retail, offices, and apartments located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage. A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

Primary Building Placements	
Front Setback	0 ft. minimum, 15 ft. maximum
Side Setback Corner/ Alley	0 ft. minimum
Side Setback-Interior	0 ft. minimum
Rear Setback	5 ft. minimum
Rear Setback from Alley	0 ft.
Accessory Building Placement	
Side Setback Corner/Alley	0 ft. minimum
Side Setback Interior, Rear Setback	
Rear Setback from Alley	3 ft. minimum

City Staff recommends a sketch plan be submitted to the Site Review Committee prior to formal Site Plan Submission.

7) Waiver Bicycle Parking- Chapter 98 – Parking and Vehicular Use

The applicant has proposed allowing for bicycle racks for 25% of the number of required vehicular or parking spaces or contribute the equivalent bicycle inventory to a ride-share program or combination of, whichever is equal.

City staff recommends the submission of a sketch plan and approval by the site review committee prior to formal Site Plan submission. Staffs supports the waiver if it results in superior accessibility, accommodation for active transportation bicycle users.

8) Waiver Signs- Digital Changeable Copy-Chapter 102 – Signs

The applicant proposes permitted changeable copy signs for performance businesses, sports or institutions. These include: restaurants, theaters, arenas, schools, non-for-profit organizations with multi-purpose assembly space. The applicant proposes digital changeable copy signage may be used only in the USU Districts, which is the Urban Special Use District. The applicant proposed the changeable copy area will not exceed 25% of the maximum freestanding signage allowed. Animated or flashing digital content will be prohibited.

The applicant has not provided specificity for how often the copy of digital information will change. Staff recommends the rate of turn-over not to be less than <12 seconds for any digital LED copy change. All plans should be submitted to the Site Review Committee prior to Formal Site Plan submission. Full details of copy size, rate of copy turn-over, color and context should be submitted at the same time.

9) Waiver OSE Administrator Approval Laser Lighting- Chapter 102 – Signs

The applicant has proposed to allow Olympus Sports and Entertainment internal management body the authority to approve Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.

City staff recommends denial of this waiver request and recommends any use of Laser Source Light be approved through the city permit process.

10) Waiver Water Oriented Facilities- Chapter 122 – Zoning

The applicant proposes all water-oriented facilities such as docks, platform boardwalks, overlooks and bridges shall be allowed to encroach into required set-back areas along the shorelines, into lakes, streams and other bio-swales.

11) Waiver Small Scale Planned Infill Development- Chapter 122 – Zoning

The applicant has proposed small scale infill development. A small-scale planned infill development or pad site is a USU or UMU zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.

The applicant believes it achieves better site layout and opportunities for private recreational areas; opportunities for affordable housing by allowing for a mixture of lot and building sizes, and .energy-efficient development.

Lot Size: There is no set minimum lot size (area or width) requirement within a small- scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards. Setbacks and Building Separation: The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.

Open Space Requirement: A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

City Staff recommends a sketch plan be submitted to the Site Review Committee prior to formal Site Plan Submission.

12) Waiver Gated Streets-Chapter 110 – Subdivisions

The applicant proposes that new gated streets, driveways or drive isles may be permitted at the discretion of the City Manager/Administrator in RSD and PUD districts where public connection to the existing street grid is not practical due to topography or existing surrounding conditions.

13) Waiver Tree Planting Standards – Chapter 118 - Landscaping

The applicant has proposed landscaping and tree plantings within external right-of-way. City of Clermont Land Development Code does not allow for plantings within right-of-way due to potential conflicts with utility infrastructure.

City staff recommends a sketch plan and working in conjunction with city staff to avoid impacts to utility corridors within the right-of-way.

14) Waiver Signs- Maximum Area- Chapter 102 – Signs

The applicant has proposed a signage program for monument and attached signs. The proposed signage is location specific based upon Districts. The applicant references a “Master Sign Plan” in exhibit materials, however the applicant has not provided the City a “Master Sign Plan.”

Sign Type	District	Max. Area	Max. Height	Minimum Setback	Additional
Monument	RSD(Residential Single Use Neighborhood), OSD (Office, Medical Single-Use District), HSD (Hospitality Single Use) Districts	32 feet	10 feet	3 feet from ROW	1 sign per parcel; if frontage is greater than 500 feet then 2 signs permitted spaced at least 300 feet apart.
Monument	UMU (Urban Mixed-Use) District	10 feet	8 feet	18 inches from ROW	
Monument	USU (Urban Special-Use) District	48 feet	10 feet	10 feet from ROW	In parcels with 150-500 feet of road frontage are permitted to have 60 square foot sign; parcels greater than 500 feet are permitted to have an 80 square foot sign
Post & Arm (a sign that is support by a single post)	USU (Urban Special Use) and UMU (Urban Mixed-Use)	10 feet 5 feet	12 feet	3 feet from ROW	Max. 1 per lot

Waiver Signs- Maximum Area- Chapter 102 – Signs

Sign Type	District	Max Area	Max. Height	Minimum Setback	Additional
Wall Sign	ALL	1ft per linear ft. of building space			1 per building frontage or tenant space. Not to project more than 18 inches from wall surface. Not permitted in areas with fewer than 30

					residences
Window/Door Sign	USU (Urban Special Use) UMU (Urban Mixed Use)	25% of glass area per window			Plastic and vinyl cut letters are prohibited
Canopy/Awning Sign	UMU (Urban Mixed Use) USU (Urban Special Use)	1 squared ft. per linear ft of building or tenant space			1 per frontage. Must allow 12 ft. clearance. Shall not be placed above 2 nd floor window sill or cornice of building, whichever is higher. Valance area can be used for copy. 1 ft tall lettering with max 9 inches.

Sign Type	District	Max. Area	Max. Height	Minimum Setback	Additional
Projecting/Suspended Sign	OSD (Office, Medical Single-Use District)	8 square feet			
Projecting/Suspended Sign	UMU (Urban Mixed-Use) District	5.25 square feet			
Projecting/Suspended Sign	USU (Urban Special-Use) District HSD (Hospitality Special Use) District	10 square feet			
Marquee	USU (Urban Special Use) and UMU (Urban Mixed-Use), Hospitality Special Use) Districts	24 square feet max. width of 2 feet			1 per building. May not project more than 3 feet from building. Shall not extend 10 feet above cornice, shall allow 12 feet clearance above sidewalk. Sign thickness shall not exceed 10 inches.

15) Waiver Encroachments-Chapter 122 – Zoning

The applicant has proposed to allow encroachments over sidewalks whereby awnings, arcades, canopies and galleries may encroach over the sidewalk to within 4 feet of the curb, but they will provide vertical clearance of at least 13.5 feet from any sidewalk finished

grade.

Upper Story Encroachments: Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. Upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.

Lower Story Encroachments: Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.

Covered Porches: Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.

Uncovered Porches, Decks, and Patios: Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.

Steps, Stairs, Walkways, and Driveways: Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.

Handicapped Ramps: Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.

Fences and Walls: Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:

Front or Street Side Setback: 4 feet in height measured with retaining wall top elevation if present

Interior Side or Rear Setback of a – RSD District: 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.

Interior Side or Rear Setback of a - UMU: 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.

Interior Side or Rear Setback of a - USU: 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.

City Staff recommends a sketch plan be submitted to the Site Review Committee prior to formal Site Plan Submission to ensure the encroachments result in a superior design and standard while ensuring access and accommodation.

16) Waiver Self-Service Storage-Ancillary to onsite uses in OSD/HSD/UMU/USU Fencing – Chapter 22 - Zoning

The applicant has proposed to allow for fencing up to 10ft tall for self-service storage within basement, partial basement and parking structures for the use of the property owner or tenant. These areas are solely the storage of goods and storage bays are not used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.

City Staff recommends a sketch plan be submitted to the Site Review Committee prior to formal Site Plan Submission.

17) Waiver Forestry, Agriculture and Horticulture Uses – Chapter 122 - Zoning

The applicant has proposed agriculture activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.

The applicant proposes that forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.

Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.

Accessory Uses: Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds and loading shelter.

Examples: Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.

Exceptions

1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

18) Waiver Irregular Lot Conditions with Approval from City Manager – Chapter 122 - Zoning

The applicant has proposed irregular shaped lots shall be permitted by the City Manager when unique site conditions exist.

Irregular Lot Setbacks: The location of required front, side, and rear yards (or setbacks)

On irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.

Double- and Triple-Frontage Lots: On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both

The street that the building derives its address from, in addition to the opposite, parallel street.

Flag Lots:

1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.

The following conditions must also comply: connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained. There is no reasonable alternative, due to extreme topographic conditions or other physical condition. The lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way. Flag

lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the Fire Code.

19) Waiver Freestanding Telecommunications Towers and Roof Mounted Telecommunications – Chapter 122 - Zoning

The applicant proposes the incorporation of potential freestanding telecommunications towers for wireless communications services. The applicant has proposed towers of 125 ft. minimum and 180 ft. maximum. The towers would have a residential setback with a distance of 50 feet from any residential structure unless the owner waives this requirement with an affidavit. All towers are subject to buffering requirements. All towers 150 feet or taller will be light in accordance with FAA, Federal Aviation Authority requirements.

The applicant also proposes the potential incorporation of roof mounted telecommunications no more than 20 feet above the highest part of the structure.

The City of Clermont and Lake County Joint Planning Area allows for a maximum of 140 ft.

City Staff recommends a sketch plan be submitted to the Site Review Committee prior to formal Site Plan Submission.

20) Waiver Temporary Uses-Chapter 122-Zoning

The applicant has proposed the opportunity for temporary uses within USU, UMU and Public Open Space Districts without obtaining prior a City Permit through the Special Event Permit Process or Permit Process. The applicant has proposed allowing cargo or freight storage containers, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

In addition, the applicant proposes to allow open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.

City staff recommends denial of the waiver and for the applicant to complete the city permit process for special events and storage.

21) Waiver Additional Standards for Commercial Uses- Indoor and Outdoor-Chapter 122-Zoning

The applicant has proposed that all indoor and outdoor entertainment are permitted within the Olympus Districts.

Entertainment Uses (Indoor and Outdoor)

Specific to RSD: Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned or managed by that association.

Specific to OSD: Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.

Specific to HSD / USU: Outdoor Entertainment is permitted on parcels 4 acres or larger, subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

The applicant has not defined or specified what constitutes as indoor and/or outdoor uses. Staff recommends denial of this waiver as it

is left undefined uses for indoor and outdoor activities.

22) Waiver Industrial Use Accessory Categories-Chapter 122-Zoning

The applicant has proposed industrial use categories as accessory uses to primary functions. The applicant proposes Waste Related services, however does not define the use as an accessory use. The proposed Waste Related Services which can include by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.

Staff recommends specifying that Waste Related Services are an accessory use and are not a primary use within the Olympus Sports and Entertainment PUD.

23) Waiver Intent of Architectural Standards – Chapter 122-Zoning & Section 110-173 Architectural Standards

The applicant has proposed that the use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes envisioned by Olympus Sports and Entertainment. Future Building Design will be reviewed based on the “City of Clermont – Architectural Standards” dated October 23, 2007. The applicant proposes that “These minimum City Standards as well as “Architectural Style Guidance” for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & “Architectural Style Guidance” documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail.”

The applicant has not provided an Architectural Style Guide, therefore staff recommends denial of the waiver until staff can determine the Architectural Style Guide results in superior quality of design and architectural features. City of Clermont Architectural Standards should prevail.

24) Waiver Ownership and Maintenance of Community Green Spaces and Open Space-Chapter 122-Zoning

The applicant has proposed provisions with the intent to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:

1. Conveyance of the land to a property owners’ or homeowners’ association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes

B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and

maintenance of the land and facilities.

C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.

D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

City Staff recommends approval of the waiver provided any dedication of lands is subject to approval of the City of Clermont.

25) Waiver Definitions-Chapter 54-Streets, Sidewalks, and Other Public Places & Chapter 122-Zoning

The applicant has proposed a set of definitions contained within Exhibit 3, Olympus Development Standards to supersede definitions within the City Code.

