



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Thursday, January 3, 2019
City Hall – 685 W. Montrose Street, Clermont, FL**

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

MINUTES

December 4th Planning & Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2019-08
Fuqua Comprehensive Plan Amendment

Consider an ordinance for a large scale comprehensive plan amendment to change the future land use from Lake County's Urban Low Density to the City's Low Density Residential for 115 +/- acre project.

Item 2 - Ordinance No.. 2018-36
Olympus Sports & Entertainment (OSE)

Consider an ordinance for a rezoning to a Planned Unit Development for 247 +/- acres located east of Lake Louisa and adjacent to Schofield Road. The applicant envisions incorporation of residential, commercial, office, sport and performance venues and open space.

Item 3 - Resolution No. 2019-02R
Clermont Indoor Soccer Complex

Consider Conditional Use Permit to allow for a structure more than 20,000 square feet in the C-2 General Commercial zoning district for property located on the south side of State Road 50, just west of County Road 455.

Discussion of Non-Agenda Items

ADJOURN

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

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

Please be advised that if you intend to show any document, picture, video or items to the

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Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
December 4, 2018

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

MINUTES of Planning and Zoning Commission meeting held on November 6, 2018 were motioned to correct the minutes and motion passed 7-0.

REPORTS:

Chairman Whitehead congratulated the City of Clermont for the success of Light Up Clermont.

Curt Henschel, Development Services Director wanted to reiterate the re-appointment of the commissioners at the City Council meeting held on December 11, 2018.

REQUEST:

Item # 1: Consider ordinance to amend southern sidewalk condition as part of the original PUD Ordinance 2017-42 approval.

APPLICANT: *Lakeview Preserve PUD Amendment*

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

The applicant, Shutts & Bowen LLP, is requesting an amendment to PUD Ordinance 2017-42. This ordinance was approved by the City Council on January 23, 2018 to allow 323 single-family residential lots. It is commonly referred to as the Eddy property. During the public hearing, the applicant volunteered that he would be willing to put a sidewalk on the south side of Hartwood Marsh Road, opposite of the project. This condition was added to Ordinance 2017-42 under Section 7, Item 4 that “a sidewalk on the south side of Hartwood Marsh Road shall also be constructed the length of the property.” This was in addition to the sidewalk requirement on the north side of Hartwood Marsh Road and on both sides of the internal residential streets of the subdivision.

Once engineering commenced on the new alignment of Hartwood Marsh Road with the proposed roundabout at the entrance to the subdivision, it became apparent there was not enough right-of-way to put both sidewalks to meet the condition in the ordinance. The proposed roadway cross-section and realignment of Hartwood Marsh Road will not allow both sidewalks within the right-of-way along the full length of the property. On the offsite sidewalk exhibit, about half of the distance along the southern right-of-way can accommodate the sidewalk. This area is in the central portion of the property near the proposed roundabout. The remaining areas that cannot accommodate the southern sidewalk are located on the east and west portions of the project.

The applicant has discussed this issue with staff and the remedy is to amend the PUD to modify this condition. The applicant will construct a northern sidewalk the full length of the property along Hartwood Marsh Road and a portion of the sidewalk on south. In addition, the applicant has agreed to pay \$24,741.72 to the City for the 1,478 feet of sidewalk not installed. The funds will be placed in a restricted cash account to be used for pedestrian or transportation needs. The City's Public Works Department has confirmed that this is a reasonable amount to construct the length omitted. Because of the alignment of Hartwood Marsh Road and existing right-of-way, staff recognizes the challenge of placing the southern sidewalk the full length of the property within the right-of-way. Therefore, staff supports the applicant's request to revise the southern sidewalk condition with payment due within 90 days.

Applicant, Elesia Rectanus, 300 South Orange Avenue, Suite 1600, Orlando, Shutts & Bowen was present to answer all questions.

Chairman Whitehead opened the floor to the public.

Bridgette Conway, stated a side walk on the south side of the road does not make any sense.

Doug Hoffman, Pulte Homes, 4901 Vineland Road Suite 100. Sidewalk was offered due to possible safety concerns that were previously presented in the public hearing. The roundabout was also implemented to accommodate the residents at Lover's Lane who requested changes be made.

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

Commissioner Colby ask if there are crosswalks that will be connected to the north side of the road, to tie in.

Mr. Hoffman stated there will be crosswalks per the image they presented.

Commissioner Smith asked if there are any existing sidewalks and if there are water and sewer at their location.

Mr. Hoffman stated that there is water and sewer to the west and they will pay for any expenses to run the utilities to the site.

Chairman Whitehead entertained motion for item 1. Commissioner Hubbard moves to approve the requested motion; it was seconded by Commissioner Smith. Motioned passed 7-0.

REQUEST:

Item #2: Request for postponement to January 3, 2019

APPLICANT: *Olympus PUD Rezoning*

Chairman Whitehead entertained motion for item 2. Commissioner Hubbard moves to approve the requested motion; it was seconded by Commissioner Colby. Motioned passed 7-0.

Meeting adjourned at 6:46 p.m.



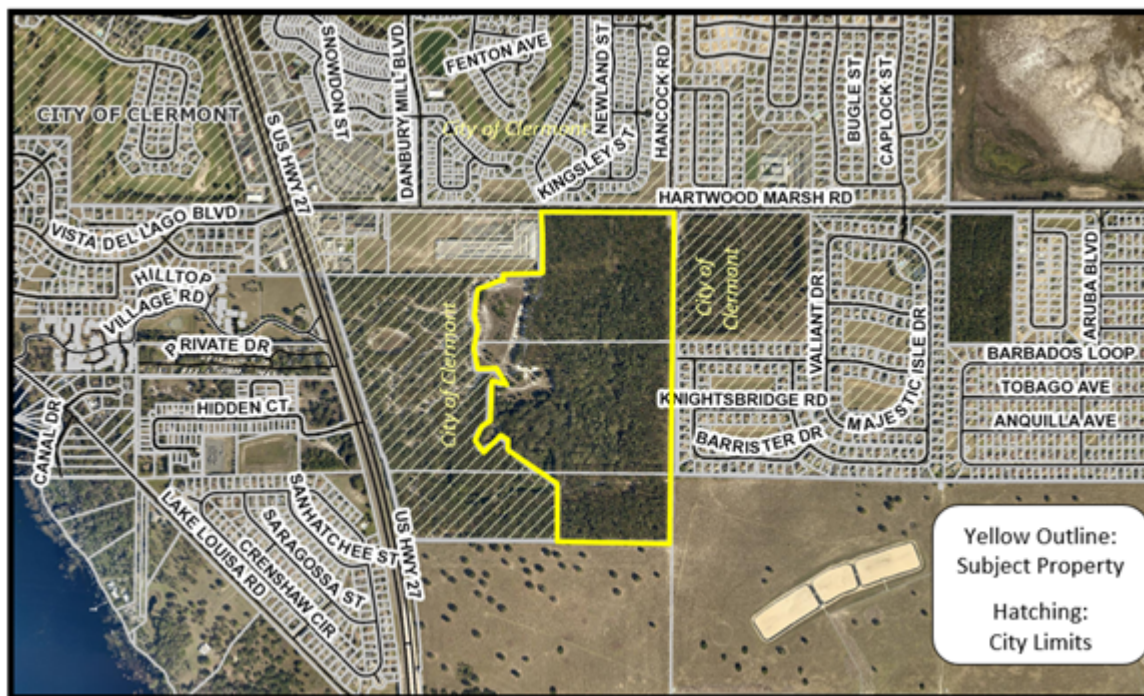
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Thursday, January 3, 2019	
Agenda Item Name	
Ordinance No. 2019-08 <i>Fuqua Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2019-08.	
Staff Report	

The applicant, Hartwood Marsh Residential LLC, is requesting a Future Land Use change on the subject property. The property, approximately 115 acres, is located southwest of the intersection of Hartwood Marsh Road and Hancock Road.



This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD) for single-family housing. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses, formerly citrus and now planted pine.



The proposed map amendment will change the future land use from Lake County's Urban Low Density to the City's Low Density Residential. The City's Low Density Residential does not permit commercial or industrial uses. The applicant is requesting up to 321 units on 115 +/- acres, which equates to 2.8 units per acre. The City's Low Density Residential allows up to three (3) dwelling units per acre. This proposed land use is the City's lowest density residential land use category.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These policies include: Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Since the proposed land use is consistent with the Comprehensive Plan, does not increase the current density from Lake County, and the City can fully serve the project, staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Urban Low Density to the City's Low Density Residential.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and	Available Budget Amount

	Description	
Exhibits Attached (copies of original agreements)		
1.	2019-08 Fuqua CPA	2019-08 Fuqua CPA.doc
2.	Fuqua Maps	Fuqua Maps.pdf
3.	location map	location map.pdf
4.	Boundary survey	Boundary survey.pdf
5.	Application	Comp Plan Amendment.pdf
6.	CPA Legal Proof	CPA Legal Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-08

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the



CITY OF CLERMONT
ORDINANCE NO. 2019-08

Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

Alternate Key 1462428, 1663521, & 3853084

CHANGE IN FUTURE LAND USE CLASSIFICATION

From Lake County: Urban Low Density
To City of Clermont Low: Density Residential

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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





CITY OF CLERMONT
ORDINANCE NO. 2019-08

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of March, 2019.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Fuqua Property

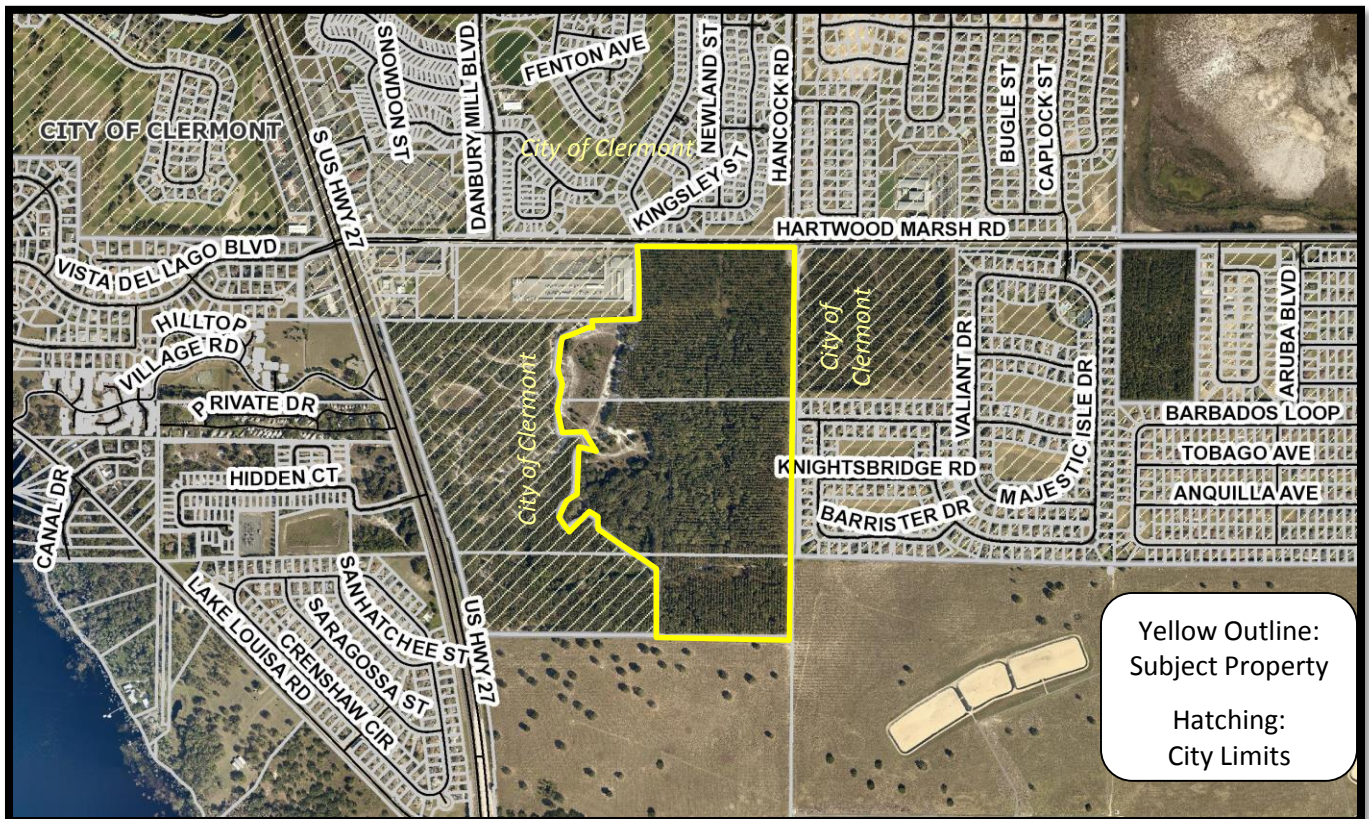
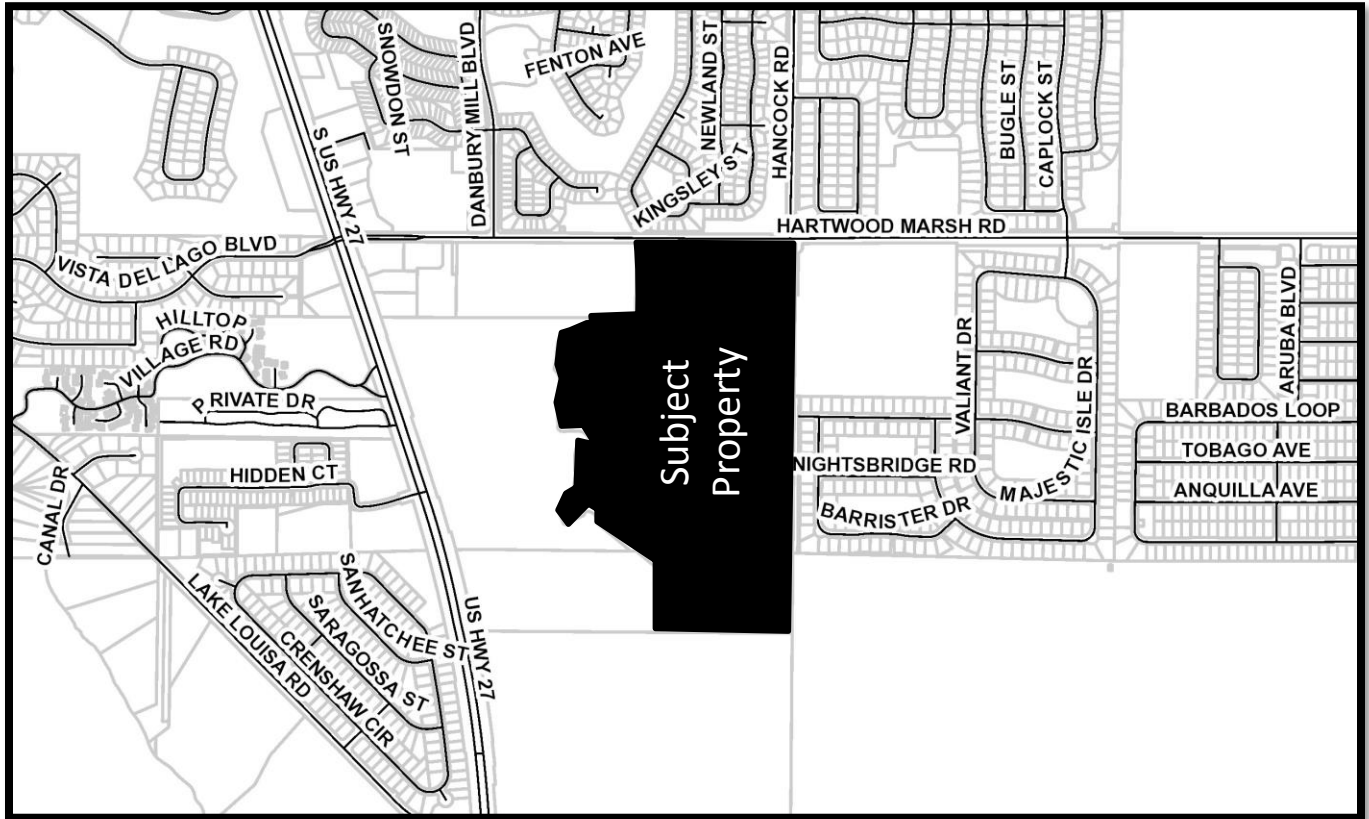


Exhibit – Future Land Use Map – Fuqua Property

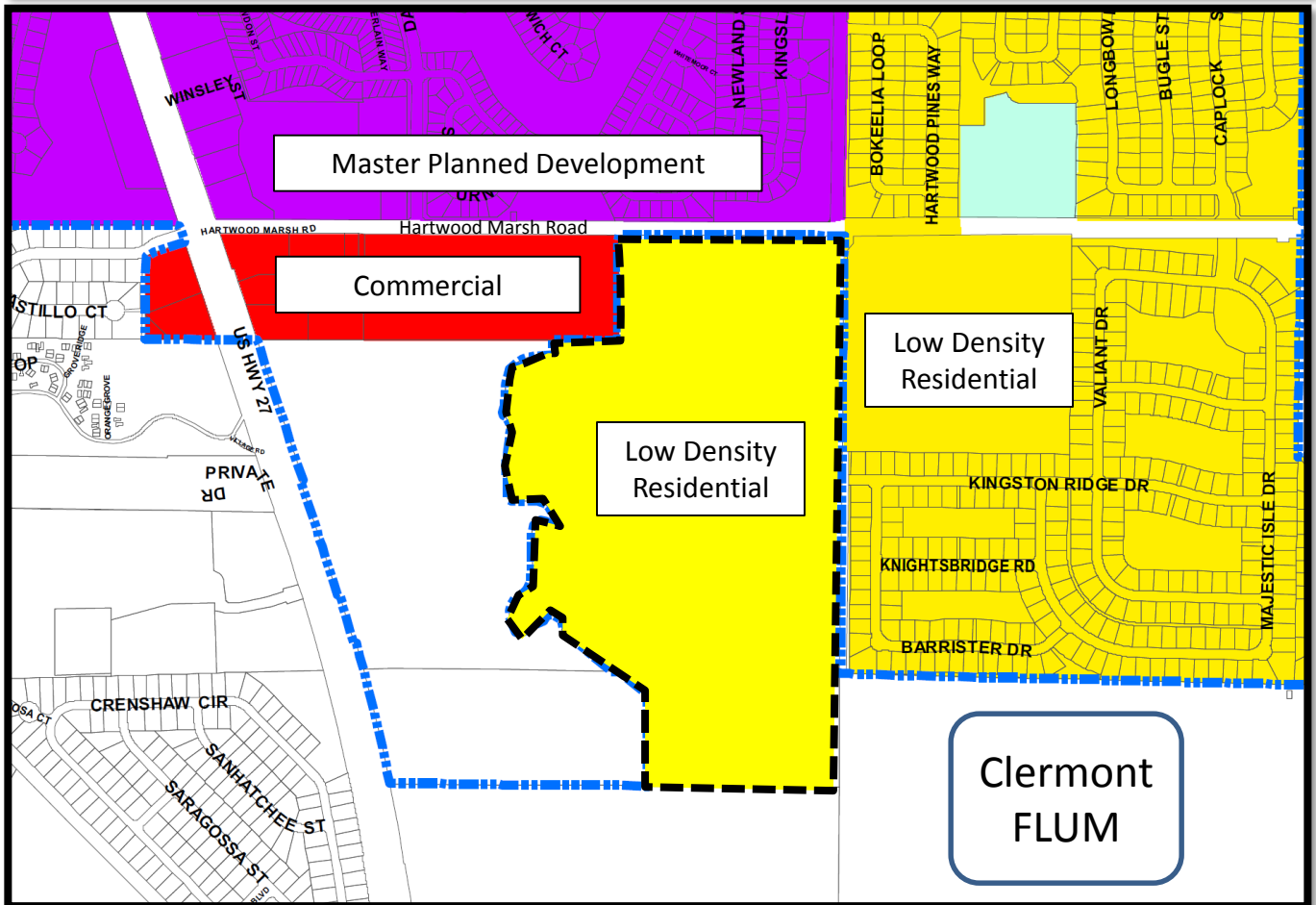
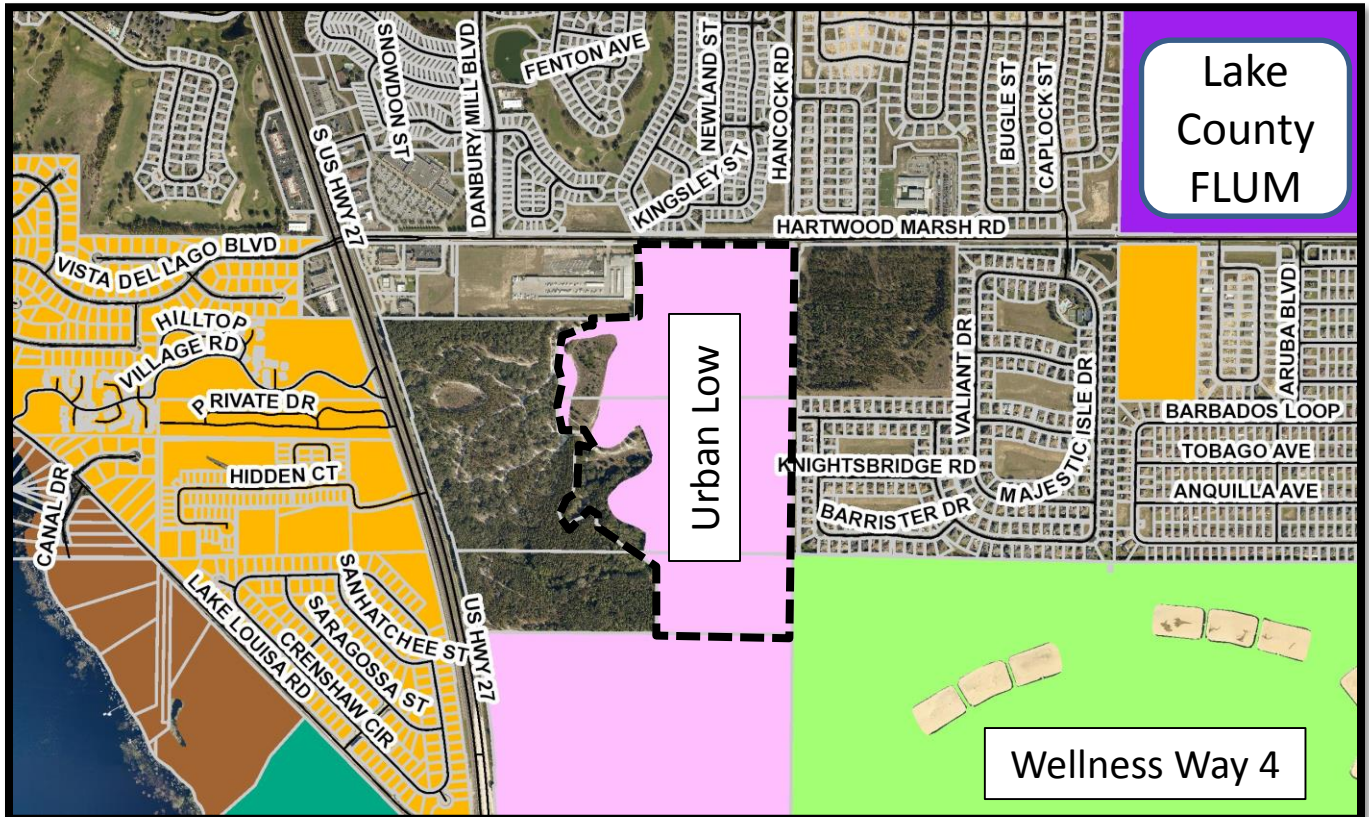
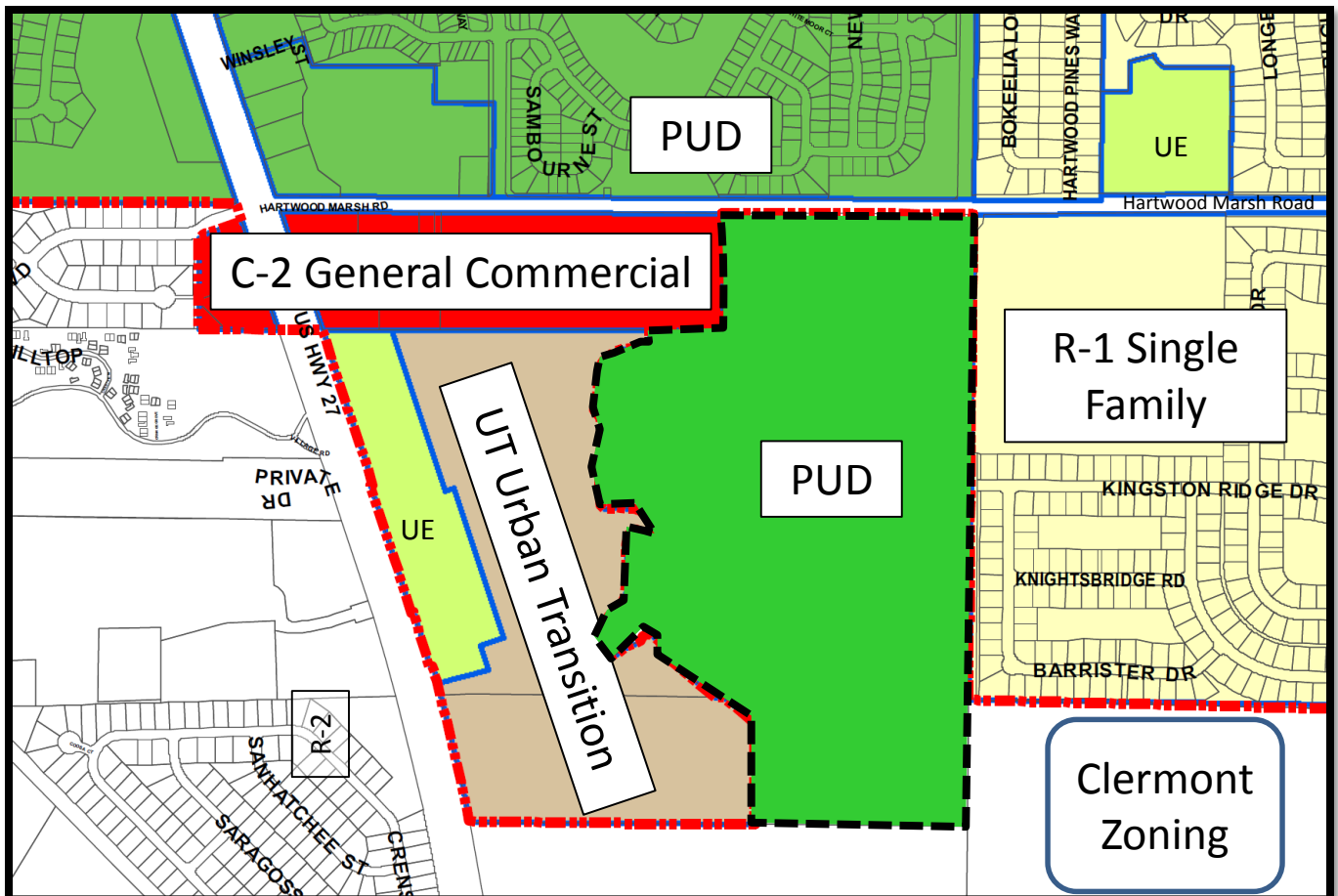
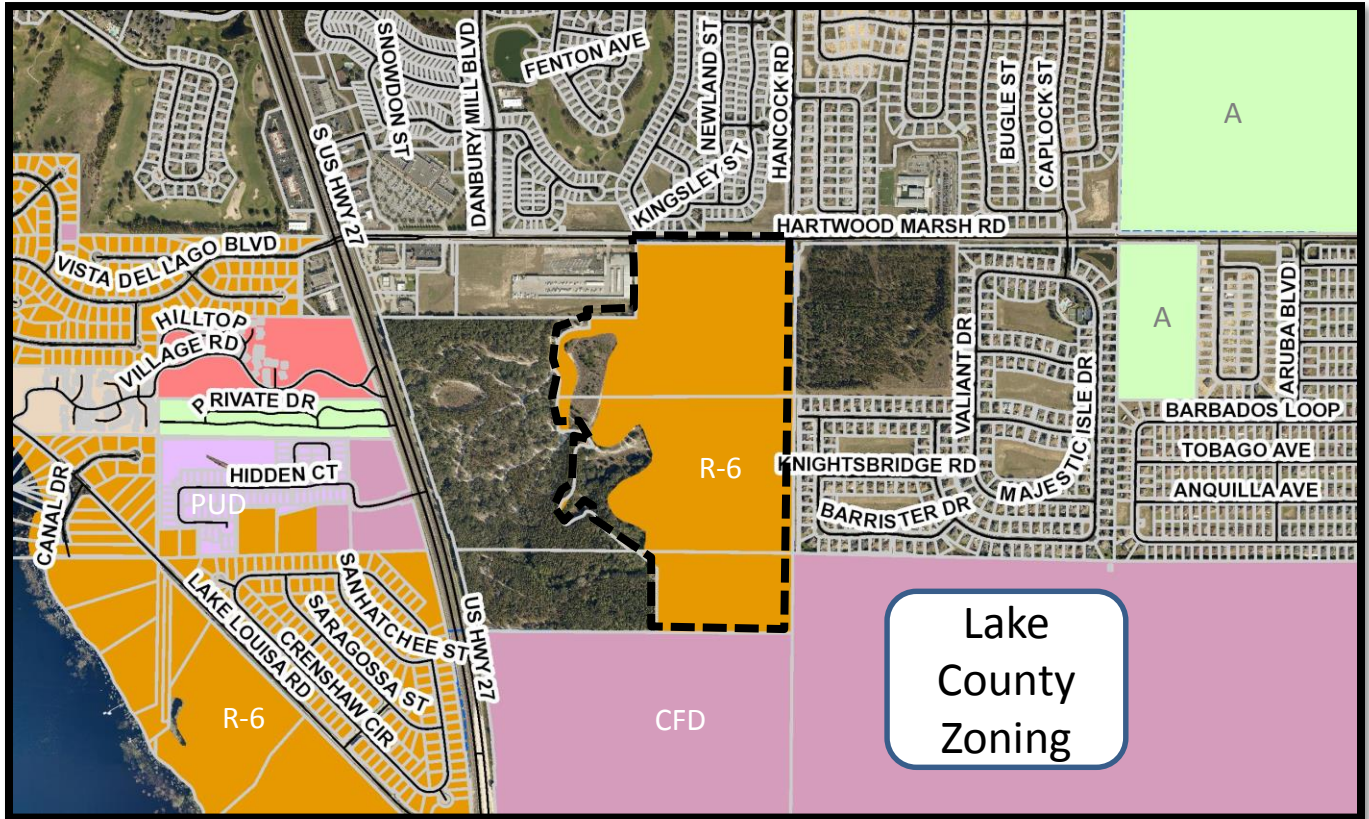