Staff recommends City of Clermont definitions contained within the City of Clermont Land Development Code, City of Clermont Architectural and Design Standards should prevail and provide the basis for definitions. Staff does not recommend the adoption of the included definitions to supersede that of the City of Clermont.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|--------------------------------------|
| 1. | Ord 2018-36 Olympus PUD | Ord 2018-36 Olympus PUD.doc |
| 2. | OSE PUD Regulating Plan Exhibit 1 | OSE PUD E1 regulating plan-REV-2.pdf |
| 3. | OSE PUD Site Plan Exhibit 2 | OSE PUD E2 site plan-rev-3.pdf |
| 4. | OSE PUD Development Standards Exhibit 3 | OSE-PUD-DEV-STD - Exhibit 3.pdf |
| 5. | Olympus REZ Ad Proof Page 1 | Olympus REZ Ad Proof Page 1.pdf |
| 6. | Olympus REZ Ad Proof Page 2 | Olympus REZ Ad Proof Page 2.pdf |
| 7. | OSE-PUD-GRADING-2 | OSE-PUD-GRADING-2.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-36

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"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 SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 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



CITY OF CLERMONT
ORDINANCE NO. 2018-36

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 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-



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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 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 561.00 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 1391.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°23'52"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2664.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

NORTH BRADSHAW ROAD, AN EXISTING 20.00 FOOT WIDE COUNTY MAINTAINED AND GRADED DIRT ROADWAY LYING IN THE EASTERLY PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LYING WITHIN THE BOUNDS OF THE PREVIOUSLY DESCRIBED PARCEL.
CONTAINING: 247.02 ACRES MORE OR LESS.

From: Urban Transition (UT)
To: Planned Unit Development (PUD)

SECTION 2.

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 3.

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

SECTION 4.

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



CITY OF CLERMONT
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SECTION 5. General Conditions

This application for a Planned Unit Development to allow for residential, commercial, office, sports & performance venues, open space and civic uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Olympus Sports and Entertainment Planned Unit Development Site Plan, Exhibit 2. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
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. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6. Land Uses and Conditions

1. The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure compliance with this condition, the applicant/developer shall provide a table with the current and proposed total number of residential units, Floor Area Ratio, and Impervious Surface Ratio (ISR) for each phase of development or each site plan review. The Olympus Planned Unit Development Regulation Plan, Exhibit 1, shall govern the land uses and location within



CITY OF CLERMONT
ORDINANCE NO. 2018-36

the project.

2. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.
3. The Olympus Planned Unit Development Development Standards, Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project.
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
5. A Tier 3 Traffic Impact Study will be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation. Conditions resulting from the review will become a requirement before final site plan approval.
6. The City reserves the right for signage that will be placed in conjunction with the pedestrian bridge over US Hwy 27.
7. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.



CITY OF CLERMONT
ORDINANCE NO. 2018-36

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of January, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

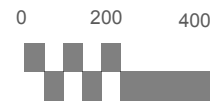
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

501+60
488+40
477+60
470+60
464+10
US HIGHWAY 27

FUTURE WELLNESS WAY



- Public Open Space & Conservation**
COS - Conservation & open Space
- Single - Purpose Site & Buildings**
RSD - Residential / HSD - Hotel / OSD - Office
- Special - Purpose Site & Buildings**
USU - Urban Special-Purpose
- Mixed - Use Site & Buildings**
UMU - Urban Mixed-Use
- Highway Frontage Zone**

OSE PUD REGULATING
PLAN Exhibit - 1

This drawing is not intended to be used for
quantity measurements.
11 / 12 / 2018

EPIC BOULEVARD

EPIC BOULEVARD

STADIUM BOULEVARD

SCHOFIELD ROAD

OLYMPUS BOULEVARD

-RSD-

-OSD-

-OSD-

-UMU-

-HSD-

-COS-

-UMU-

-COS-

-UMU-

-UMU-

-HSD-

-UMU-

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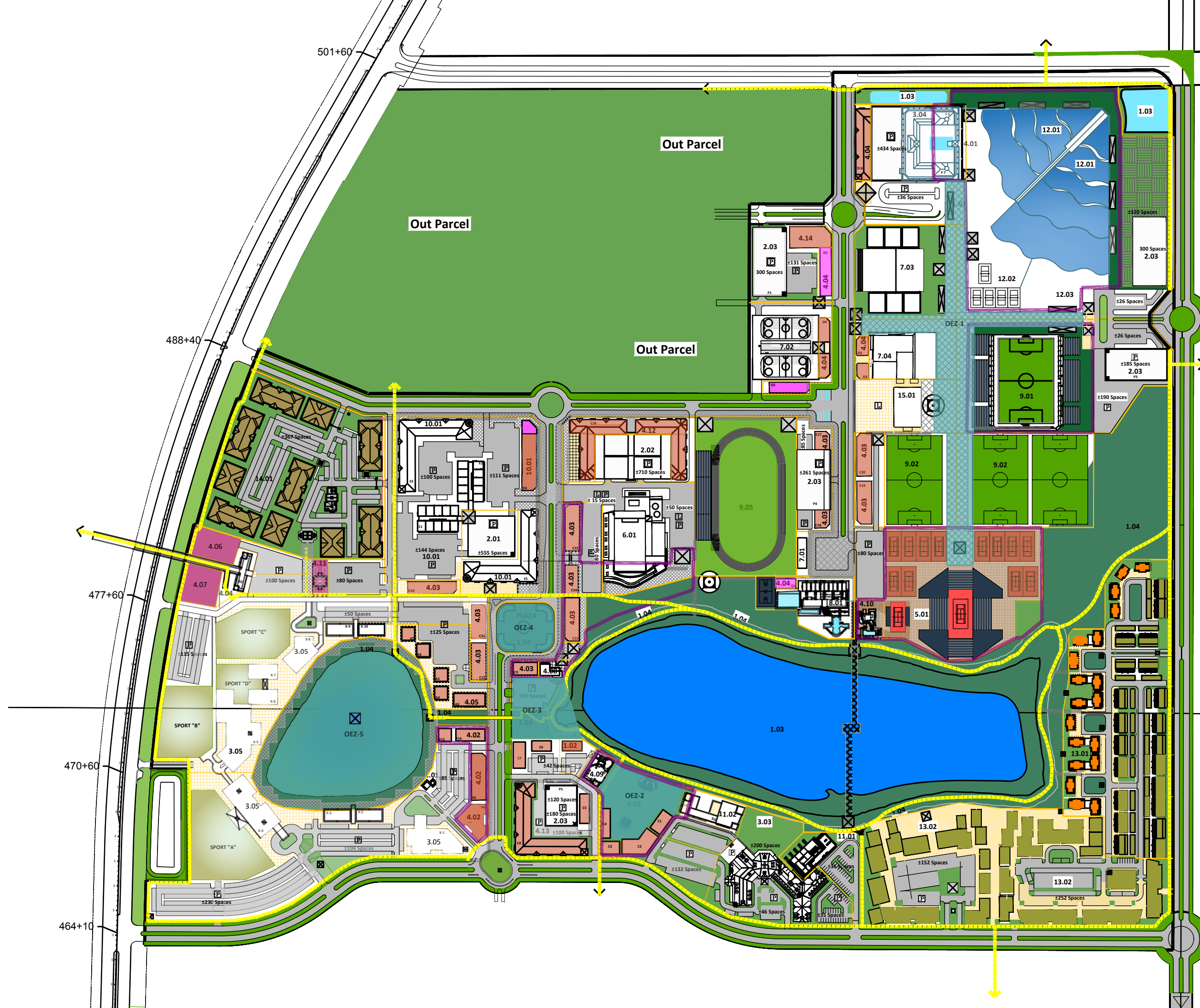
-USU-

-USU-

-COS-

-RSD-

-RSD-



Future Wellness Way

Future Schoefield Road

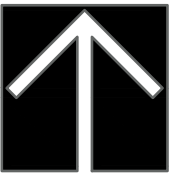
OSE PUD SITE PLAN Exhibit-2

This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review

ARB COORDINATION

- | | |
|--|---------------------------------------|
| ☐ Site Plan | ☐ Landscape |
| ☐ Site Coverage | ☐ Architecture |
| ☐ Drainage | ☐ Other _____ |

0 200 400

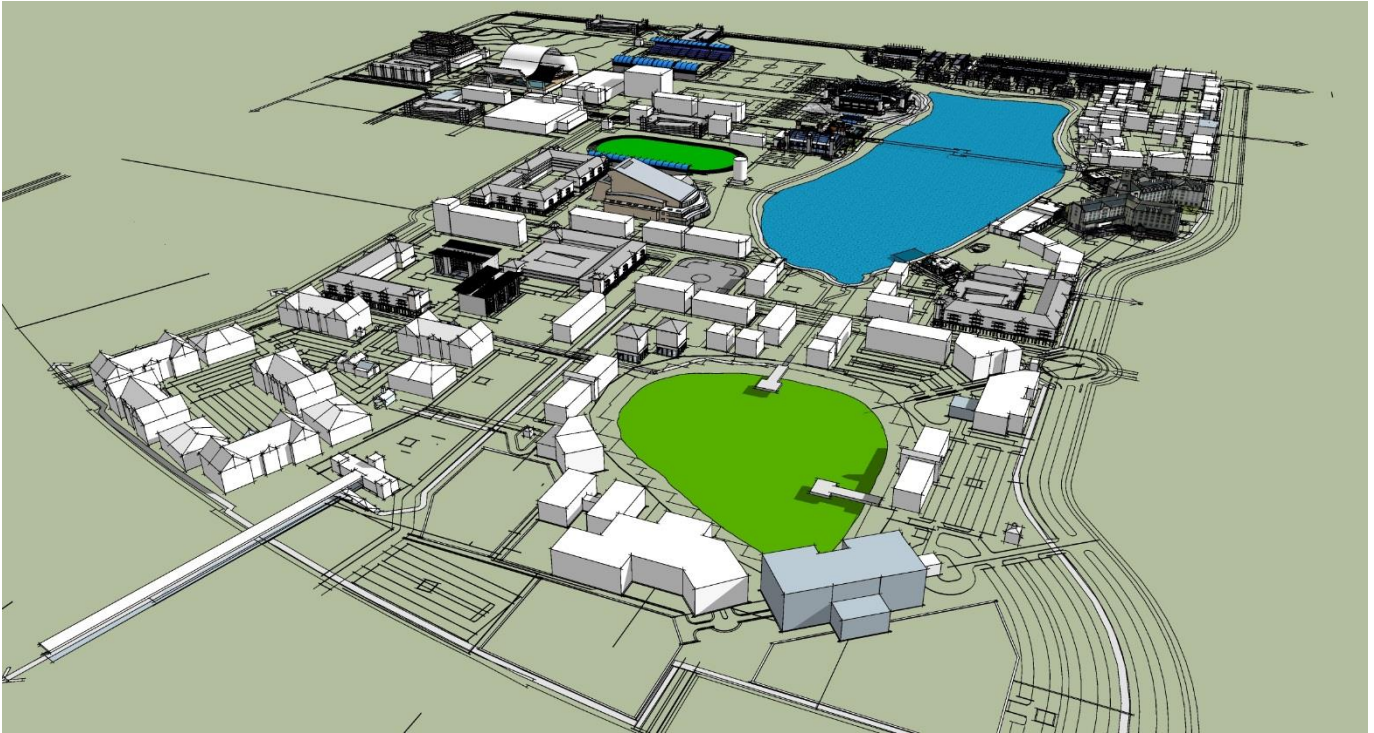


- GATEWAY / MONUMENTS / KIOSK
- PEDESTRIAN / ATHLETE PATHWAYS
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)

OLYMPUS CLERMONT

Development Standards-Exhibit 3

November 07, 2018



1: PURPOSE AND INTENT

For the purposes of the Olympus Sports & Entertainment (OSE) Standards, significant development districts within the Olympus PUD have been categorized as Single-use or Urban Districts as shown in PUD Exhibit -1 Regulating Plan. In general, standards and provisions for urban based districts are designed to create walkable, mixed-use environments, whereas the conventional Single-Use districts are more reflective of conventional, primarily automobile-dependent, configuration.

The delineation of Urban Districts within the Olympus PUD serves to regulate land uses that share an Urban character & Master Site resources but require different development controls, parking provisions and management.

The OSE PUD includes proposed street ROW internal to the PUD that will be designed to compliment OSE District Standards. PUD internal streets shown & named on PUD Exhibit -1 include “Olympus Village”, “Epic”, and “Stadium” which are collectively referred to as the PUD internal streets. “PUD street frontage” refers to OSE District, parcel & lot frontage along the ROW of only the PUD internal streets. External Streets named “Olympus”, “Wellness Way”, & Schofield are not regulated as Internal PUD frontage, although ROW donation and ROW construction will occur by agreement with the OSE PUD.

2: SUMMARY OF PUD BASED DISTRICTS

-CONSERVATION & OPEN SPACE DISTRICT (COS)

The -COS district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, plazas, trails, and limited community garden or horticultural uses. This District typically does not contain buildings, with the exception of small civic structures, iconic features, interpretive elements, monuments or supportive open space recreation & accessibility facilities. There are no specific development standards listed for this district.

-RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The -Residential Neighborhood district is a zone of suburban & urban residential units and limited ancillary commercial (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood district, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Sketch Plan submittal & review by the City Site review Committee.

-OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades.

-HOSPITALITY SINGLE-USE DISTRICT (HSD)

The Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings.

-URBAN MIXED-USE DISTRICT (UMU)

This Core district consists of higher density, mixed-use buildings that accommodate commercial, retail, offices, and residential apartments. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

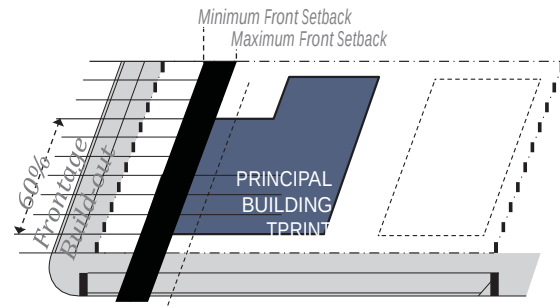
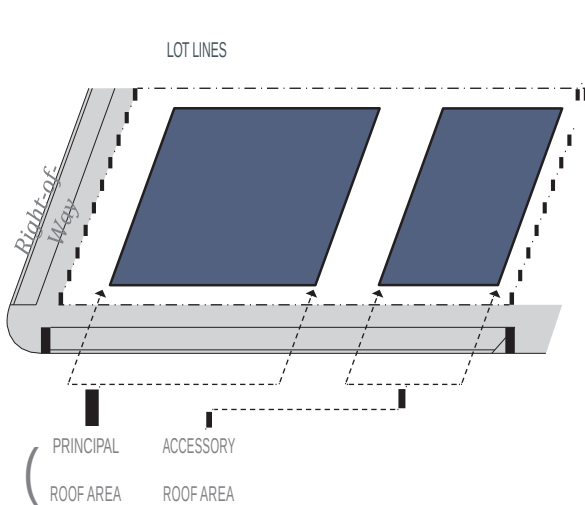
-URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use liner buildings that accommodate retail, offices, and apartments located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

2.4.1 DISTRICT STANDARDS

DISTRICT	SF -RSD-	-HSD	-OSD	-RSD	-UMU	-USU
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	32' min.	n/a	n/a	n/a	n/a	n/a
2. Lot Size	3200 s.f.	n/a	n/a	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	95%	95%	90%	80% of parcel area	100%	100%
4. Frontage Build-Out ^{2,3}	60% min 95% max	20%min	40%min	60% min; 95% max	75% min	60% min
¹ This percentage indicates maximum lot coverage by roofs; & total impervious coverage. Parcels individually & in aggregate may also be subject to Stormwater sub-basin limits. ² See Section 2.5.1.B for additional frontage build-out standards.						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback	10'		n/a	0 ft min	0 ft min	0 ft min
		n/a		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	7.5'	n/a	n/a	0 ft min	0 ft min	0 ft min
		n/a	n/a	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	5'	10 ft min	10 ft min	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	5'	n/a	n/a	0 ft	0 ft	0 ft
6. Attached Garage Setback (from front facade) ^{5, 6}	5'	n/a	garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots)					
2. Side Setback - Corner / Alley ⁵	7.5'	n/a	n/a	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	2.5''	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	10'	10 ft min	10 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	5'	n/a	n/a	3 ft min	3 ft min	3 ft min
6. Garage Door Setback (from front facade) ⁵	10'	n/a	n/a	20 ft min	shall be located behind primary building and accessed via alley or side street ⁷	
³ US27 ROW does not count as Street Frontage for any building requirement. ⁴ US 27 ROW does not count towards the calculation of overall Street Frontage % for any PUD District Land Use ⁵ In addition to the setback requirements listed above, garage doors/carports which face a PUD or public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way. ⁶ The (RSD) neighborhoods are exempt from this standard when garage doors do not face a PUD street or public right-of-way. ⁷ Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height - see Section 2.6	2 stories min ⁸	2 stories min	2 stories min	2 stories min ⁸	2 stories min	2 stories min ⁸
	3 stories max 40 ft max	8 stories max 114 ft max	6 stories max 86 ft max	4 stories max; 52 ft max 3.5 stories max fronting Schofield Road	4 stories max at property line, 86 ft max	164 ft max
2. Accessory Building Height	2 stories max	2 stories max	4 stories max	2 stories or 30 ft max	4 stories max ¹⁰	4 stories max ¹⁰
3. Building Width at Frontage	18 min.	440 ft max ⁹	300 ft max ⁹	240 ft max ⁹	280 ft max ⁹	460 ft max ⁹
⁸ 2 stories are only required at significant intersections, in accordance with Section 2.6.3 ⁹ Buildings shall comply with the Large Footprint Building standards in the City Architectural Standards & the OSE Architectural Guidance Document. ¹⁰ Buildings or Parking Structures exceeding 2 story may incorporate affordable dwellings as defined by City Ordinance.						
E. PARKING GARAGE LOCATION- there are no interior side setbacks for parking buffers . See Section 2.5.8 for additional provisions						
1. Front Setback	n/a	40 ft min	10 ft min	40 ft min	40 ft min	20 ft min
2. Side Setback - Corner	n/a	25 ft min	10 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback	n/a	0 ft min	10 ft min	15 ft min	0 ft min	0 ft min

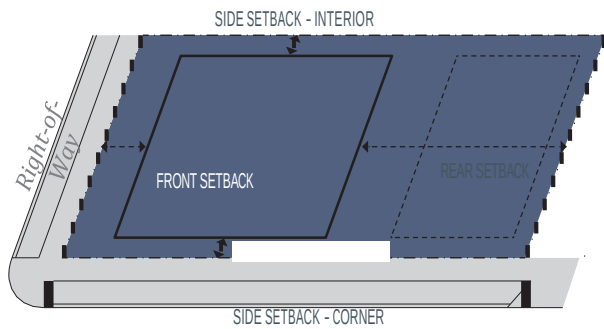
LOT CONFIGURATION (2.4.1.A)



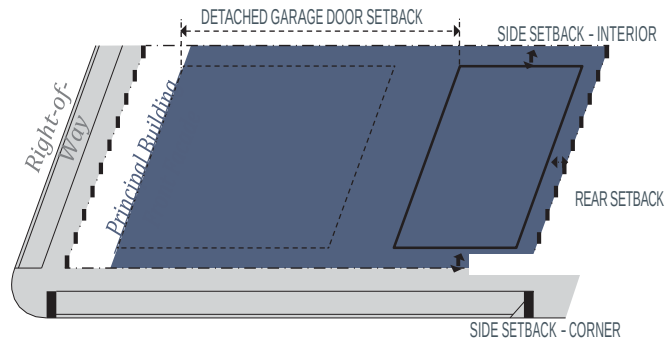
FRONTAGE BUILD-OUT (2.4.1.A.4)

Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

BUILDING PLACEMENT (2.4.1.B-C)



PRINCIPAL BUILDING SETBACKS (2.4.1.B)



ACCESSORY BUILDING SETBACKS (2.4.1.C)

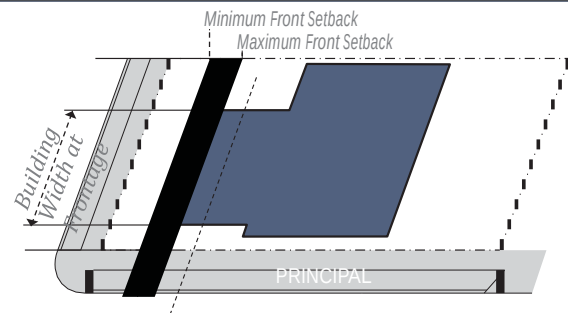
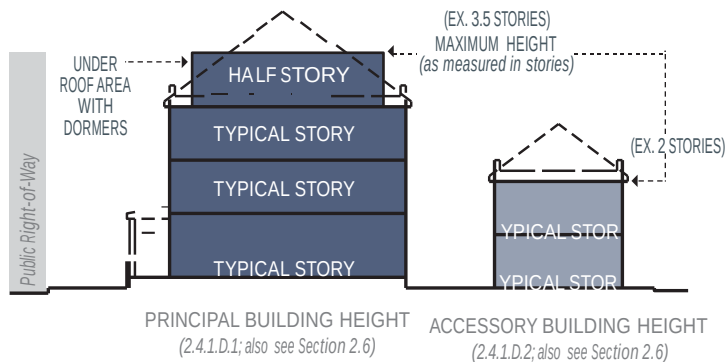
BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof which is habitable.

If maximum heights are listed by a dimensional standard, height is measured from average grade, or first floor FFE above base flood elevation, if applicable, to mean roof height. 16' max ground floor & 12' max for upper floors in

RSD District and 16' max ground floor & 14' max upper floors in OSD/HSD/UMU districts. USU district building height

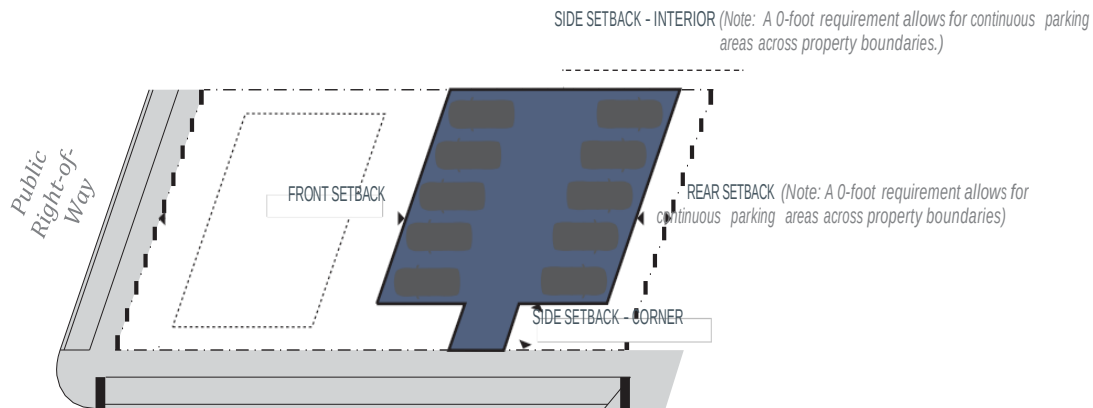
Shall not exceed 164' total and shall not be regulated by height per story or habitable height limits.



BUILDING WIDTH AT FRONTAGE (2.4.1.D.3)

The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

GARAGE PLACEMENT (2.4.1.E)



2.5.1 BUILDING PLACEMENT AND ORIENTATION

City Review: Sketch Site Plan submittal & Architectural Elevation Sketches shall be provided for incremental parcel, lot or infill pad site development review by the City Site Review Committee. Sketch Plan submittals shall be in substantial conformance with the PUD provisions and PUD Master Plan Exhibit-2.

Frontage and Orientation on Street: All buildings in Urban Mixed-Use Districts & Urban Special-Use Districts shall front a PUD internal street right-of-way, (reference PUD Exhibit-1, OSE Development Standards, Section 1) and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. Multi-Building Sites:

- a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets, drive isles, driveways and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.
 - b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.
 - c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot that has buildings that otherwise meet the frontage requirement may have entrances that do not face the Primary Frontage.
2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the OSE ARB architectural building standards and Written Narrative of the PUD zoning district.
4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic plaza, promenade or open space as defined.

B. Frontage Build-Out:

1. Facades shall be built parallel or angular to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified.
 - a. Exceptions:
 - i. Exceptions may be granted by the City Manager where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
2. Front facades shall front PUD internal streets or public rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall Illustrative Sketch Plan, showing proposed building locations and site circulation, shall be prepared to ensure that the cumulative frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The Illustrative Sketch Plan is subject to future modifications as long as the intent of this standard continues to be met — this will be evaluated by the Olympus Design Review Authority (OSE ARB) as each individual project phase/parcel or buildings are designed.

4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:
 - a. The existing sidewalk is less than 8' wide
 - b. The primary facade is within 10' of the build-to line
 - c. One of the appropriate frontage types is utilized.
5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. Corner Lots:

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger buildings.
2. Parking shall not be located between the building and the PUD Primary Street(s).

D. Pedestrian Entries from Frontage Line:

1. Buildings shall have their principal pedestrian entrances on a frontage line.
2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the PUD street.
3. In the case of corner lots, the primary entrance(s) shall face the PUD street from which the building derives its street address.
4. In the UMU and USU zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 100 feet, or more frequently unless the building space program would be functionally reduced. The OSE ARB may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design & functional nature of the structure.