Exhibit – Zoning Map – Fuqua Property



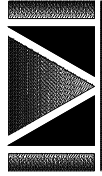


Hartwood Marsh

Sections 9 and 16, Township 23 South, Range 26 East
City of Clermont, Florida

LOCATION MAP

NOVEMBER 2018



DONALD W. MCINTOSH
ASSOCIATES, INC.

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

2200 PARK AVENUE NORTH

WINTER PARK, FL 32789

PHONE: (407) 644-4068 FAX: (407) 644-8318

DESCRIPTION:

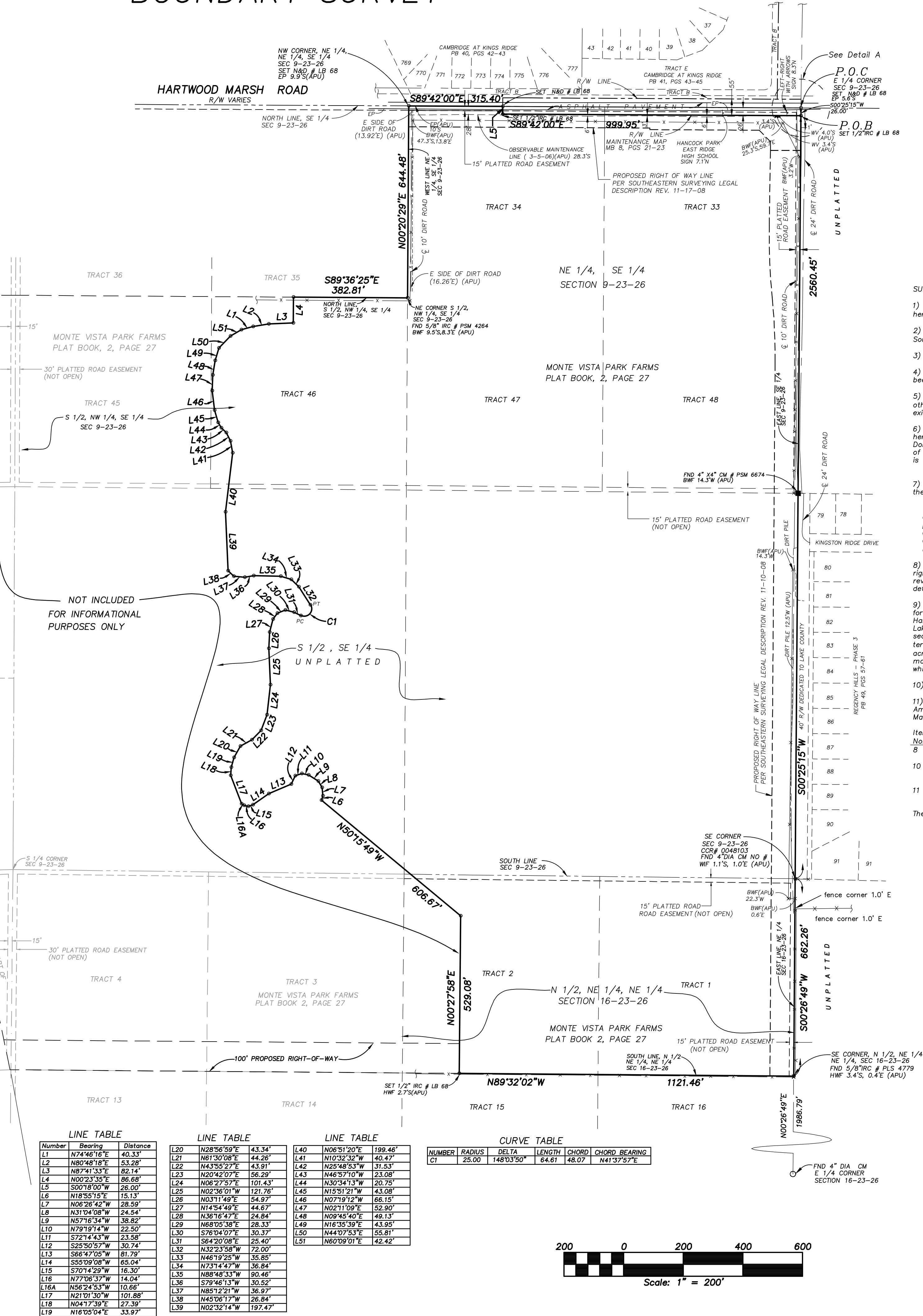
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Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

LEGEND	
SYMBOLS	ABBREVIATIONS
L1 LINE NUMBER (SEE TABLE)	A/C AIR CONDITIONER
L2 LINE NUMBER (SEE TABLE)	APU APPARENT PHYSICAL USE
L3 LINE NUMBER (SEE TABLE)	APU APPARENT PHYSICAL USE
L4 LINE NUMBER (SEE TABLE)	APU APPARENT PHYSICAL USE
L5 LINE NUMBER (SEE TABLE)	APU APPARENT PHYSICAL USE
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BOUNDARY SURVEY



- SURVEYOR'S NOTES:
- Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU".
 - Bearings based on the East line of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, as being S00°25'15"W (an assumed meridian).
 - No underground improvements, installations, foundations or utilities located.
 - No attempt to locate jurisdictional wetlands or state sovereignty lands, if any, has been made this date.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
 - All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt nor was required to do a title search of the above information. Users of this survey are warned that use of this information is at their own peril.
 - The following note, as quoted from the plat of MONTE VISTA PARK FARMS, addresses the road easements shown within this boundary:
"The fee in the Streets or Roads shown on this plat is hereby reserved to the record owners of the lands there in contained and their assigns, and only an easement [sic] for the benefit [sic] of the public, and of purchasers, for travel and necessary drainage of said roads, by reference to this plat, is hereby granted. This shall not be deemed a public dedication of any said Streets or Roads except upon condition herein imposed."
 - U. S. Highway 27 right-of-way is from Florida Department of Transportation, right-of-way maps for Section 11200, FF I.D. No. 236423, Sheets 8 and 9 of 29, last revised October, 2005. Donald W. McIntosh Associates, Inc. did not research title to determine dedication of any right-of-way shown thereon.
 - According to Lake County Right-of-Way Department the only right-of-way recorded for Hartwood Marsh Road within Tracts 33 and 34 is recorded in a Maintenance Map for Hartwood Marsh Road in Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida. The Map establishes 26 feet south and 29 feet north of the quarter section line as right-of-way and extends westerly from the east line of Tract 33 terminating approximately 315 feet east of the west line of Tract 34 (It does not extend across the entire frontage of the subject property). There is observable evidence of maintenance as shown lying westerly of the western terminus of the right-of-way for which no map was furnished by Lake County.
 - No irrigation lines, sprinkler heads, internal dirt roads or fences located.
 - Surveyor has reviewed the following items listed in Schedule B, Section 2 of First American Title Insurance Company, Title Commitment No. 2037-1078570, effectively dated March 28, 2006, 8:00 a.m., for easements and rights-of-way and finds the following:

Item No.	Official Records Book/Page(s)	Description	Comments
8	Plat Book 2/Pg 27	Plat of Monte Vista Park Farms	Shown.
10	666/364	Right-of-Way Easement to Sumter Electric	(Blanket type) Not shown.
11	666/370	Right-of-Way Easement to Sumter Electric	(Blanket type) Not shown.

The property may also be subject to other matters set forth in said Title Commitment.

SURVEY DATE: 4-4-06

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION NO. 68

Florida Registered Surveyor and Mapper
Certificate No. _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

DRAWING
CS# 06-308

LAKE WEBSTER LLC

SHEET

1 OF 1

HARTWOOD PROPERTIES LAKE COUNTY SEC 9&16-23-26

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1888

JOB NUMBER
25208.0045

SCALE
1"=200'

CHECKED BY: KR

DATE: 2/27/06

FIELD BOOKS:
1196

REVISIONS

NO. DATE DESCRIPTION CHK

NO. DATE DESCRIPTION CHK

NO. DATE DESCRIPTION CHK



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to rchidlow@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: _____

FEE: \$2,325.00

Project Name (if applicable): Hartwood Marsh

Applicant: Hartwood Marsh Residential, LLC

Contact Person: John Florio, P.E. - Donald W. McIntosh Associates, Inc.

Address: 2200 Park Avenue North

City: Winter Park **State:** FL **Zip:** 32789

Phone: 407-644-4068 **Fax:** 407-644-8318

E-Mail: jflorio@dwma.com

OWNER: Hartwood Marsh Residential, LLC - Attn: Jeffry B. Fuqua - Manager

Address: 401 Ferguson Drive

City: Orlando **State:** FL **Zip:** 32805

Phone: 407-293-6563 **Fax:** 407-291-2815

E-Mail: jeff@amickinc.com

General Location: SW corner of intersection of Hartwood Marsh Road and Hancock Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 115.89 acres

Flood hazard area (yes) X and approx. acreage 18.7 (no) _____

Existing (Actual) Land Use: Vacant

Existing Zoning: R-6 (Lake County)

Existing Future Land Use: Urban Low Density (Lake County)

Proposed Future Land Use: Low Density Residential (city)

Type of development proposed: Single Family Detached Residential



Proposed density (dwelling units/acre) or intensity: 2.8 DU/acre

Proposed Zoning District: PUD (city)

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

Hartwood Residential LLC owns approximately 115.89 acres adjacent to the City of Clermont. The property is now contiguous to the city limits, which requires the property be annexed to obtain utility service from Clermont. The owner is therefore filing an application for annexation which will require that the city's Comprehensive Plan be amended to provide a Future Land Use. The owner is also filing an Application for Conditional Use Permit which will allow single family detached dwelling units. The owner is requesting a Future Land Use of Low Density Residential in the city, which is consistent and compatible with the proposed PUD.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

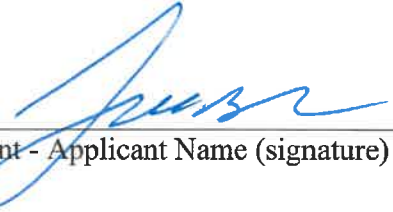
Before me, the undersigned authority personally appeared

Jeffry B. Fuqua - Manager, Hartwood Marsh Residential, LLC, who being

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

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

Jeffry B. Fuqua - Manager
Affiant - Applicant Name (print)

X 
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

X 
Notary Public, State of Florida at Large

My Commission Expires: 03-16-19





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jeffrey B. Fuqua - Manager, Hartwood Marsh Residential LLC, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low Density (county) to Low Density Residential (city) for the property legally described on the attachment of this application.
3. That the owner of said property has appointed N/A to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Jeffrey B. Fuqua - Manager
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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

X [Signature]
Notary Public, State of Florida at Large

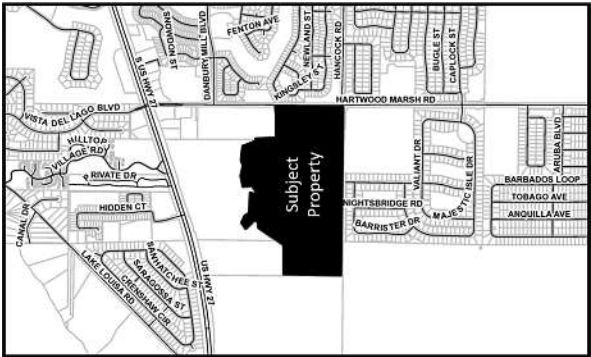
My Commission Expires: 03/16/19



CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-08

The City of Clermont will hold public hearings on Thursday, January 3, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, January 8, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Low Density Residential.

The City of Clermont will hold a public hearing on Tuesday, March 12, 2019 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

Southwest corner of the Hartwood Marsh Road and Hancock Road intersection
Alternate Key 1462428, 1663521, 3853084

Ordinance #2019-08:

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

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

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

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D047897 - December 24, 2018 & February 26, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D047897 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 12/18/2018 9:04:56 AM
NEXT RUN DATE: 12/24/18
PROOF DUE: 12/21/18 12:59:55



AGENDA ITEM

Meeting Date	
Thursday, January 3, 2019	
Agenda Item Name	
Ordinance No.. 2018-36 <i>Olympus Sports & Entertainment (OSE)</i>	
Requested Action	
Recommend approval 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.

Transportation

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.

The applicant has completed a Tier 2 traffic study in coordination with Lake Sumter MPO, Lake County and Florida Department of Transportation. Lake Sumter MPO has provided a review of the study. Florida Department of Transportation is completing their review of the study and proposed mitigation for US27, the applicant will be responsible for all onsite or offsite mitigation and proportionate share of transportation infrastructure construction.

Lake Sumter MPO recommends the applicant provide for annual monitoring between phases of roadway capacity and concurrency. This annual report should be provided to City of Clermont, Lake County, Lake Sumter MPO and FDOT. Further, at 50% of Phase III, the applicant should begin modeling and monitoring to ensure the network modeled has sufficient transportation facility concurrency. The applicant would be responsible for any additional mitigation strategies and/or improvements once the report is completed.

Within the Olympus Sports and Entertainment site the applicant has proposed a high level of active transportation accommodations. The site has interconnected multi-purpose public and private, trail ways for pedestrians and bicyclists. The site also incorporates the use of electric vehicles shuttles to provide visitors with transportation throughout the site. Further, the applicant has incorporated "Complete Streets" principles within the entire site, which ensure safe access for all users of roadways.

Dedication of Roadways:

The applicant or CDD will be responsible for the construction and ongoing maintenance of all internal PUD roadways. The applicant has requested to dedicate Olympus Blvd, the southern east-west

roadway between US27 and Schofield Rd to the City of Clermont. The CDD or applicant will be required to maintain all of the soft scape, hardscape, gateways, lights, light fixtures, storm water and ornamental features.

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 has favorably reviewed the application.

The PUD zoning application will be heard by Planning and Zoning on January 3, 2019 with subsequent Final PUD zoning application hearing before City Council on January 22, 2019.

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.

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. ft.		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%
Affordable Housing		225 units		
Project Totals	1,078,970 sq.ft.	1313 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 Land Use Conversion Matrix

The applicant has proposed a Land Use Conversion Matrix, which would allow the applicant to convert land uses for other land uses subject to conformance with the Land Use Matrix. The conversion would not allow the applicant to convert employment based land uses to residential land uses. The matrix would allow the applicant to convert within similar land uses without seeking to amend the Planned Unit Development (PUD) approval.

Staff recommends approval of the Land Use Conversion Matrix provided with the following:

The applicant submits to the City an annual assignment of property to a 3rd party and the assignment of development rights.

2) 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 in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development and parking program. It is recommended for the applicant to provide this to the site review committee for approval.

3) **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.

City staff recommends a sketch plan demonstrating the parking plan in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development and parking program. It is recommended for the applicant to provide this to the site review committee for approval

4) **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 in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development and parking program. It is recommended for the applicant to provide this to the site review committee for approval.

5) **Waiver- Building Height– Chapter 122 – Zoning**

The applicant has proposed the following height standards for Olympus Districts. The City of Clermont Land Development Code Section the maximum height for

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	130 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	68 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	102 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	175 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.

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 in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development. It is recommended for the applicant to provide this to the site review committee for approval.

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 consistent with the phase of development and a cumulative assessment of previous development. The plans to be approved by the site review committee prior to formal Site Plan submission. Staffs supports as long as 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 socks, 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 demonstrating the plan in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development. It is recommended for the applicant to provide this to the site review committee for approval

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 demonstrating the landscaping plan in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development and landscape program. It is recommended for the applicant to

provide this to the site review committee for approval

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.
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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.
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15) Waiver- Banners and Flags Chapter 102

The applicant has proposed allowing banners and flags to be attached to light poles and displayed for events and/or training throughout the year. The purpose for year-round banner and flag placement would be to enhance awareness to events, training or athletes countries at the Olympus Sports and Entertainment site. The banners or flags would typically be spaced every other light pole or an estimated 250-500 feet apart.

Staff supports the applicants request given the activities and events which will take place within the Olympus Sports and Entertainment site.

16) 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. The sketch plan demonstrating the plan in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development.

17) 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 demonstrating the plan in accordance with the phase of development. Concurrently, the applicant must submit a cumulative assessment of any previous phases of development. It is recommended for the applicant to provide this to the site review

committee for approval

18) **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.

19) **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.

20) **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 approval of the waiver.

21) **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.

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.

26) Waiver Entertainment District

The applicant has proposed allowance on-sidewalk and street possession/consumption of alcoholic beverages in an open container to be authorized within the Olympus Sports and Entertainment PUD dispensed or sold by an establishment licensed to sell alcohol Sunday through Saturday between the hours of 10am-11pm. Size is limited to 20 fluid ounces and no establishment may dispense more than two alcoholic beverages at a single transaction.

Given the context of the project and sports entertainment uses, City staff supports the waiver.

27) Land Use Conversion Matrix

The applicant has proposed to allow the conversion of land uses contained in the ITE (Institute Transportation Engineers) generation 10. The conversion of the uses would not apply to employment uses to residential uses. The use conversion and associated trip generation would apply from one

employment use to another employment use.

Staff recommends approval provided the applicant provide an annual report with assignments and conversions of land uses.

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 PZ.doc |
| 2. | Exhibit 1: OSE PUD E1 regulating plan-REV-2 | OSE PUD E1 regulating plan-REV-2.pdf |
| 3. | Exhibit 2: OSE PUD E2 site plan-rev-3 | OSE PUD E2 site plan-rev-3.pdf |
| 4. | Exhibit 3: OSE-PUD-DEV-STD -4 Exhibit 3 | OSE-PUD-DEV-STD -4 Exhibit 3.pdf |
| 5. | Exhibit 3 Supplement PZ | Exhibit 3 Supplement PZ.pdf |
| 6. | Exhibit 4: Olympus Equivalency Matrix 122718 Added
Notes Exhibit 4 | Exhibit 4 - Olympus Equivalency Matrix 122718.pdf |
| 7. | Exhibit 5: OSE PUD E5 Grading | OSE PUD E5 Grading.pdf |
| 8. | Exhibit 6: Flags and Banners | Exhibit 6 - FlagsandBanners.pdf |
| 9. | Olympus Maps | Olympus Maps.pdf |
| 10. | Olympus_surbdry_revised 102218 | Olympus_surbdry_revised 102218.pdf |
| 11. | WW Project location | WW Project location.pdf |
| 12. | JPA ISBA Project Location Outline Annexation Map | JPA ISBA Project Location Outline Annexation
Map.pdf |
| 13. | Wellness Way Road Network | Wellness Way Road Network.pdf |
| 14. | LSMPO Comments_Olympus Sports Complex_TIA_12-
3-2018 | LSMPO Comments_Olympus Sports
Complex_TIA_12-3-2018.pdf |
| 15. | LCSB School Concurrency Application | LCSB School Concurrency Application.pdf |
| 16. | Olympus REZ Ad Proof Page 1 | Olympus REZ Ad Proof Page 1.pdf |
| 17. | Olympus REZ Ad Proof Page 2 | Olympus REZ Ad Proof Page 2.pdf |



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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 (hereinafter referred to as the "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;



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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 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



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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.