E. **Frontage Types:** The private frontage of the building shall comply with the standards laid out in the OSE ARB Architectural Guidelines.

F. **Building Types:** More specific standards may apply based on a specific building type as defined and regulated by the OSE ARB Architectural Guidelines.

2.5.2 INFILL LOT STANDARDS

- A. **Pad Sites:** Designed to accommodate freestanding buildings may orient based on a specific building type. Reference PUD Exhibit-2 for locations.

2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, platforms boardwalk, overlooks, bridges etc., shall be allowed to encroach into required setback areas along shorelines and into lakes, streams and other bio-swales.

2.5.4 WATERFRONT LOTS

- A. **Detached Garage:** Notwithstanding the requirements for detached garages, detached garages for residential dwellings may be placed in front of the principal building elevation, with the following conditions:
 - 1. Garage shall meet the typical front and/or side setback requirements, and
 - 2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.
- B. **Critical Area or Wetland Buffer:** As required by ERP permit or SJRWMD standards.

2.5.5 IRREGULAR LOT CONDITIONS

- A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the City Manager when unique site conditions exist & where shown on the PUD site plan.
- B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street.
- D. **Flag Lots:**
 - 1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
 - 2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.
 - 3. Flag lots shall be permitted, using the process for Administrative Adjustment, if all of the following conditions apply:
 - a. connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
 - b. there is no reasonable alternative, due to extreme topographic conditions or other physical condition.
 - c. the lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way.
 - d. For waterfront lots, standards from Section 2.5.4 shall also be met.
 - 4. Flag lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the International Fire Code (IFC Section 503.2)

2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

- A. **Encroachments over Sidewalks:** With approval of the City, or CDD (whichever has authority over a street), awnings, arcades, canopies, and galleries may encroach over the sidewalk to within 4 feet of the curb, but they shall provide a vertical clearance of at least 13.5 feet from any sidewalk finished grade.

- B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, or CDD (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.
- C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.
- D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.
- E. **Uncovered Porches, Decks, and Patios:** Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.
- F. **Steps, Stairs, Walkways, and Driveways:** Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.
- G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- H. **Fences and Walls:** Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:
 - 1. **Front or Street Side Setback:** 4 feet in height measured with retaining wall top elevation if present
 - 2. **Interior Side or Rear Setback of a - RSD District:** 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 3. **Interior Side or Rear Setback of a - UMU:** 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.
 - 4. **Interior Side or Rear Setback of a - USU:** 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.
- I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:
 - 1. Freestanding mailboxes are not permitted. Mailboxes shall be attached to a wall, fence or the structure itself.
 - 2. When grouped or ganged mailboxes are required as part of a new parcel or zone of development, a structure shall be provided to house the individual mail box units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Olympus Design Review Body.

2.5.7 STREET ACCESS STANDARDS

- A. **Access to Lots from Alleys/Rear Lanes:**
 - 1. Lots served by alleys shall access garages and/or off-street parking areas from the alley and shall not have driveways in front or corner side yard areas.

2.5.8 EXCEPTIONS TO SECTION 2.4.1.E - PARKING LOCATION

- A. The provisions shall not apply to cars parked on plazas or street edge associated with valet or VIP event parking.
- B. Where lot depth is less than 60' deep, the City Manager shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in UMU and USU districts.
- C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel.

2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 MEASUREMENT OF BUILDING HEIGHT

- A. Building height is measured as the number of stories (syn. floors) in a building & maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.
- B. Where a maximum height is also provided in feet, that height shall be taken from the average sidewalk or site grade at or along the front facade of the building to the mean roof height or top of the parapet. Where the building is located adjacent to a lake flood zone, the height shall be taken from the first finished floor elevation (FFE) as determined above the base flood elevation for the sub-basin design storm event.
- C. Under-roof areas with dormers shall be counted as half-stories.
- D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 16 feet in height.
- E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.
- F. Certain buildings (such as gymnasiums, stadiums institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 16 feet. In such instances, the number of stories is not regulated, and the maximum building height is 164 feet.

2.6.2 BUILDING HEIGHT ABOVE GRADE

- A. **General to All Zones:**
 - 1. **Freeboard:** In addition to the standards listed below, where a parcel is located in a lake flood-zone, the minimum FFE elevation above grade is 2 foot above base post-development 500 year flood elevation.
 - 2. **Exception:** Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated fully above grade. Storage or parking basement levels may be constructed below the base flood elevation.

B. Specific to - RSD Zones:

1. If the finished floor of new residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
2. The finished ground floor elevation for 2- and 3- unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street curb grade where no sidewalk is present.
3. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade.
3. The ground floor height of multi-family residential structures shall be a minimum of 12 feet from finished floor to ceiling.
4. The ground floor height of non-residential ancillary buildings shall be a minimum of 12 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 10 feet from floor to ceiling.

D. Specific to UMU Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade..
2. The ground floor height of residential structures shall be a minimum of 12 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
4. The ground floor height of multi-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 12 feet from floor to ceiling.

2.6.3 TWO-STORY HEIGHT REQUIREMENTS

Specific to Zones UMU and USU: minimum Two-story buildings are required within 250 feet of any internal street ROW, as measured from the centerline of the street. Any parcel that is partially within the 250-foot radius will be required to comply with the two- story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

- A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.
- B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:
 1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
 2. Mezzanines shall be located on the Primary Facade(s) of a building.
 3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.

4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.
5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

2.6.4 DIMENSIONAL HEIGHT STANDARDS & EXCEPTION - Site Elements

Height measurement requirements for signs, lighting, landscape, screens, and all other site elements, site structures or objects for which a dimensional height requirement is not established by the City or OSE Standards shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's mounting foundation to its highest point.

2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

The habitable building height limitations of the OSE Standards or City Code shall not apply to spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, observation towers, transmission towers, chimneys, flagpoles, masts and antennas. The City Manager & OSE ARB shall consider the Architectural Merit of vertical elements incorporated into the building design along with functional requirements to determine the appropriate scale, location and configuration.

2.7 CORRIDOR OVERLAY Certain areas of the PUD Site fall into one or more of the following overlay districts:

2.7.1 RETAIL US-27 & WELLNESS WAY FRONTAGE OVERLAY

- A. **Purpose and Intent:** In all districts, it is desirable to maintain pedestrian street character while permitting allowable uses & mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where designated on the PUD Regulating Plan as a retail frontage overlay, the buildings, parcels & lots with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the PUD Regulating Plan by a grey transparent line, as indicated in the map key.

2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

- A. **Purpose:** The alternative development options of this section allow for variety in OSE Development Standards while maintaining the overall character of the PUD. These options have several public benefits:
 - They promote better site layout and opportunities for private recreational areas;
 - They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes, and
 - They promote energy-efficient development.
- B. **Definition:** A small-scale planned infill development or pad site is a **USU** or **UMU** zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.
- C. **Applicability:** **USU** or **UMU** parcel that comprise a minimum size building pad may utilize these standards.

- D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other City Code or requirement of the OSE Standards, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of the City & OSE Standards.
- E. **Approval Procedures:** small-scale planned infill developments are subject to the Olympus architectural review procedures and City Building Permit procedures.
- F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small-scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards.
- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.
- H. **Open Space Requirement:** A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

- A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor space. They provide a space-efficient and economical alternative to traditional attached single dwelling unit development. The ownership model may be either fee-simple or condominium-style and can achieve the same benefits as those listed in Section 2.8.1.A.
- B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.
- C. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of the City Code or OSE Standards, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of the City Code.
- D. **Approval Procedure:** Cottage courts are subject to the City subdivision review procedures.
- E. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, etc.
- F. **Building Size & Details:**
 1. Buildings may have a minimum 800 square foot footprint (not including porches) and may be no more than 3.5 stories tall.
 2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.
 3. Where a building is located on both a public street and a public space, it shall address the street with either a porch or stoop and shall provide entries onto both spaces.
 4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the PUDRSD district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet.
- H. **Parking Requirements & Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Off street parking shall generally be screened from the public right-of-way by buildings. A common parking area, accessed via a drive, is recommended. Access easement(s) shall be provided as part of the final plat.
- I. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide. Joint ownership and maintenance requirements shall be in accordance with Property Ownership Declarations.
- J. **Civic/Open Space**
Development shall be required to reserve usable, common open space in accordance with the standards.
No portion of the RSD PUD District shall be further than 1400 feet from a Community Green Space. Existing or reserved common open spaces outside of the RSD PUD boundaries may be used to satisfy this requirement.

3:LAND USE PROVISIONS

3.1.1 USE PERMISSIONS DEFINED

The Conditional Use & Special Exception review procedure & approval shall be determined by the OSE Administrator and both are considered a permitted use under the City Codes if submitted for building or tenant improvement permits.

The use table in Section 3.2 assigns 1 of 5 permissions to each defined use in each Zoning sub-district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the sub-districts.
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
1. Special Exceptions are required for uses that may be compatible with other uses permitted in a sub-district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the PUD as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the sub-district in which they are located, and the additional standards set forth in this article for that use. There may also be specific building design standards (OSE ARB) that must be met.
- D. **Retail Frontage Only (RE):** The use is permitted only when the subject building meets all Street Frontage requirements and the location is not adjacent to (UMU) street frontage.
- E. **Athlete Center Only (A)** The use is permitted within the Building & Building envelope, including roof area associated with the restricted access areas associated with the Athlete Center within the **Urban Special-Use District** (depicted as USU-A on the Regulating Plan)

3.2 TABLE OF PERMITTED USES

Land uses in location-based sub-districts shall be permitted in accordance with the table below. Special provisions related to uses where noted.

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
RESIDENTIAL												
Household Living												
Single-Family Dwelling	—	---	P	--	--	--	--	—	—	—	—	—
2- or 3-Unit Dwelling	—	—	P	--	--	P	--	—	—	—	—	4.1.2
Rowhome	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Apartment House / Multifamily Dwelling - 4+ units)	—	—	P	—	---	P	P	—	—	—	—	4.1.2
Home Occupation - Minor	—	----	SE	--	---	P	P	—	—	—	—	
Home Occupation - Major	—	----	C	--	---	P	P	—	—	—	—	
	----	—	—	—	—	—	—	—	—	—	—	4.1.2
Live/Work Unit	—	—	—	—	---	P	P	—	—	—	—	
	—	—	—	—	—	—	—	—	—	—	—	
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	P	----	P	P	—	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	P	SE	P	P	----	—	—	—	—
PUBLIC AND CIVIC												
Civic / Government Facilities	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	P	SE	P	—	—	—	—	4.1.2
School, Public or Private	—	—	----	----	C	P	P	—	—	—	—	4.1.2
Parks and Open Space												
Shelter/ Monument/Bridge/Wall			P	P	P	P	P					
Plaza/Park/Open Space			P	P	P	P	P					7.1.2
INSTITUTIONAL												
Community Service	—	—	SE	SE	P	P	P	—	—	—	—	4.1.2
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY == Prohibited use												

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											
Group Day Care Home (7-12 clients)	—	—	---	C	C	P	---					4.1.2
Commercial Day Care Center (>12 clients)	—	—	C	C	P	P	A					4.1.2
Treatment Facility	—	—	—	—	P	SE	P					4.1.2
Health Care Facilities			—	SE	P	SE	P	4.1.2				
Religious Institution			---	P	P	P	P	4.1.2				
COMMERCIAL			---	P	P	P	P					4.1.2
Indoor Entertainment			C	P	C	P	P					4.1.2
Outdoor Entertainment			—	P	C	SE	P					permit required
Office	—		C	P	P	P	P	4.1.2				
Overnight Guest Accommodation			—	P	—	P	A					4.1.2
Self-Service Accessory Storage			—	P	P	P	P					4.1.2
Inn/Motel/Hotel	—	—	—	P	—	P	A					4.1.2
Recreational Vehicle Parking	—	—	—	SE	—	—	P		—	—	—	ancillary
Restaurants			SE		RF	P	P	4.1.2				
Retail Sales and Service			—	SE	RF	P	P					4.1.2
Animal Hospital/Kennel	—	—	—	—	C	—	—			—	—	4.1.2
General Retail/Service	—	—	—	C	RF	P	P					4.1.2
VEHICLE- AND BOAT-RELATED												
Vehicle and Boat Rental			—	SE	—	—	SE					
Drive-Thru Facility			—	—	—	—	—					
Scooter/NEV/Bike Rental & Repair			—	SE	SE	P	P					
Minor Vehicle Service and Repair			—	—	—	—	—					
Parking/ Commercial/ Surface			—	P	SE	P	P					
Parking/ Commercial/ Structure			—	P	P	P	P					4.1.2
Passenger Transit Hub			—	SE	C	—	SE					4.1.2
Water Oriented Facilities			SE	SE	—	SE	SE					Ancillary
INDUSTRIAL 4.1.2												
P=Permitted, Use C=Conditional, Use SE=Special Exception, RF=Retail Frontage Only, A=Athlete Center Only, —=Prohibited use												