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. To the extent that any term, condition, part or entitlement contained herein conflicts with any existing, ordinance, land development code provision or regulation of the City of Clermont, this Ordinance shall control.

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.



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SECTION 4. General Conditions

The Planned Unit Development approved herein shall allow for residential, commercial, office, sports & performance venues, open space and civic uses on the Property subject to the following conditions:

1. This Ordinance shall be recorded in the Public Records of Lake County at the expense of the applicant and 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 (OSE) Planned Unit Development Site Plan, prepared by GGI-Tapestry LLC, and incorporated herein and made a part hereof as 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. For purposes herein, the term “Developer” shall include the applicant at the time that this Ordinance is approved and any successor party in interest, including but not limited to a Community Development District created as provided by law and governing the entire project and any transferee, successor or assignee of any of the Property that is the subject of this Ordinance.
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 documented and actual 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 to the City at no expense to the City authorizing the City’s unrestricted access to any existing and proposed utilities that the City will own and maintain.
7. For purposes of this Ordinance, the following activities shall not be regulated as Development, unless otherwise specifically noted herein:
 - a) The division of land into parcels where no new street is involved.
 - b) A transfer of title to land not involving the division of land into parcels.



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- c) The creation or termination of easements concerning use of land, or other rights, except that no easement required by this Ordinance or any plat or dedicated to the City may be terminated without the approval of the City Council.
- d) The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document, when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to, documents such as master deeds or covenants, or plats for mortgage or Community Development District filing purposes only.
- e) Subdivision of land into parcels less than 5,000 square feet exclusively for the provision of public utilities, such as pump stations.
- f) Under-brushing, or bush-hogging that does not involve removal of trees that require a permit for removal.

8. Any development condition or land use entitlement approved for and related to the Property prior to the adoption of this Ordinance and not revised, amended, changed or repealed herein, including any required Traffic Impact Analysis, FDOT or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or SJRWMD drainage permits shall remain in full force and effect and applicable to the Property, provided the permit or approval does not expire and otherwise remains valid. If significant changes requiring Major Modification or PUD rezoning are made to the proposed development hereunder, associated studies, agreements and surveys required as part of the City standard development process shall be performed or re-certified. If the prior development permits, agreement or approval expire, are revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise become invalid, any subsequent development of the site shall be subject to the procedures and standards of the City and this Ordinance.

SECTION 5. 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 Regulating Plan, attached hereto and incorporated herein as Exhibit 1, dated 11-12-18, shall govern the land uses and location within 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 Sports and Entertainment Planned Unit Development Site Plan, Exhibit 2 and Olympus Planned Unit Development - Development Standards, dated November 11, 2018 incorporated herein and made a part hereof as Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project. Additional functional or performative open space may be created by detailed Site & Building



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envelope design as an unregulated substantial change to the Site and Development standards may be possible, with City Manager, or designee approval.

4. The City shall have the right to install public purpose signage on or in conjunction with the pedestrian bridge over US Hwy 27.
5. School concurrency shall be met before any final site plan approval that contains residential uses that will generate school age children in accordance with the Comprehensive Plan and Land Development Code
6. The Developer shall dedicate a fire station location, approximately three (3) contiguous acres, that is acceptable to the City prior to initiation of Phase 2. Unless otherwise agreed to by the City, the fire station location shall be in the general area as set forth in Exhibit 2. The site shall be dedicated to the City “pad-ready” and at Developer’s expense, including but not limited to any required grading and water, sewer, reclaim, water and electric utilities stubbed out or adjacent to the location to enable immediate connection to the proposed fire station. Developer and the City, within one-year of the effective date hereof, shall enter into a public safety impact fee credit agreement with regard to the value of the anticipated dedication and improvements contained herein. Any fire station constructed by the City on the dedicated property shall be in accordance with City standards and designs for comparable fire stations . Provided, however, that nothing herein will obligate or require City to construct any facility to include architectural or aesthetic features or amenities that significantly increase the cost to City for the construction of the fire station.
7. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.
8. Any applicant for development of any portion of the Property may submit an application for multiple approvals as may be required under the City Code and request that such multiple applications be processed concurrently; however, such concurrent processing shall meet all applicable procedural and advertising requirements and shall proceed at the applicant’s own risk, and shall have no implication in regard to the approval of any of the various approvals requested.
9. The City Manager or his designee shall have the authority, but not the obligation, to authorize modification of up to 10% from any numerical standard set forth in this Ordinance or, when applicable, City Code. Provided, however that the authority granted herein shall not apply to any land use regulation, cut and fill, or height standard.
10. Straight or angular lot and block patterns may be used in lieu of curvilinear.
11. Sporting events located within defined venues & operational programming of outdoor PUD activity spaces for event related vendors, displays, concessions, performance, processions or cheer zone activities shall be permitted and shall be considered routine and customary activities in the following defined PUD site zones:



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West Lake
Champions Plaza
Olympus Village

Lakeside Amphitheater
Trail System
Olympus Village Plazas

East Lake
Stadium Promenade
Athlete Center Plaza

All such events shall be subject to the City's Special Event Permitting and review process.

SECTION 6. Landscaping, Buffering, and Screening

1. Landscape Buffers shall not be required in any area internal to the PUD boundary. Required landscape or buffers along the perimeter of the PUD boundary shall be met by a combination of street trees and planting within the right-of-way of any adjacent easement of perimeter roads.
2. Perimeter landscape buffers adjacent to the PUD boundary shall occur to the extent that building placement and frontage in accordance with Exhibit 2, does not allow for the placement of perimeter landscape buffers such perimeter landscape requirements shall not be required.
3. (2) VUA landscape areas shall exist parallel to parking isles and at perimeter locations and the termination of parking isles. No internal parking islands for landscape or gaps in parking isles are required. Perimeter landscape buffer areas may, subject to applicable public safety standards, utilize public right-of- way areas for planting landscape buffers.
4. Landscape island width shall be a minimum of nine (9) feet.
5. Dumpsters or trash receptacles located in sub-surface vaults in such a manner as the dumpster or receptacle is substantially screened from public view, shall not require screening.
6. Fencing shall be measured for height at the base of the fence if co-located with a wall or terrace. Security or equipment enclosures internal to the PUD may utilize fence height to 10' to screen equipment.
7. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 7. Environmental

1. 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.
2. Grading shall be completed in accordance with the approved grading plan for the project



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set forth in Exhibit 5 as may be amended in accordance with City code. Terraces constructed within the boundary of the PUD shall include edge protection elements as required by applicable codes but shall not be required to include a five (5) foot landscape buffer along the terrace boundary.

SECTION 8. Environmental Services:

1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
2. The route of any off-site utility lines shall be according to engineering plans produced by the Developer and approved by the City.
3. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to City.
4. The Developer shall be responsible for all costs of on-site and off-site utility improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
5. Any existing utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.
6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate single family lots. Irrigation of common areas shall be from a well.
9. All utilities shall be designed and installed as per the City's specifications and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for



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the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City..

11. 10' utility lateral line easements may be used in lieu of 15' in order to accommodate standard 10'-building separation.
12. Lift station access may utilize 20' easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.

SECTION 9. Transportation Improvements/Access Management:

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements, including but not limited to, a traffic/transportation impact study reviewed and approved by Lake-Sumter Metropolitan Planning Organization. Developer shall timely complete all required mitigation and other improvements as may be applicable.
2. During Phase 3, the Developer shall initiate a modeling and monitoring study once fifty percent (50%) of the overall project ADT has been constructed. This study shall be completed no later than 12 months from commencement. Should the results of the study indicate that additional improvements will be required to mitigate the impacts of the project, the City and Developer shall enter into a mitigation agreement prior to the commencement of Phase 4.
3. The Community Development District shall be responsible to maintain all landscaping, hardscaping, traffic control devices, and stormwater conveyance systems on all private streets and the planned Olympus Blvd. For purposes herein, the Community Development District and the City shall enter into a separate Interlocal Agreement.
4. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.
5. For intersections on private streets, angled right-of-way lines in lieu of 25' radius may be used to accommodate fencing and building walls.



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6. Curb radii internal to development for streets or access ways may utilize a 10' curb radii to promote traffic calming and pedestrian intersection and crossing safety.
7. Street dimensions may be used in accordance with the PUD exhibit for street sections for private "local" street types internal to the development, provided however that the dimensions are acceptable to City to allow and accommodate public service and public safety vehicles.
8. Sidewalks/Streets:
 - a. Developer may permit skateboards, electric scooters, electric skate boards, Segway's on any private street, sidewalk, vehicular use area, parking lot or space open to the general public within the boundary of the PUD.
 - b. Developer may allow the selling of goods and services within the designated PUD parks, squares, streets, sidewalks, promenades, plazas without additional permit so long as the activities do not diminish the public utility, security and accessibility of the space and are located on private property or common areas controlled and maintained by the Developer. Property owners and commercial tenancy may be allowed to provide "gifts to the street" as a decorative embellishment in proximity to the commercial establishments. Provided however, nothing herein shall be construed to authorize the sale of good or services or the placement of a "gift to the street" or any other item on or about Olympus Boulevard or Epic Boulevard.
 - c. Within the boundary of the PUD on private streets, circulation ways, access ways use of any type of vehicle, electric carts, trams, "Neighborhood Electric Vehicles" (NEV) regardless of vehicle registration, may be permitted by Developer.
 - d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and ROW within the boundary of the PUD where the design speed is 30 mph or under and City referenced FDOT highway standards and specifications do not align with low speed street design.
9. Parking:
 - a. Parking spaces may be 9' x 18' providing 162 s.f.
 - b. The PUD may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.
 - c. The handicapped parking dimensions, access aisle, pavement markings and signage shall conform to the Federal DOJ 2010 ADA standards.

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- d. Oversized parking spaces within the PUD may be provided by a single designated area and not allocated for all lots in excess of 100 spaces. Parking Garages shall not be required to provide oversized spaces internal to the garage footprint. NEV parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned NEV vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible NEV to standard parking spaces may be utilized for management of parking capacity for all site vehicles.
 - e. On street loading zones utilizing parking restricted spaces during loading hours may be utilized PUD private, streets, ROW and access ways in addition to dedicated permanent off-street loading spaces without regard to ratio based on the most local need for loading activity. Off-street Loading zone spaces shall be 10' x 25' minimum to 10' x 55' maximum.
- 10. The Developer has produced a recommended transportation mitigation plan titled "Summary of Proposed Proportionate Share Transportation Mitigation Costs Olympus Sports & Entertainment" dated December 12, 2018. This proposal is currently under review by the Lake-Sumter MPO, Lake County and FDOT. Prior to any vertical building permit for Phase 2, the Developer shall enter into a mitigation agreement(s) with the jurisdictional agencies to address the project's proportionate share payments for transportation impacts.
 - 11. The Developer will be responsible for their proportionate share of traffic signals, when warranted, at the time of construction for intersections that serve the project, including Wellness Way. The proportionate share shall be based upon the actual cost of traffic signals at the time they are constructed.
 - 12. The project development program can be modified based on the Olympus Sports & Entertainment PUD Equivalency-Trip Conversion Matrix contained in Exhibit 4. Any change in the development program mix will require the converting of average daily trips between land uses based on the matrix. The matrix is designed to equate land uses based on equivalent traffic impacts such that use of the matrix should not impact the overall traffic impact of the project. The following are limitations on the use of the trip conversion matrix in Exhibit 4:
 - a. Residential uses can only be increased by 225 multi-family and 100 single-family units. No additional conversion to residential uses is allowed.
 - b. Up to 50% of each of the General Office, Medical Office, and Recreational Community Center land use categories may be converted. These three uses may only be converted to one of the other two uses in these employment categories.
 - c. All remaining categories may be converted up to a maximum of 10% of an individual category, but may be converted with any other use category, excluding



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- those in b above.
- d. Any matrix conversions shall be documented in the annual report.
13. Street lighting shall be included for all internal roadways and perimeter roads along the boundary of the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.
14. The Developer shall coordinate with the City, Lake County, and any other State Agencies in the placement and designing of a multi-purpose trail along the project's boundary and/or within the project's boundary. The Developer shall be required to fund and/or construct their proportionate share of the trails.

SECTION 10. Signs:

1. Developer shall prepare a master signage plan for each parcel or project phase for City approval. Such application and approval shall supersede Chapter 102 where applicable.
2. Street light pole banners are permitted with no more than two per pole, spacing every other pole. The banners shall be associated with current events or activities within the PUD boundary and in no event shall be used to advertise or promote any specific business. Flags may be placed at designated areas, as indicated on Exhibit 6 attached hereto and incorporated herein.

SECTION 11. Alcoholic Beverage Establishments

The restrictions set forth in 6-1 of the City Code as may be amended, shall not be applicable to the PUD.

SECTION 12. School Concurrency

School concurrency shall be met before any residential final plat or residential site plan approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 13. Concurrency Management Requirements

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.

SECTION 14. Development Review and Approval

1. Prior to the issuance of permits, the Developer may be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit 2 for review and



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approval in accordance with the Comprehensive Plan and Land Development Code, as amended.

2. Expiration of applicable incremental development orders or project development agreement shall not occur prior to the expiration of the PUD which shall not be less than 5 years after the planned last phase of the development program.

SECTION 15. **Future Amendments to Statutes, Code, Plans, and/or Regulations**

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 16. **Additional Conditions**

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.
3. This Planned Unit Development shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.
5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. This Ordinance shall at the expense of the Developer be immediately recorded in the Public Records of Lake County and shall as a matter of record and legal purposes run with and govern the future development of the Property. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.
6. If specific changes are needed in the PUD document, the Developer may use the variance



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process for modifications, in lieu of a PUD modification.

7. An annual report documenting the construction of entities and their phase along with assignment of rights shall be submitted to the City for review and approval no later than February 15th. The report shall also include a running total of constructed square footage. The report shall be prepared at the cost of the Developer and the sole responsibility of the Developer, or assigned designee.
8. This Ordinance shall be rendered null and void if substantial construction, as determined by the City, has not commenced within two years of its effective date.

SECTION 17. **Effective Date**

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

FIRST READING ON THE ____ DAY OF _____ 2019
SECOND READING ON THE ____ DAY OF _____ 2019



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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:

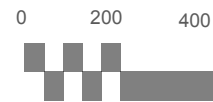
Tracy Ackroyd Howe, MMC, City Clerk

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-

-UMU-

-USU-

-USU-

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-HSD-

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-COS-

-RSD-

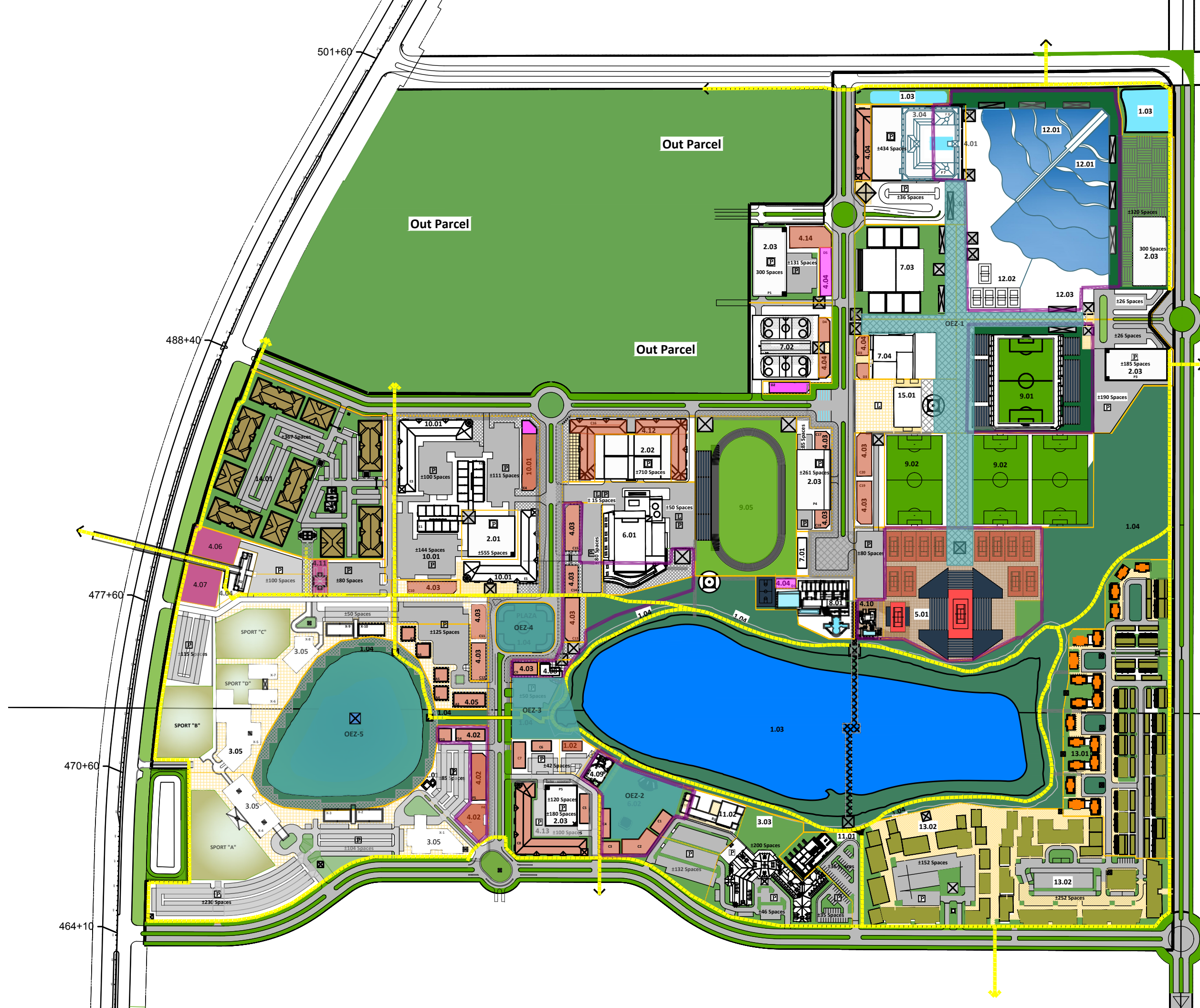
-RSD-

-RSD-

-HSD-

-HSD-

-RSD-



Future Wellness Way

Future Schoefield Road

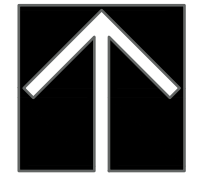
OSE PUD SITE PLAN Exhibit-2

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



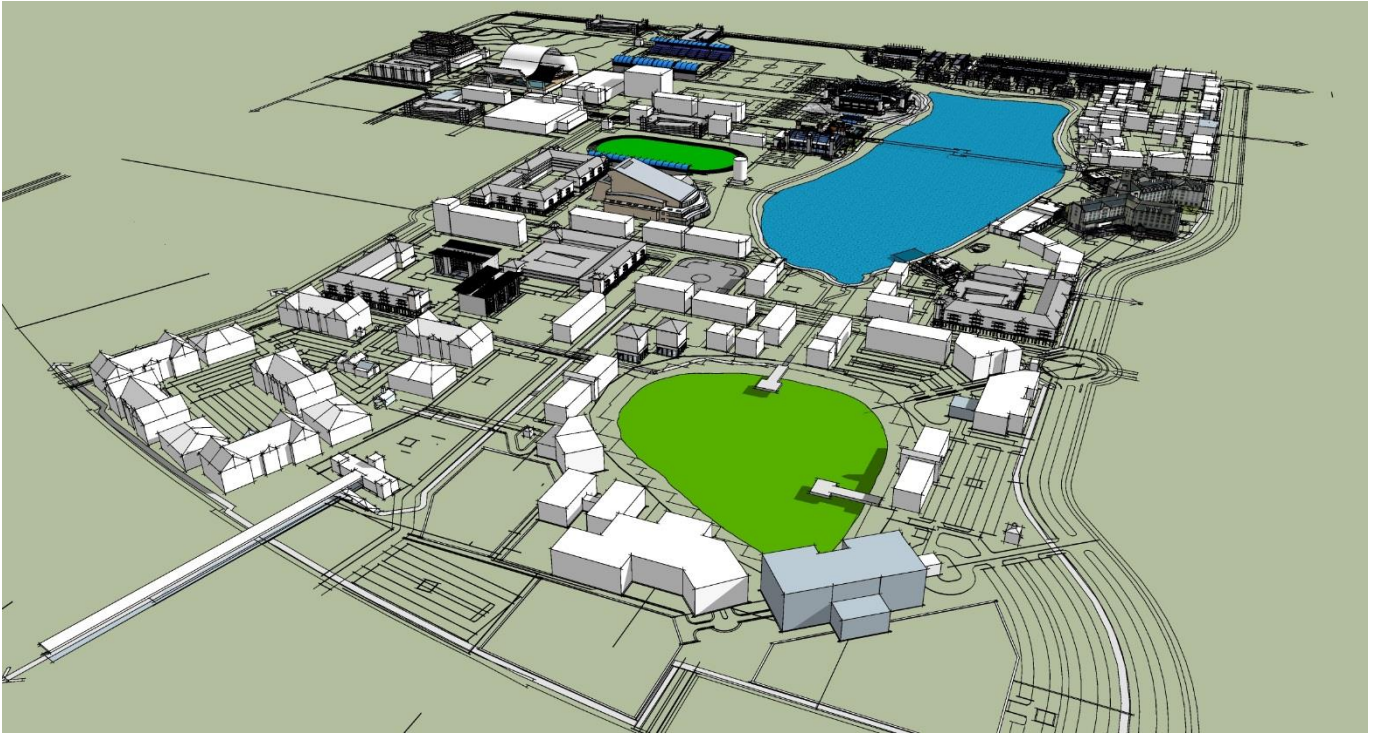
OLYMPUS™
SPORTS, WELLNESS, FITNESS

- 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.

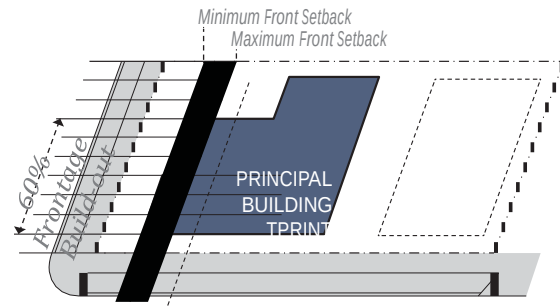
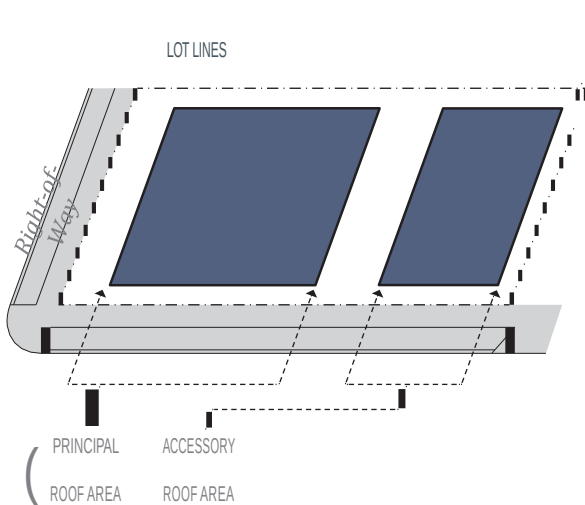
-URBAN SPECIAL-USE DISTRICT (USU)

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

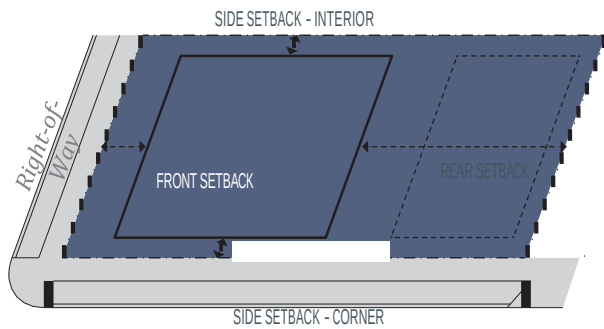
LOT CONFIGURATION (2.4.1.A)