DISTRICT	NA	NA	RSD	HSD	OSD	UMU	USU	NA	NA	NA	NA	ADD'L STANDARDS WHEN APPLICABLE
Light Industrial Services-Accessory			—	—	SE	—	SE					4.1.2/Ancillary
Data Center / Production / Broadcast			—	—	SE	C	P					4.1.2
TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE												
Minor Infrastructure/Utilities			C	C	C	C	C					4.1.2
Recycle/Waste Related Services			P	P	P	—	P					4.1.2
Wireless Communications Facility			—	—	SE/C	—	C					4.1.2
FORESTY/ AGRICULTURE/HORTICULT			C	C	C	C	C					Ancillary Greenbelt
P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use												

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See City Code & OSE Standards (Definitions of Specialized Terms)
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate assigned Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The “Characteristics” subsection of each use category describes the common characteristics of each principal use.
 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.
- E. **Use of Examples:** The “Examples” subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a “wholesale warehouse,” but sells mostly to consumers, is included in the “Retail Sales and Service” category rather than the “Wholesale Sales” category. This is because the actual activity on the site matches the description of the “Retail Sales and Service” category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category

2. The relative amount of site area or floor space and equipment devoted to the activity
 3. Relative amounts of sales from each activity
 4. The customer type for each activity
 5. The relative number of employees in each activity
 6. Hours of operation
 7. Building and site arrangement
 8. Vehicles used with the activity
 9. The relative number of vehicle trips generated by the use
 10. How the use advertises itself
- G. Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.
- H. Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Public-use Trail System. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

3.3.1 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. Entertainment Uses (Indoor and Outdoor)

1. **Specific to RSD:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners’ association, and if the use is owned or managed by that association.
2. **Specific to OSD:** Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.
3. **Specific to HSD / USU:** Outdoor Entertainment is permitted on parcels 4 acres or larger, subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

B. Overnight Guest Accommodation

1. **Specific to UMU:**
 - a. All residential dwelling Units may be utilized for short term rental, subject to Local Bed Tax provisions directly by the owner or with contracted management services.
 - b. **Signs:** No additional sign area or rental advertisement is allowed.
 - c. **Parking:** No additional parking for short term rental or management services is required or permitted.
 - d. **Meals:** No Guest meals will be served outside of individual dwelling units
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for owners or guests.

2. Inn/Hotel/Motel

a. Specific to UMU

- i. Inns up to 10 rooms are permitted.
- ii. Inns with 11-24 rooms are permitted in retail frontage overlay areas.

b. **Specific to USU-A:** This use is allowed on premises as remote Guest accommodations in association with off-site full service Hotel facilities and/or remote OSE management services. Such Guest accommodation is not open to the public and may be reserved for invited VIP, Athletes registered for events, appearances, training or on-site activities within the PUD.

3. General Retail/Service

a. **Specific to UMU within the US 27 Overlay:** The only types of general retail/service uses permitted are prepared food, artisan-oriented and trail-related uses. The following conditions apply:

- i. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
- ii. No outside amplified music is permitted.
- iii. No package alcohol sales are permitted.
- iv. New construction and exterior changes to proposed or existing bridge structures to accommodate such uses shall be subject to Article 4 Building Design and Infill Standards.
- v. Specific to trail-related uses:
 - a. The floor area of each tenant space is limited to 2,500 square feet.
 - b. On-site parking shall be provided at the rate of 1 space per 300 square feet.
 - c. The hours of operation shall be limited to between 5:00 a.m. and 8:00 p.m. EST.
 - d. Any use that includes outdoor seating including roof or bridge level shall have a trash container available for disposal of goods consumed on the premises.

4. Self-Service Storage-Ancillary to on site uses in OSD/ HSD/ UMU/ USU

- a. **Screening:** Self-service storage may be constructed within basement or partial basement & parking structures for the use of the property owner or tenant, it must be screened from public rights-of-way with fencing and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot landscape. A habitable office component of the building may be used to screen the storage area from the right-of-way.
- b. **Specific to UMU:** This use is permitted in upper floor habitable space, loft, or mezzanine for existing buildings tenants only.
- c. **Specific to USU / HSD:** Such use shall be setback a minimum of 100' feet from the public right-of-way, external to the PUD, with the following exceptions:
 - i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.

- ii. **Liner Building:** If a Liner Building exists between the storage area and the right-of-way, these uses may be located less than 100' from the public right-of-way.

d. **Operation**

- i. The only uses allowed on-site shall be the rental of storage bays to adjacent tenants, the pickup and deposit of goods or property in dead storage, Daily vehicle, cart or bile rental may also be permitted as an accessory use.
- ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.
- iii. Individual storage bays or private boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.
- iv. No security or caretaker quarters may be developed on the site.
- v. All property stored on the site shall be contained entirely within enclosed buildings, or wall enclosed zones meeting PUD & City Codes.

e. **Building Appearance**

- i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.

f. **Fencing**

- i. Fences shall be between 6 and 10 feet tall.
- ii. Chain link fencing and entry gates within the PUD or along public rights-of-way is prohibited.
- iii. Razor wire that is visible from public rights-of-way is prohibited.
- iv. Wooden entry gates without structural support are prohibited.

3.8: INDUSTRIAL USE CATEGORIES

3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

A. **Light Industrial Service – Accessory to Principal Use.**

- 1. **Characteristics:** Light Industrial Service activities are engaged in the repair or servicing of on-site facilities, principal customer business operations maintenance, or consumer machinery, equipment, and products or by-products. Specialty Contractors and building maintenance services and similar uses perform services on-site. Few customers, especially the general public, come to the site other than associated with the principal use.
- 2. **Accessory Uses:** Accessory activities may include offices, parking, and storage.

B. **Data Center / Production / Broadcast**

- 1. **Characteristics:** Enclosed building housing computer servers, broadcast studio, editing & post production equipment. Outdoor equipment for electronic data transfer.
- 2. **Accessory Uses:** Accessory activities & features include UPS battery & generators, satellite uplink & large dish reception, redundant power connections, closed-loop solvent or water-based cooling pumps, heat exchange equipment, mobile broadcast van or truck.

C. **Waste-Related Service**

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.
2. **Accessory Uses:** Accessory uses may include recycling bins of materials, offices, and repackaging and transshipment of sorted by-products.
3. **Examples:** Examples include waste transfer or composting and recycling centers.
4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered “fill” or construction debris.

3.8.2 **ADDITIONAL STANDARDS FOR INDUSTRIAL USES**

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2 as Conditional (C), Special Exception (SE), or Athlete (A). In addition, any Building Design standards, as set forth in City Codes apply.

A. **Light Industrial Services, Specific to OSD:** Rear setback is increased to 25 feet minimum.

B. **Data Center / Production / Broadcast, Specific to OSD District:**

1. The rear setback is increased to 25 feet minimum. Buffer planting, is required. If a rear lane is present within the 25-foot setback, buffer plantings shall be installed to the maximum extent possible, while still permitting the rear access to function.
2. The operation of the facility shall not become a nuisance to surrounding property owners per City Code.

3.9: TRANSPORTATION, COMMUNICATION, & INFRASTRUCTURE USES

3.9.1 OVERVIEW OF TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USE CATEGORIES

A. Telecommunications Facilities

1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.
2. **Accessory Uses:** Accessory use include transmitter facility buildings, co-location huts, risers & dedicated utility rooms in buildings that may serve more than one building.
3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers, satellite uplink or reception dish, fixed or mobile.
4. **Exceptions**
 - a. Receive-only antennas are not included in this category.
 - b. Radio and television studios are classified in the Data Center/Broadcast category.
 - c. Radio and television broadcast facilities that are also public safety facilities are classified as Basic Utilities.

B. Infrastructure/Utilities (Major and Minor)

1. **Characteristics:** Major utilities are infrastructure services providing PUD-wide or regional service in association with authorized utility services providers.
Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.
2. **Accessory Uses:** Accessory uses include public utility accessways, parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.
3. **Examples**
 - a. Examples of major utilities include above-ground public re-pump or pressure stations, above ground utility connections, public utility plants, water towers, waste collection , and telephone exchange co-location huts.
 - b. Examples of minor utilities include underground public utility lines, utility risers, public utility lift stations, transformers, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees or visitors at the site.
4. **Exceptions**
 - a. Maintenance yards and related buildings are classified as Industrial Services.
 - b. Utility offices are classified as Offices.

3.9.2 ADDITIONAL STANDARDS FOR TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City Codes, apply. Site location & construction of permanent fixed telecommunications equipment towers shall follow the City of Clermont Code. Mobile temporary telecommunications equipment shall be reviewed by the City Site Plan Review Committee prior to installation.

A. Minor Infrastructure/Utility

1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the OSE ARB Administrator.
3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
4. **Signage:** No commercial or branding signage is permitted.
5. **Specific to Public Utility Substations**
 - a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade.
 - b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings, site structures, or terraced walls. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 - c. **Design:** Building design shall comply with the standards of the specific district as outlined.
 - d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility, where room exists, and relocation is not possible.
 - e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.

- C. **Waste Related Services, Buffer:** An additional 10 feet of landscape buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the entire property. If the adjacent property is zoned RSD, both the wall and an additional 25 feet of landscape buffer shall be included.

D. Wireless Communications Facility

1. **Collocation:**
 - a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that

demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

- b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.
 - c. **Speculation Towers:** Speculation towers are prohibited.
 - d. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.
2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:
- a. **Maximum Height:**
 - i. 125 feet for towers with provisions for two or three co-locations
 - ii. 180 feet for towers for provisions for four or more co-locations
 - b. **Setbacks Requirements:**
 - i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
 - ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.
 - c. **Buffer Requirements:** A buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). For camouflage and stealth towers, the City Site review Committee may approve a modification of this requirement based on site design.
 - d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City prior to the adoption of this PUD and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.
 - e. **Color:** The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the OSE Architectural Design Review Board.
 - f. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall be solid masonry wall w/ stucco finish painted. The immediate perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three-gallon container plants or 24 inches tall at the time of planting.

- g. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
 - h. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
 - i. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The OSE CDD or City reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.
3. **Roof-Mounted Telecommunication Towers :** The following conditions apply to roof-mounted telecommunication towers:
- a. No tower may be located on any residential structure.
 - b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.
4. **Special Height Review:** The City may approve towers up to 250 feet in height in the OSE PUD after a public hearing and findings of fact based on the following criteria:
- a. All application requirements and all conditions outlined in City Codes are met.
 - b. The applicant has demonstrated that additional height is necessary for service to occupants of the immediate area within the City. The City has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.
 - c. Existing, in-service cellular service towers are scheduled for removal or relocation that would create a diminishment of service volume in the area .

3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

- A. **Characteristics:** Agriculture includes activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.
Forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.
Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.
- B. **Accessory Uses:** Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds, loading shelter.
- C. **Examples:** Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.
- D. **Exceptions**
 - 1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
 - 2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the “Table of Permitted Uses” in Section 3.2. In addition, any Building Design standards, as set forth in City codes, apply.

- A. **Specific to Uses**
 - 1. **Acreage**
 - a. **Specific to UMU** – Usage within Parcels can be a maximum of the building roof area less 15 % for roof equipment.
 - b. **All other zones – defined usage** Parcel area can be a maximum of the available roof area, net parcel ground area less vehicular use area & required paved circulation zones.
- B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the defined development zoning Districts as well as the defined COS District.

3.11: ACCESSORY USES AND STRUCTURES

3.11.1 PURPOSE

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

A. Accessory Dwelling Unit (ADU)

1. For free standing ADUs, see Section 2.4
2. For attached ADUs, all standards apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

B. Private Garage, Carport or Workshop Standards

1. **Quantity:** One garage, carport or workshop is permitted per parcel.
2. **Footprint**
 - a. A garage or carport shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the structure exceed 600 square feet.
 - b. A workshop shall not exceed 320 square feet.
3. **Services**
 - a. A garage or carport may be provided with electricity, a sink, and a commode.
 - b. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.

C. Shed or Storage Building

1. One shed or storage building, up to 120 square feet, is permitted. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Sheds may be provided with electricity and a sink.
2. Sheds shall be located a minimum of 15 feet from the primary structure, unless approved to be closer by the Fire Marshal if materials are sufficiently fire resistant.

D. Swimming Pool

1. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 25 feet in height, measured from average adjacent grade, is permitted. Swimming Pools shall abide by the requirements for Accessory Building Placement in 2.4.1.C.
2. Barriers shall be required per Florida Building Code, or City Code equivalent as updated.

E. Covered, Open-Air Structures: Gazebos and trellises up to 200 square feet are permitted.

F. Outdoor Living and Recreation: Playhouses, picnic tables, dog houses, basketball goal, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or movable platform). If a structure under roof (e.g., playhouse, doghouse,) is permanently affixed to the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

- A. **Accessway loading Zone:** Off-street loading area or a temporary storage area for customers, clients, or employee-owned vehicles is considered an accessory use. Such zones may exist in addition to permanent off-street loading zones, or temporal on-street loading zones.
- B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- C. **Storage for Equipment-Enclosed:** Sheds or tool rooms attached to the principal building perimeter wall for the storage of equipment used in operations or maintenance are permitted subject to City Sketch Plan review. Steel cargo storage containers, or modified versions thereof, are not permitted.
- D. **Specific to the USU:** Open yard use for the storage of materials or equipment is subject to City Review of Sketch Plan Submittal and the following conditions:
 - 1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 8 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or behind the building setback line.
 - 2. Junk or other salvage is not permitted as part of an open storage yard.
- E. **Light Assembly and Repair:** A light assembly and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance, as defined by City Code, to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

3.11.5 SATELLITE DISHES

- A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.
- B. **Within UMU / OSD based Districts:** Satellite dishes shall be placed on the roof. Dishes shall not be visible from any adjacent front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that it is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, Parapet wall height, landscaping, or placement of the dish between or behind architectural features of the building.
- C. **Within USU District:** The preferred location for all dishes is in the rear or side service area or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear service yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

1. Disposition: Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent PUD Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage unless the garage ground level is designed to receive commercial or office space internal to the garage facade for at least 70% of the garage frontage.
2. Frontage Types: Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).
3. Liner Buildings
 - a. Liner Buildings are required in the Urban Districts along Primary PUD street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the OSE Design Review Body. They may be used in other districts to fulfill the requirements of the OSE Standards, such as height and parking location.
 - b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet.
 - c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a Temporary Use Permit that shall be reviewed and issued by the City Manager, subject to the procedures outlined in the City Codes & OSE PUD.

3.12.2 PERMITTED TEMPORARY USE

- A. Outdoor Sporting Events, Trade Show, Trail System competition, competitive swim, kayak, and similar events, for a period not to exceed the City Permit Term for the type and location of the event as determined by the City Manager. In the USU Districts, sporting & related events that occur within the confined stadium & event grounds designed for the events shall not be considered a Temporary Use or require City Permits.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.
- C. Temporary real estate sales offices, in conjunction with an approved parcel of construction or building development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the parcel or structure has an active Project Permit.
- D. For new construction, a contractor's mobilized office and equipment sheds, including steel cargo storage containers, in any Districts, for a period of 6 months, or the duration of active construction, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant. Site placement subject to City Site Review Committee.
- E. **Temporary classroom facilities** shall not be located at any school, religious institution, or other teaching or training use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 18 months — has been approved by the City & OSE administrator. Such plan shall include a review of the placement of the temporary classrooms and may require screening and buffering in order to comply with the OSE Standards. Extensions of up to 1-year may be permitted by the OSE administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession:** Are allowable in association with programmed & scheduled events. City Permits & Vendor License requirements shall apply.
- G. **Portable steel storage containers** are permitted in any USU District for purposes of event preparations, loading or unloading, for a period not to exceed 14 days with placement subject to City Site Review Committee & Event Permit if required.
- H. **Cargo or freight storage containers**, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

4: BUILDING DESIGN & INFILL STANDARDS

4.1.1 PURPOSE

The purpose of this section is to:

- A. protect and enhance Clermont's unique aesthetic character
- B. support high quality streets and public spaces
- C. encourage architecture that blends harmoniously with the natural sloped surroundings and neighboring development
- D. safeguard property values and long-term economic assets
- E. carefully establish the character of the Olympus Clermont PUD, Community Development brand while permitting appropriate growth.

4.1.2 INTENT

The use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes described above. Future Building Design will be reviewed based on the "City of Clermont – Architectural Standards" dated October 23, 2007. These minimum City Standards as well as "Architectural Style Guidance" for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & "Architectural Style Guidance" documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail .

5: LANDSCAPING, PARKING & LIGHTING

5.1 PURPOSE

The purpose of this article is to

- A. recognize the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety, history and general well-being in all areas within the jurisdiction of the city.
- B. establish reasonable minimum standards governing the preservation, planting, protection and maintenance of trees and other landscaping.
- C. protect and enhance property values.
- D. maintain the aesthetic quality of the OSE community & surroundings as a whole.
- E. moderate climate and reduce energy costs,
- F. mitigate the negative impact of noise, glare, air and water pollution, and soil erosion.

5.2: PARKING

5.2.1 PURPOSE

The purpose of this section is to regulate and ensure the provision of adequate parking and access for bicycles, NEV's and motor vehicles. The section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community.

5.2.2 APPLICABILITY

The parking standards of this section shall apply to new parcel developments and when a structural alteration in an existing building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity.

5.2.3 BICYCLE PARKING

- A. **Applicability:** Dedicated or ride-share Bicycle parking is required in all Districts, the OSE Administrator has the authority to waive the bicycle parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** Bicycle parking shall be placed in a usable and accessible location. The rack(s) shall be placed so that neither the rack nor the bike within it blocks pedestrian or vehicular access ways and shall always be maintained and kept clean and in proper working order .
- C. **Size:** Parcel or Building Pad Developments shall provide either racks for 25% of the number of required vehicular parking spaces or contribute the equivalent bicycle inventory, to a ride-share program, or combination. whichever is equal.

5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

- A. **Applicability:** User Dedicated, General or ride-share NEV parking is required in all Districts, the OSE Administrator has the authority to waive the NEV parking requirement if it is not appropriate or feasible in a specific location.
- B. **Location and Configuration:** NEV parking shall be placed in a usable and accessible locations, underground or service level storage areas, structured garages, surface lots, edge of travel lanes. Charging facilities if provided shall be placed so that neither the charging station, cords nor the NEV blocks pedestrian or vehicular access ways

and shall always be maintained and kept clean and in proper working order. NEV parking shall be shown on Site Plan submittals to the City Site Review Committee.

- C. Size: Parcel or Building Pad Developments shall provide either space for 15% of the number of required vehicular parking spaces or contribute the equivalent NEV inventory, to a ride-share program, or combination, whichever is equal. Operations of Tram based transportation can offset the NEV parking requirements based on the ratio of 1 NEV space per 4 passenger seats.

5.2.4 PARKING SPACE REQUIREMENTS

- A. Minimum Number of Parking Spaces: The number of permanent on-site motor vehicle parking spaces required shall be determined by the methodology defined in the PUD written narrative.
- B. Credits for On-Street Parking
 - 1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
 - 2. For multi-family dwellings over 3 units, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.
- C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:
 - 1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
 - 2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
 - 3. Exceptions:
 - a. Group Housing or Multi-Family buildings built specifically to accommodate athlete or student housing are permitted a maximum of 1 parking space per bedroom

5.2.5 PARKING EXCEPTIONS

- A. In the UMUDistrict, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

5.2.6 SHARED PARKING AND PARKING REDUCTIONS

- A. Parking Reductions
 - 1. The City Manager may grant a reduction in the parking requirements set forth in this section in the following cases:
 - a. Where uses in the same or adjoining development parcel, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use — for the entire development to justify the shared use of parking spaces for separate uses.
 - b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking.
 - c. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.

2. The City Manager shall consider the following in determining whether a reduction is warranted:
 - a. The likelihood that the reduced number of parking spaces can satisfy demand
 - b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow
 - c. The impact of periodic overflows upon the public streets and other parking facilities
 - d. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern
3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the OSE applicant.

5.2.7 PARKING LOT DESIGN

A. General Design Standards

1. **Design:** Off-street parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the City Manager.
 - a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering.
 - b. **Travel Lane Dimensions:** Travel lanes without 90 degree opposed parking shall not exceed 20 feet wide for 2-way traffic, except in specific areas that may require additional room for drop-off or truck loading access. A minimum of 24 feet clear travel lane between 90 degree parking spaces shall be provided for 2-way traffic. One-way accessway may be permitted to have travel lane width reduced to 10 feet if approved by the fire marshal.
 2. **Parking Space Marking:** The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing grass, or other vegetative surfacing, or plazas & motor courts that are used for valet or temporary VIP parking. Removable cones, colored pavers or planters may be used for temporary marking.
- ### B. Pedestrian Corridors in Parking Lots:
- Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians and are subject to City Site Review Committee review.
1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
 2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width where no adjacent perpendicular parking space exists or a minimum of 8 feet in width where vehicular overhang from parking bays may encroach on the sidewalk.
 3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
 4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Parking lots shall provide for internal connectivity to adjoining parking lots (except those serving residential buildings of less than 4 units) unless determined not-feasible, or not required by the City Site Review Committee and shall be interconnected or designed to interconnect in the future.
2. Where a parking lot inter-connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owners with the City of Clermont or County Clerk.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.
2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking in Residential Driveways is allowed.

5.2.9 STRUCTURED PARKING

Parking Structures shall be designed to accommodate structural support elements, life-safety, ventilation & site access limitations. Structured Garage Parking space size & circulation configuration may adjust typical surface lot parking dimensions & geometry.

5.2.10 PARKING OF SPECIFIC VEHICLES

A. Parking, Storage or Use of Campers, RV's or Other Major Recreation Equipment:

1. No major recreational equipment shall be parked or stored in any RSD or UMU District in a manner which poses a nuisance, or constitutes a hazard. When parked in a permanent garaged location, such equipment shall observe all setbacks, yard, and other requirements set forth within the Districts in which they are located.
2. Parking or storage of recreational equipment shall not be permitted in any District between the street and the building face. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such uses.

5.3: LIGHTING

5.3.1 PURPOSE

The standards set forth in this section are designed to:

- A. ensure that all site lighting is designed and installed to maintain adequate lighting levels on-site,
- B. prevent excessive light spillage and glare directed at adjacent properties, neighboring areas, and motorists, and
- C. provide security for people and land.

5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

Lighting of outdoor sports fields and performance areas shall comply with the following standards:

- A. Glare Control Package: All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.
- B. Hours of Illumination: The hours of operation for the lighting system for any game or event shall not continue more than 1.5 hours after the end of the game or event.

5.3.3 PROHIBITED LIGHTING TYPES

- A. Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.
- B. Searchlights: The operation of searchlights for advertising purposes is prohibited.
- C. Flashing Lights: With the exception of motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.
- D. Awning and Canopy Back-Lighting: Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.

6: SIGNS

6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter. The OSE PUD shall conform to the City Code as a minimum with additional signage design and controls defined within the OSE ARB and OSE Administration.

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts.

6.2.2 MASTER SIGN PLANS

- A. Applicability: Master Sign Plans are required for the following development types:
1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
 2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.
- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

6.3: OTHER SIGNS THAT REQUIRE A PERMIT

6.3.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, non-profit organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants: establishments, the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the identification & site signage permitted by the City.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
 - a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

7: Land Development

7.1 PURPOSE

- A. Land subdivision & Commercial site development shall conform to the City Codes & Ordinances as a minimum standard as conditioned, adjusted or waived by the Clermont City Council & OSE PUD.
- B. Gated Streets: New gated streets, driveways or drive isles are not encouraged. However, they may be permitted, at the discretion of the City & OSE Administrator in RSD Districts or other PUD Districts where public connection to the existing street grid is not practicable due to topography or existing surrounding conditions. They may be permitted by the applicable OSE Design Review Authority when the access proposed to be gated is an alley, parking lot connection or rear lane and is not the primary building frontage.