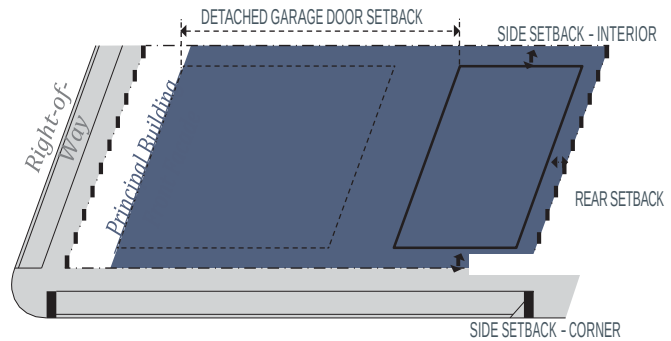
FRONTAGE BUILD-OUT (2.4.1.A.4)

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)

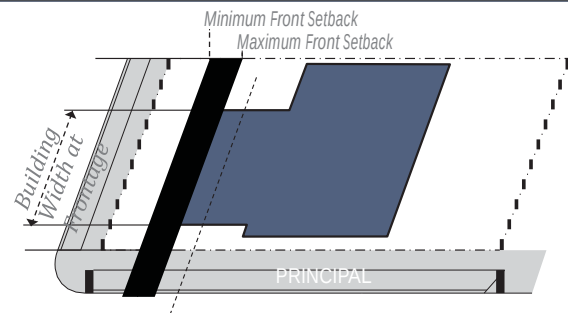
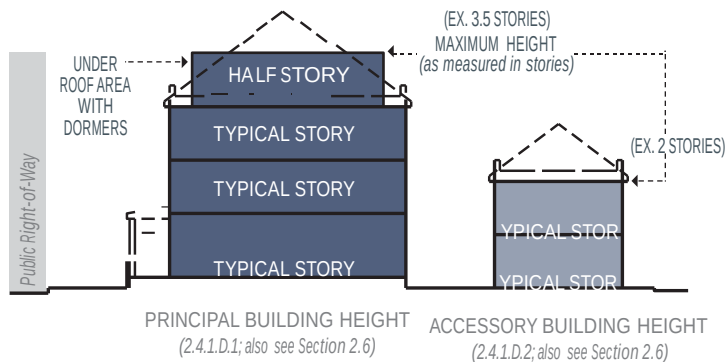
BUILDING FORM (2.4.1.D)

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

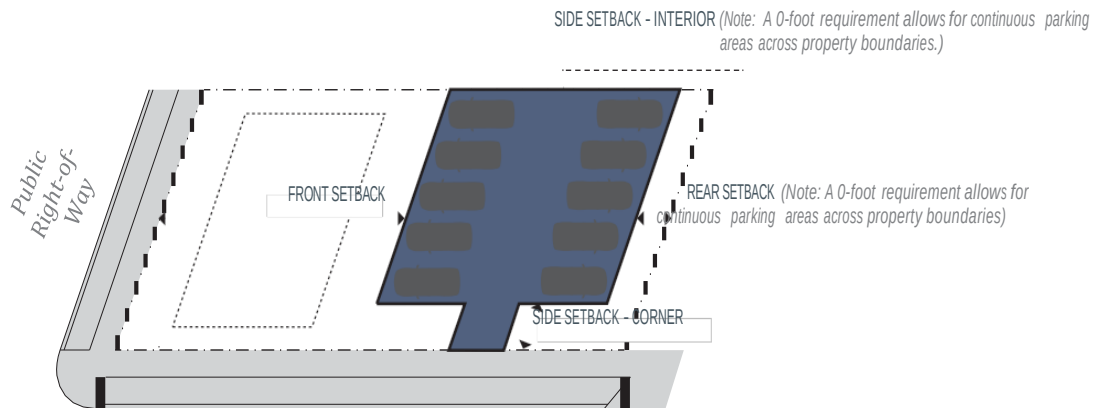
Shall not exceed 164' total and shall not be regulated by height per story or habitable height limits.



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.

Sharrows. 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.)

Exhibit 3 supplement

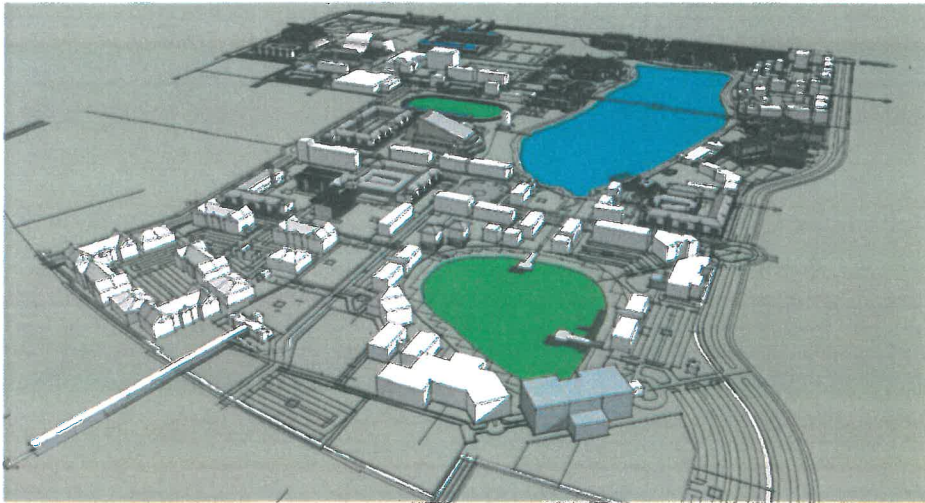
Olympus Clermont Development Standards has been updated to reflect changes in the November 7, 2018 document. This supplemental highlights the changes from the document provided dated November 7th to the most recent version with changes, mainly to increased height. The final version will be presented to City Council with these changes included.

OLYMPUS CLERMONT

Development Standards-Exhibit H

November 19, 2018

Deleted: 07



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", "Lipie", 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.

2.4.1 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 sq ft	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 2.11 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 56 ft max	6 stories max 130 ft max	6 stories max 102 ft max	4 stories max: 68 ft max 3.5 stories max fronting Schofield Road	4 stories max at property line: 132 ft max	175 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	480 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 Buildings 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, butlers. 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

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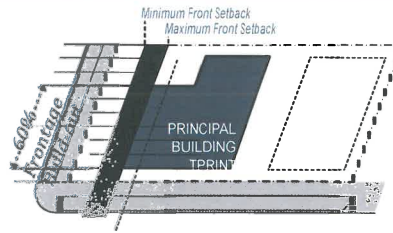
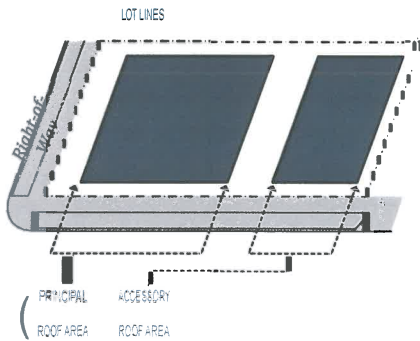
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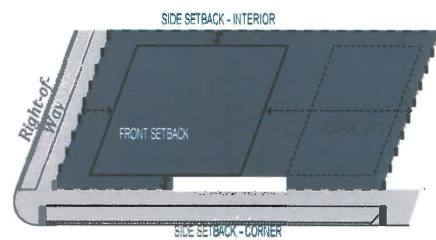
LOT CONFIGURATION (2.4.1.A)



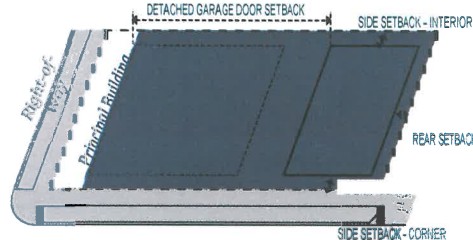
FRONTAGE BUILD-OUT (2.4.1.A.4)

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)



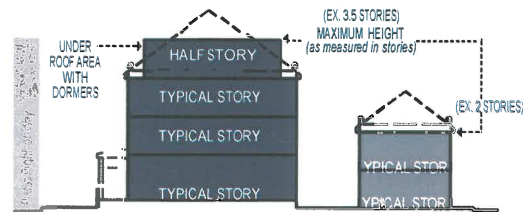
ACCESSORY BUILDING SETBACKS (2.4.1.C)

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.

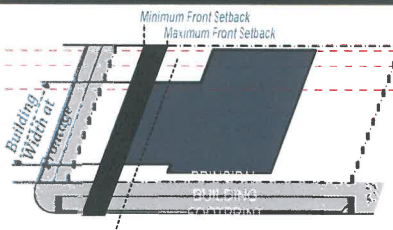
If maximum heights are listed by a dimensional standard, height is measured from ~~mean~~ grade above base flood elevation. If applicable, to the highest point of roof height including roof top elements. USU district building height

~~Shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.~~



PRINCIPAL BUILDING HEIGHT (2.4.1.D.1 also see Section 2.6)

ACCESSORY BUILDING HEIGHT (2.4.1.D.2 also see Section 2.6)



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.

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Deleted: RSD District and 16' max ground floor & 14' max upper floors in OSD/HSD/UMU districts. USU district building height.
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GARAGE PLACEMENT (2.4.1.E)

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 ~~for life/safety Building Code purposes~~ is measured as the number of ~~habitable~~ stories (syn. floors) in a building & ~~for City land development regulations as a~~ 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 ~~adjacent~~ sidewalk or ~~unimproved~~ site grade at or along the front facade of the building to the ~~highest~~ 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 ~~lowest adjacent grade~~ 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, ~~the maximum habitable number of stories is 5~~ and the maximum building height is ~~175~~ feet.

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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.

Olympus Sports & Entertainment PUD - **Final Draft 12/27/18 (added notes with residential limitations)**
Equivalency-Trip Conversion Matrix

Exhibit 4

Table 1 - Summary of Land Use & PM Peak Hour Net New External Trips			PM Pk. Net New External Trips (Trip Generation)		
Land Use Type	Includes	Density/Intensity	Total	Enter	Exit
General Office (Sq. Ft.)	main gate, welcome/sales center, leased offices, some buildings mixed use (primary office)	384,659	370	58	312
Medical Office (Sq. Ft.)	Sports Medicine, professional medical offices, wellness programs	382,637	1171	321	850
Shopping Center- Retail (Sq. Ft.)	retail-shopping centers, mixed use buildings (primary retail with restaurant(s) and/or office)	225,154	382	208	174
Restaurants (Sq. Ft.)	Stand alone sit-down/high-turnover	44,500	111	86	25
Multi-family Housing (DU)	Villas, townhomes, apartments	1088	198	117	81
Public Park (Acres)	surf park, beach volleyball, skateboard park	17.47	18	10	8
Soccer Complex (Fields)	soccer, track and field	5	81	54	27
Recreational Community Center (Sq. Ft.)	Tennis, arena (special events), ice sports, aquatics, multi-sport training, health & fitness center, EPIC center	379,748	513	247	266
Live Theatre (Seats)	Outdoor stage	1500	23	12	11
Hotel (Rooms)	Ancillary Restaurants, retail, office	1312	621	309	312
TOTAL:			3488	1422	2066