7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

Drive Isles or driveways within and connecting parking areas may form connecting accessways for vehicular circulation network without ROW by the use of access easements between parcels with different ownerships. All of these potential circulation segments not marked as “streets” in the Regulating Plan or defined by Typical Cross Section will provide a minimum 20’ two-way paved travel lanes or 10’ one-way travel lanes. The location & configuration will be determined by careful design during the Parcel Site Plan submittal process to address unique site-specific considerations. As such, these accessways are specifically tailored to a unique development context and deviate from the standards enumerated in the typical street ROW sections. In most cases, sidewalks or street trees will not be necessary since the specific accessway section may apply only to a portion of a vehicular driveway within or connecting parking isles. Sketch Plan submittal to the City Site Review Committee shall delineate accessways.

7.3 OVERHEAD UTILITIES

Overhead Electric or overhead Tele-communications utilities are not allowed within the Olympus PUD. Some individual overhead utilities components may be placed within the ROW or Building Envelope to provide Solar collection for small scale electronics, WIFI repeaters, 5G cellular, Photo-cells, Security Cameras, ITS Cameras where necessary.

7.4 TREE PLANTING STANDARDS

The following standards shall be used in conjunction with the appropriate street sections.

- A. **Minimum Quantities:** Street trees shall be installed according to PUD Exhibit-4 Typical street sections. In addition, external street ROW may be utilized for street tree planting where the ROW is adjacent to the PUD Boundary & the street tree planting is acceptable to the owner of the ROW. OSE may enter into maintenance agreements with the adjoining ROW ownership for the long term support of street trees and understory landscape & turf. Utilization of enhanced adjacent ROW Landscape may be utilized to meet PUD perimeter landscape requirements.
- B. **Minimum Spacing:** Arrangement of and distance between hardwood trees should correspond to the expected mature spread of the trees and shall in no instance be less than
 - 1. 44 feet between overstory trees along the street edge & 60’ within medians
 - 2. 25 feet between overstory trees and understory trees
 - 3. 15 feet between understory trees and palms if used.

- C. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than
 - 1. 15 feet to overstory trees
 - 2. 8 feet to understory trees
- D. **Tree Wells**
 - 1. In commercial areas where there is no verge planting strip, trees shall be provided with grates, hard surface tree wells, perimeter low rail or other approved methods of tree root protection.
 - 2. Tree wells for overstory trees shall be as specified per street section. The ideal tree well size is 5 feet by 10 feet; however, tree wells may be reduced to 5 feet by 5 feet if structural soils or silva cells are provided. Root barrier fabric is required.

8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

8.1.1 PURPOSE AND INTENT

- A. Intent: Community Green Space and Open Space (COS) is intended for the use and enjoyment of the OSE development's residents, employees, & visitors. These spaces serve to preserve natural areas, ensure access to open areas and recreation, reduce the heat island effect, enhance stormwater quality, and provide community health benefits. Community Green Space and Open Spaces are not, by definition, required to be deeded or to be granted via easement to any public entity or municipality. The OSE Administrator may elect to form an ownership entity, transfer the land to a CDD or dedicate the land to an existing entity with deed restrictions for conservation & maintenance as Open Space.
- B. Purpose: The purpose of this section is to provide a set of Community Green Space and Open Space associated standards to use within all PUD Districts with frontage on COS. Community Green Space and Open Space in this section are distinct from those areas that are environmentally sensitive and must be otherwise protected as regulated through Environmental Protection.

8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

- A. Minimum Requirements: Development in all PUD Districts shall not encroach into the Community Green Space and Open Space, other than to provide for connectivity to circulation and to terrace grades for maximizing open space utilization.
- B. Areas to be Included in Community Green Space and Open Space Calculations: The features and areas identified in (COS) PUD Exhibit-1 shall be credited towards the PUD open space requirements for the purposes of complying with the City Standards.
- C. Areas not to be Included in Community Green Space and Open Space Calculations: The following areas shall not be counted toward open space requirements:
 - 1. Private yards which are not subject to an open space or conservation easement
 - 2. Public road rights-of-way or private street easements, including sidewalks & medians located within those rights-of-way or easements
 - 3. Open stabilized grassed parking areas and driveways
 - 4. Land covered by structures or restricted sports field & not designated for active public recreational uses
 - 5. Designated outdoor VUA or storage areas

- D. **Playgrounds and Community Gardens:** These may be incorporated into the COS or any of the other Districts or may stand alone.
- E. **Waterfront:** When Community Green Space and Open Space exists, adjacent developments that contain waterfront access should include some type of common access to at least 25% of the waterfront.
- F. **Accessory Structure Standards:** All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, monuments, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the District building form or siting standards. They shall be designed to be consistent with the character of the open space in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the OSE Administrator.

8.2 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

- A. Provision must be made by the OSE Administrator to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:
 - 1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
 - 2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
 - 3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes
- B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and maintenance of the land and facilities.
- C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.
- D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

9: DEFINITIONS OF SPECIALIZED TERMS

Abutting Parcel. Any parcel that shares a lot line with another parcel.

Accessory Dwelling Unit. An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

1. **Single Family Detached Dwelling Unit.** A structure containing one primary dwelling unit on a single lot.
2. **Two Single Family Attached Unit./Duplex.** A structure containing two dwelling units on a single lot.
3. **Three Single Family Attached Unit./Tri-plex.** A structure containing three dwelling units on a single lot.
4. **Multi-Family/Unit.** A structure containing four or more dwelling units on a single lot.
5. **Multi-Family Development.** One parcel that contains multiple buildings containing housing units, either as apartments, or condominium. Each building may have multiple dwelling units.

City “Manager” as defined herein shall be defined as any person or persons designated by the City of Clermont to fulfill the duties herein.

OSE “Administrator” as defined herein shall be defined as any person or persons designated by the Olympus Sports & Entertainment Entity or Olympus Clermont CDD to fulfill the duties herein.

ACI (Aggregate Caliper Inch). A measure of the total combined number of inches of existing and proposed trees used to meet landscaping requirements. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees are measured in diameter at breast height (DBH).

Approved Phase. A phase of development that has been approved through the PUD, subdivision or commercial site plan approval process, or a phase thereof approved by the City Manager prior to a request for an inspection for a certificate of compliance.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

Bar/ Tavern/Night Club.

1. **Bar, Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro brewery (“brew-pub”), and other beverage tasting facilities.
2. **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult-oriented businesses.

Basement. Any area of the building having its floor subgrade (below ground level) on all sides. A raised basement is a basement story with a floor level that is subgrade and ceiling level that is above grade.

Brew Pub. A pub or restaurant that also contains a microbrewery (see definition).

Buildable Area. The area of a lot that remains after removing the required front, side and rear yards for individual lots, as set forth for the particular District.

Building Type / Typology A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building facade must be placed. The BTL may appear graphically on the regulating plan, sections or be stated as a dimension from the property line or right-of-way. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies and do not count against the calculations of % of BTL Defined by a building or Building at the BTL.

Bungalow Court. See (Building Type Standards).

Caliper. A horticultural method of measuring the diameter of a tree trunk for the purposes of determining the tree's size. The caliper of the trunk is measured six inches above the ground for trees with a diameter of four inches or less, twelve inches above the ground for trees with diameters more than four and less than ten inches, and at breast height (4½ feet) for trees with diameters of ten inches or greater.

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Civic Institution. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, and transportation.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses. Civic Buildings may include the following:

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.
2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.
3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."
4. **Religious Institutions, Club House, Meeting Facilities**

Civic Space. An outdoor area, dedicated for community activities. These areas may be reserved for use by a specific neighborhood or community or group, or open for public use.

Colleges and Universities. A dedicated facility or branch location for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (e.g. law, medicine, etc.) and technical colleges.

Commercial. A term defining workplace, office and retail uses collectively.

Common Courtyard. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Garden. A site used for growing plants for food, fiber, herbs, and flowers and

shared and maintained by community residents.

Community Based Farmer's Market. The temporary use of a site for the outdoor sales of food and farm produce items.

Community Care Facilities. Facilities that provide living, sleeping, and sanitation accommodations for institutional purposes in coordination with the provision of social services, or team training. The facilities may include facilities for eating and cooking. This category does not include Group Homes, or Community Residences

Emergency Shelter. A facility that provides temporary housing on a first-come, first-served basis where the facility design can accommodate safe shelter during a period of emergency or evacuation due to natural disaster. Facilities that provide temporary shelter during extremely cold weather (such as churches) are also included.

Short Term Housing. A facility that provides housing for individuals or families (not to exceed 6 months) within a continued identified bed space. The facility would also provide personal assistance to students, patients, clients, or performers who do not utilize daily Hotel accommodations or utilize long term rental of dwelling units. Such personal assistance may include food service, training or re-habitation activities, and in addition may include other needed and necessary supportive services tailored to the individual.

Community/Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site. May also be considered "Civic Facilities".

Day Care, Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. Each individual receiving care is considered one "client". These facilities include the following, all of which are classified and required to be licensed by the Department of Health & Department of Social Services.

1. **Family Day Care Home.** A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers. See "Home Occupation - Minor."
2. **Group Care Home.** A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
3. **Commercial Care Center.** A licensed day care facility licensed that provides non-medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. Conditional Use. These uses that require Administrator approval for conditional uses allowed within a zone.

DBH (Diameter at Breast Height). A standard measure of tree size for existing trees. The tree trunk diameter is measured, in inches, at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, but adjacencies of trunks clearly show sharing of a singular rootball, then diameters of trunks below four and one-half feet to be totaled as a single number indicating DBH.

Depth, Ground-Floor Commercial Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to a commercial tenant.

District. A defined zone suitable for development patterns associated with permitted uses according to the PUD regulating plan.

Drive-Through Facility. Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under “Vehicle Sales and Services.”

Dwelling /Dwelling Unit/Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Facade. The vertical surface of a building.

Facade Zone. The area between the minimum and maximum setback lines.

Fenestration. The arrangement of windows and doors on the exterior of a building.

Finish Level, Ground Floor. Height difference between the ground floor finished floor of residential or commercial space, excluding lobbies and common-use areas, and the adjacent public walk.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Formalized On-Street Parking. see “Parking, On-Street”

Formally Disposed. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

- For lots with frontages along multiple thoroughfares, the Primary Frontage is determined by the Street address. All other frontages may be considered side street frontages.
- For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the standards
- For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.
- Frontages along alleys, service drives, and parking drives may never be a front.

Frontage. A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

Frontage, Primary. The elevation(s) of a structure that fronts a Primary Street. See also “Primary Street.”

Frontage, Private. The area between the edge of the public right-of-way and the front or side façade

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line.

Frontage Line. The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

General Retail. Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services, variety stores; including rental stores. May include sales of materials or artisanal elements produced on the premises.

General Services. Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to business and financial services, advanced technology uses that are compatible in terms of noise/ vibration impacts and hazards with adjoining buildings, minor repair services, health services, social services, legal services, educational services and cultural services. Does not include industrial or medical services.

1. **Bank/Financial Services.** Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Includes ATM facilities (see "ATM").
2. **Business Services.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.
3. **Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also "Maintenance Service - Client Site Services"), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.
4. **Personal Services.** Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, body piercing facilities, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo parlors. These uses may also include accessory retail sales of products related to the services provided.
5. **Professional, Administrative Services.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers' and artists' offices.

Ground Cover. Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

Group Dwelling. A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This category does not include homes for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.

1. **8 or Fewer Residents, in a Home or Dwelling.** Residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals. The resident number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.
2. **More than 8 Residents, in a Community Residence.**
 - a. **Dormitories.** A building or portion thereof which contains living quarters for nine or more students, staff, or members of a team, college, university, primary or secondary boarding school, theological school, or other athletic comparable organization, provided that such building is either owned or managed by such organization. Single family and two-family dwellings are defined separately. See "Rooming and Boarding Facilities."
 - b. **Convent or Monastery.** The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
 - c. **Congregate Care Facility.** A facility for long-term residence exclusively by persons 62 years of age or older, and which may include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.
 - d. **Nursing Home.** A health care institution other than a hospital or sheltered care home which provides inpatient or resident beds and is licensed by the Department of Health as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician.

Hedge. A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

Height, Overall. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

Home Occupation - Major. Residential premises used for the transaction of business, the supply of professional services, and the limited supply of retail by the resident thereof. Major Home Occupations may include agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, family daycare home, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. Such use shall not simultaneously employ more than 1 person in addition to the residents of the dwelling. The Home Occupation use shall not disrupt the general character of the neighborhood.

Home Occupation - Minor. Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. The Home Office use shall not disrupt the generally residential character of the neighborhood.

Household. A group or family living in a single Dwelling Unit. A single household may include up to 5 unrelated people.

Eave/Parapet. Building height to eave/parapet shall be measured from the eave or top of parapet to natural grade or finished grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.

Impervious Surface Coverage/Ratio (ISR) The percent of a defined lot or property that is covered with non-infiltrating material. This includes all structures, slabs and paving material. Individual lots may have variable ISR standards that are collectively accounted & regulated by drainage sub-basin design criteria.

Infill. The development of vacant land that is currently largely surrounded by developed land. It is typically served by existing infrastructure, particularly roads, and may include properties which were previously developed or used for non-building or temporary functions.

Infrastructure and Utilities. Installations or facilities or means for furnishing to the public, electricity, gas, steam, chilled water, communications, Potable or reclaimed water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards; however, it does not include Maintenance Yards (see “Maintenance Yard”) or utility offices (see “General Service and Office”).

Intensive Level Survey. A survey that will be based on a systematic approach to the entire tract, usually at 100-foot intervals, that are differentiated between having high or low potential for containing archaeological and historic resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, subsurface activity, such as shovel tests, are done, unless surface exposure is evident, and the materials are sifted. All of the findings, as well as a determination of eligible sites, will be compiled into a final report.

Landscape Strip, Perimeter. Vegetative material associated with the perimeter landscaping required for a parking lot area or property perimeter.

Liner Building. An occupiable structure specifically designed to mask a separate interior use from a frontage.

Live/ Work Unit. An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically the commercial space is below or in front of the residential space.

Lodging. (syn. Overnight Guest Accommodation)

1. **Bed & Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.
3. **Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
4. **Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms

providing overnight accommodations and breakfast to transient guests.

5. **Resort Hotel.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, pools, tennis, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
6. **Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.
7. **Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 6 months. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

Lot Area. Lot area refers to the horizontal land area within lot lines, excluding any wetlands.

Lot Width. Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

Manufacturing, Processing, Packaging: Light. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing/assembly uses include:

1. **Artisan/Craft Product Manufacturing.** An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.
2. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers and not located on the site of a clothing store (see "Personal Services"). Does not include the production of textile fabrics and related materials.
3. **Furniture and Fixtures Manufacturing, Cabinet Shop.** A business that showcases and orders wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery without on-site manufacturing. hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.
4. **Handicraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production.

Manufacturing and Processing, Heavy. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products,

machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.

Marine Industrial. A place of business serving marine-related needs including but not limited to: the loading and unloading of boats, boat storage (dry stack or boatyard), major boat repairs and servicing (engine, painting, body work, overhaul), commercial boat manufacturing, commercial fishing, the shipping of goods and containers, and other activities whose primary purpose is to facilitate the commercial maritime industry.

Medical Services: Clinic, Urgent Care; Doctor Office; and Extended Care.

1. **Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices - Professional/Administrative.”
2. **Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.
A facility with five or more licensed practitioners is instead classified under “Medical Services – Clinic, Urgent Care.” Counseling services by other than medical doctors or psychiatrists are included under “Office – Professional, Administrative.”
3. **Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential Care.”

Maximum Lot Coverage. The percentage of a lot that is covered by roofs of the primary structure, and any accessory structures.

Medical Services: Hospital. A major institution where people receive medical, surgical, or psychiatric treatment and nursing care.

Meeting Facility, Public or Private. A facility for public or private meetings, including: Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

Microbrewery. (syn. Craft Brewery) A brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises. These establishments may be part of a brew pub (see definition).

Mining /Resource Extraction. Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted. Mass parcel grading & relocation of soil & terracing is not considered mining, where the activity is related to an approved phase of development.

Mixed-Use. Multiple functions & land use within the same building or the same general area through superimposition or within the same area through vertical or horizontal adjacency.

Mixed-Use Project. A development that combines both commercial and residential or other uses on the same site, typically with the commercial uses occupying the ground floor street frontage and the residential uses above.

Museum. See “Community Oriented Civic Facility.”

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in a nature, with irregular shapes and asymmetry.

Neighborhood Market. A neighborhood serving retail store, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Office. See “General Services, Business Services, and Professional, Administrative Services.”

Open Air Retail. A retail sales establishment operated substantially in the open air including, but not limited to: kiosk display & sales, clothing, or event related merchandise, water based or trail recreation services and rental, and the like. Does not include community farmer’s markets (see “Community Farmer’s Market”), Vehicle Sales and Rental (see “Vehicle Sales and Rental”), Services”), home or garden supplies and equipment, or plant nurseries.

Outdoor Storage. Open yard area used for storage of materials or equipment associated with a primary use, excluding junk or other salvage. This is an accessory of primary use.

Outparcel. A small lot at the outer edge of a shopping center or commercial parcel typically with frontage along a highway. This is distinct from a Pad Site.

Pad Site. A small individual building site or lot that may occur internal to a multi-building parcel and is designed to integrate a new building into the adjacent buildings and site circulation without significant alteration.

Parking Facility, Public or Commercial, Surface or Structure. Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Parking, On-Street. On-street parking is parking constructed parallel or diagonal to the street right-of-way, defined by a ribbon or vertical curb, utilizing a durable surface material such as asphalt, concrete, pavers, with appropriate stormwater controls.

Passive Recreation. Recreation requiring little or no physical exertion focusing on the enjoyment of one’s natural surroundings.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas and define acceptable proximity between parking and building occupancy.

Personal Storage Facility, Indoor-Ancillary Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the building tenancy or employees as individual storage spaces and characterized by low parking demand. Premises may include retail, recreational, spa or restaurant sales not related to personal storage functions.

Perimeter Buffer. The required installation of landscaping and screening materials between specified Districts.

Planting Strip. Areas intended for the placement of vegetation within the interior of parking lot areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

Primary Facade. The elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the Primary Street

Primary Street. The most significant street that a building fronts. When a structure only fronts one street, that street is considered the Primary Street.

Public Right-of-Way. The entire area between property boundaries which is owned by a governmental agency dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use, and includes without limitations the street, curb, shoulder, sidewalk, parking or parking strip, planting strip, and any public way.

Public Right-of-Way Line. The line where the property meets the public right-of-way at a public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

Public Way. Any street, accessway, path or right-of-way, whether privately or publicly owned, which is designed, or used for vehicular or pedestrian traffic or access.

Recreation Facility, Commercial or Institutional.

1. **Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility; three or fewer machines or devices are not considered a use separate from the primary recreation use of the site. Does not include adult-oriented businesses.
2. **Club.** This land use consists of meeting & service space and accessory facilities and uses including: clubhouses with bar and restaurant; locker and shower facilities; “pro shops” for on-site sales of equipment and clothing; and cart storage and rental facilities.
3. **Health/Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: Exercise machines, weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.
4. **Outdoor.** A facility for outdoor recreational activities where a fee may be charged for use. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, concessions, ticketing offices, will-call, facility maintenance storage & equipment.

Recreational Vehicle Parking. Land area dedicated to the short term or overnight parking of recreational vehicles.

Redevelopment Area. For purposes of the OSE Standards, there is no defined redevelopment area, however development patterns once established in any District can become eligible for redevelopment activities designed to re-purpose or refresh building and site components. Forms of redevelopment can include demolition & reconstruction, retrofit of new uses into established building and site areas, and renovation.

Reserved Strip. A piece of land in a subdivision that is reserved, held or controlled for the purpose of prohibiting access to streets and roads.

Residential. Premises used primarily for human habitation.

Restaurant, Cafe, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Root Flare. (syn. Trunk Flare). The outwardly curving base of a tree where it joins the roots.

School, Private or Public. Includes the following facilities:

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Does not include pre-schools and child day care facilities (see “Day Care, Child or Adult”).** See also the definition of “Studio - Specialized Education/Training” for smaller-scale facilities offering specialized instruction.

Setback. The mandatory clear distance between a property line and a structure.

Sexually Oriented Business. Defined by the City of Clermont Code of Ordinances, Ch. 95

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Sharrow. A marking on the road delineating travel lanes to be shared by bikes and cars.

Signage - Entrance Monument. A structure or related structures, together with landscape and project logo and or logo type, colors & materials that are associated with the overall OSE project boundary location and do not advertise any specific internal establishment.

Special Event Sign. A sign which carries message regarding a special event or function which is of general interest to the community.

Sports Complex. See Division 2.5 (Civic and Open Space Types).

Square. See Division 2.5 (Civic and Open Space Types).

Storage, Outdoor. See “Outdoor Storage.”

Storefront. The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

Story. An above-grade habitable floor level within a building.

Studio - Specialized Education/ Training, etc. Small & medium scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as:

1. **The arts.** Production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
2. **Vocational and Professional Schools.** Business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g. law, medicine, etc.), religious ministry training facilities.

Structure. Anything constructed or erected, the use of which requires attachment to the ground,

attachment to something located on the ground, or placement on the ground. The term “structure” shall include: Buildings; Walls or fences; Signs; Light fixtures; or anything else constructed or erected, the use of which requires a permanent or semi-permanent location on the ground or which is attached to something having a permanent or semi-permanent location on the ground.

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Temporary Parking Lots. Parking lots that are not permanent, are only intended to fulfill a short-term need, and ultimately will be replaced by a permanent building or structure. Temporary Parking lots are not subject to the parking location regulations and liner requirements for above grade parking in the building form standards, but must comply with all landscaping standards.

Thoroughfare. A road, street, or path providing a connection between two places.

Traffic Impact Analysis (TIA). A study performed by professional engineers with expertise in traffic engineering principles and practice, which reviews development of a specific property and analyzes how it integrates into the existing and proposed city street network and ongoing traffic study. The analysis utilizes data and conclusions developed in previous studies, and identifies improvements needed to mitigate the impact of traffic generated by a development on the street network system.

Transit Station. A lot or structure used for the purpose of parking, loading and unloading passengers from tram, or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses or other transit providers stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transitional/Supportive Housing. A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of not more than eight (8) adults, with or without children, who require transitional housing accommodations made necessary due to conflict or threat of personal harm arising from the person’s former living arrangement.

Transportation Terminal. Facilities for the embarkation and departure of surface transit facilities, including but not limited to: bus, tram, taxi transit.

Vehicle and Boat Sales and Rental. A retail establishment selling and/or renting electric motorized vehicles, cycles, boats, and/or scooters. May also include ancillary repair and the sales of parts and accessories incidental to the use. Does not include businesses dealing exclusively in automobile used parts, auto wrecking and/or salvage; the sale of auto parts/accessories, but may include automobile rental services.

Waterfront Lot. Any lot that is bound on one or more sides by a significant and naturally occurring body of water. This includes wetlands, & lakes. This does not include retention or detention ponds, ditches, or pools.

Water/Marine Oriented Facilities. A non-for-profit or for-profit enterprise for on-water storage, servicing, charging, berthing, securing, loading and unloading of canoes, kayak, boats, and other marine related activities including: recreational and fishing, watercraft rentals, and marine-related retail supplies, etc.)

Advertising Receipt

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

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081811
Phone: (352) 241-7331
Date: 11/09/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/27/2018	11/27/2018	\$554.17

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-36

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

1.5 miles south of the Lake Louisa Road and US Highway 27 Intersection East of US Highway 27 and west of Schofield Road
Approximately 247.02 +/- Acres
Portions of Alternate Keys 1594600 & 1462436

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59- 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING

SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"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 51.0 OF SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 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 DIS-

TANCE 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 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

Payment Info	
Ad Price	\$554.17
Tax	\$0.00
Sub Total	\$554.17
Prepaid Amount	\$0.00
Balance Due	\$554.17

Advertising Receipt

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081811
Phone: (352) 241-7331
Date: 11/09/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/27/2018	11/27/2018	\$554.17

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 337.15 FEET; THENCE N00°13'39"W, A DISTANCE OF 561.00 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 1391.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID SCHOFIELD ROAD; THENCE S00°23'52"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2664.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 247.02 ACRES MORE OR LESS.

From: Urban Transition UT
To: Planned Unit Development PUD

This request will be considered by the Planning & Zoning Commission on Tuesday, December 4, 2018 at 6:30 p.m. and a public meeting to consider the request will be held before the City Council on Tuesday, December 11, 2018 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10081811
November 27, 2018

LESS AND EXCEPT:

NORTH BRADSHAW ROAD, AN EXISTING 20.00 FOOT WIDE COUNTY MAINTAINED AND GRADED DIRT ROADWAY LYING IN THE EASTERLY PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LYING WITHIN THE BOUNDS OF THE PREVIOUSLY DESCRIBED PARCEL.

Payment Info	
Ad Price	\$554.17
Tax	\$0.00
Sub Total	\$554.17
Prepaid Amount	\$0.00
Balance Due	\$554.17



Implementation Principals, Concepts & Standards

OLYMPUS SPORTS & ENTERTAINMENT

PUD Site Plan + Design – Grading & Terracing