Table 2 - Land Use Conversion Table

	TO:	General Office	Medical Office	Shopping Center- Retail	Restaurant	Multi-Family Housing *	Public Park	Soccer, Track and Field Complex	Recreational Community Center	Live Theater	Hotel	Institutional (University/ College)/ ITE 550	Day Care/ ITE 565	Single Family/ ITE 210 *
FROM:	Units	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	DU	Acres	Fields	Sq. Ft.	Seats	Rooms	Sq. Ft.	Sq. Ft.	DU
General Office/ITE 710	Sq. Ft.		0.1798	0.146	0.0395	0.00068	0.004	0.0002	0.3149	.0203 (24,000 SF min.)	0.00316	0.4835	0.0337 (355,000 SF max.)	0.000258 (250,000 SF max.)
Medical Office/ITE 720	Sq. Ft.	5.563		0.874	0.2233	0.00389	0.02 (min. 400 SF)	0.00062	1.8013	0.1279	0.0033	2.63	0.1921	0.0015
Shopping Center - Retail/ITE 820	Sq. Ft.	6.85 (50,000 SF max.)	1.15 (300,000 SF max.)		0.285	.0065 (max. 700)	0.0142	0.0003	2.225	0.12	0.00435 (max. 500)	1.675 (9,000 SF min.)	0.2396 (120,000 SF max.)	0.00195 (130,000 SF max.)
Restaurant/ITE 932	Sq. Ft.	25.47 (15,000 SF max)	4.481	3.51 (limit 35,000 SF max.)		0.0175 (25,000 SF max)	0.0417	0.0003	7.09 (50,000 SF max)	0.31464	.01478 (1800 SF min.)	3.41 (2500 SF min., 9000 SF max.)	0.50 (10,000 SF max.)	0.0068 (10,000 SF max.)
Multi-family Housing/ITE 220 *	DU	1473.6	257.0 (1400 DU max.)	203.88 (limit 500 DU max.)	57.1		2.65 (min. 5 DU)	0.03344	406.5	17.21	0.868	197.44 (50 min. DU)	27.22 (470 DU max.)	0.4246 (500 DU max.)
Public Park/ITE 411	Acres	255 (min. 4 ac)	55 (min. 4 ac.)	70.6 (17.47 ac. max.)	26.54	0.40		0.0052 (limit 17.52 ac max.)	100 (4 ac. min.)	4.3 (limit 17.47 ac. Max.)	0.23	-	-	-
Soccer, Track and Field Complex/ ITE 488	Fields	4965.4 (5 field max)	1691.4	3503.9	1575	29.95	193.3 (limit 5 fields max.)		14,225.4	534.3	16.45	-	-	-
Recreational Community Center/ ITE 495	Sq. Ft.	3.182 (110,000 SF max.)	0.5562	0.45 (limit 300,000 SF max.)	0.1416	0.00248 (100,000 SF max)	0.01	0.000703		0.0796	0.00221 (limit 100,000 SF)	0.904 (10,000 SF min.)	0.1212	0.00093 (up to 250KSF), 0.00115 (>250KSF)
Live Theatre/ITE 441	Seats	49.11 (400 seats min.)	7.88	8.6 (1500 max.)	3.196	0.058	0.24	0.0019	12.68		0.0355	-	-	-
Hotel/ITE 310	Rooms	1612.5	284.98	229.93 (111,500 SF max.)	67.75 (75 rooms max.)	1.777 (450 DU max.)	5.58 (min. 2 rooms)	0.06088	518.25 (250 rooms max.)	30.63 (min. 5 rooms)		358.49	48.44	0.4527 (500 room max.)

TABLE 2 LAND USE CONVERSION TABLE NOTES:

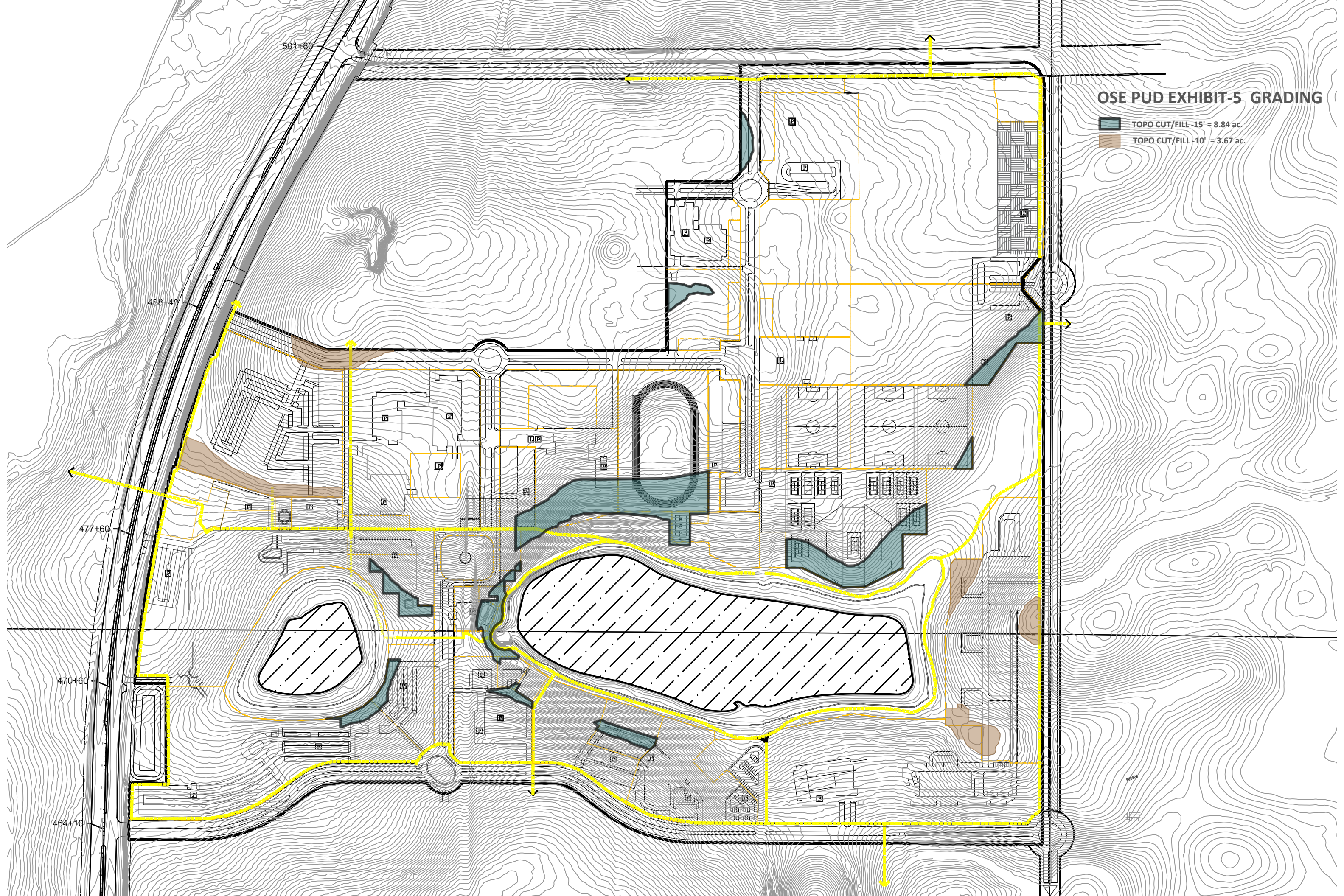
General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to convert from hotel rooms to medical office, one would look across the 'Hotel' line to the column headed 'Medical Office' and find that one hotel room is equal to 284.98 square feet. If 150 hotel rooms were to be converted to shopping center-retail, then 34,490 square feet (150 rooms x 229.93 sq. ft.) would be allowed. If 40,000 SF of medical office were to be converted to multi-family units, the results would be 155.6 or 156 multi-family units (40,000 x 0.00389) and still maintain the same impacts. Single and combinations of conversions have also been verified; however, limitations are noted in Table 2.

General: (1) For any land use conversion not shown in Table 2 or limited as noted, a detailed trip generation must be provided.
(2) The land uses within the TIS and Conversion Matrix are based on ITE classifications for trip generation purposes and do not represent additional land use assignments for the Olympus Sports & Entertainment PUD.

* Residential Limitations: Multi-family increase limited to 225 dwelling units (D.U.), Single family addition limited to 100 D.U.with Affordable Housing units (if added) considered as Multi or Single family based on construction type.

OSE PUD EXHIBIT-5 GRADING

- TOPO CUT/FILL -15' = 8.84 ac.
- TOPO CUT/FILL -10' = 3.67 ac.



OSE PUD EXHIBIT 6

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



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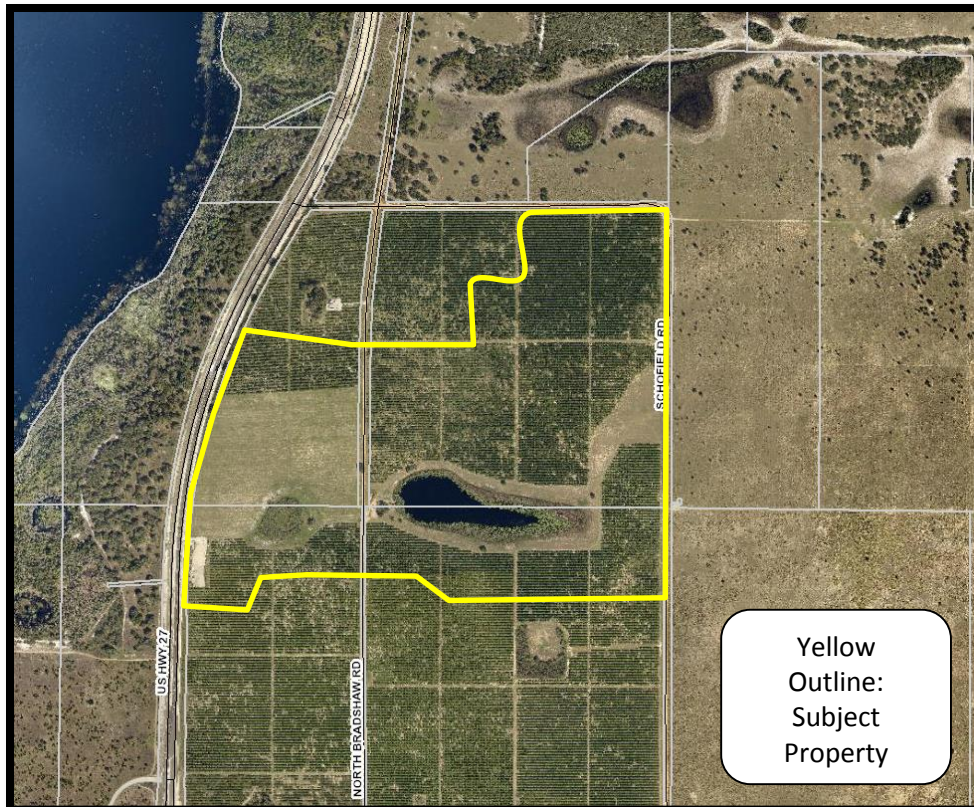
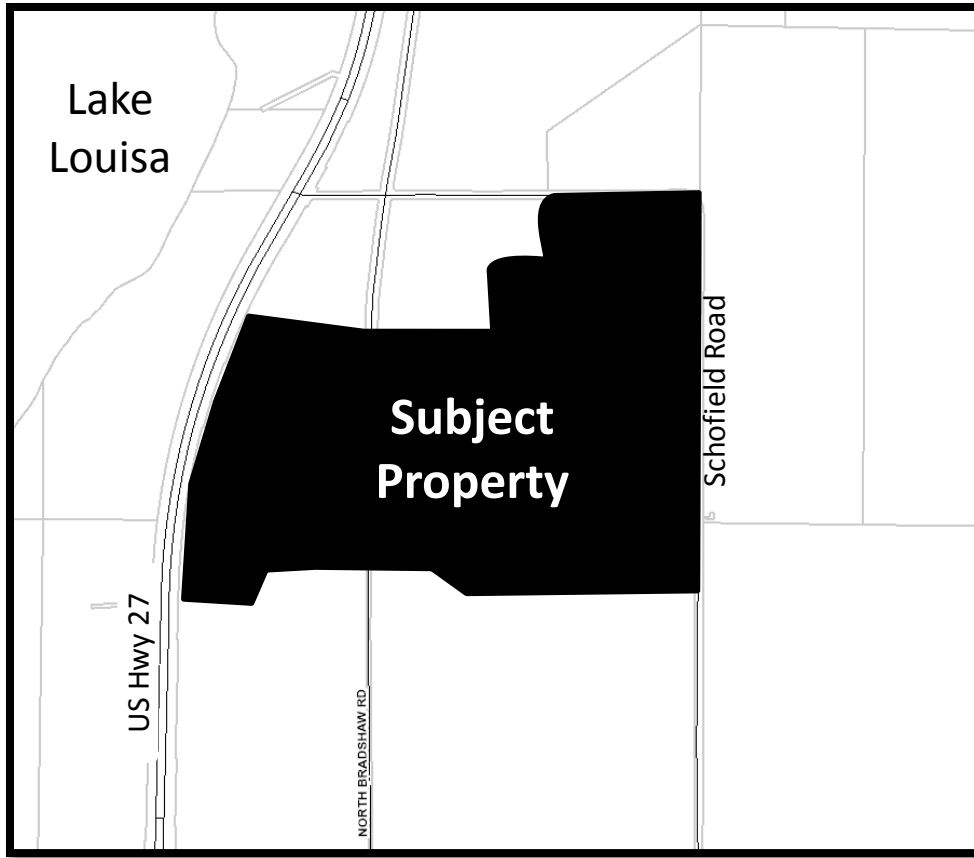
FLAGS and BANNERS

Banners

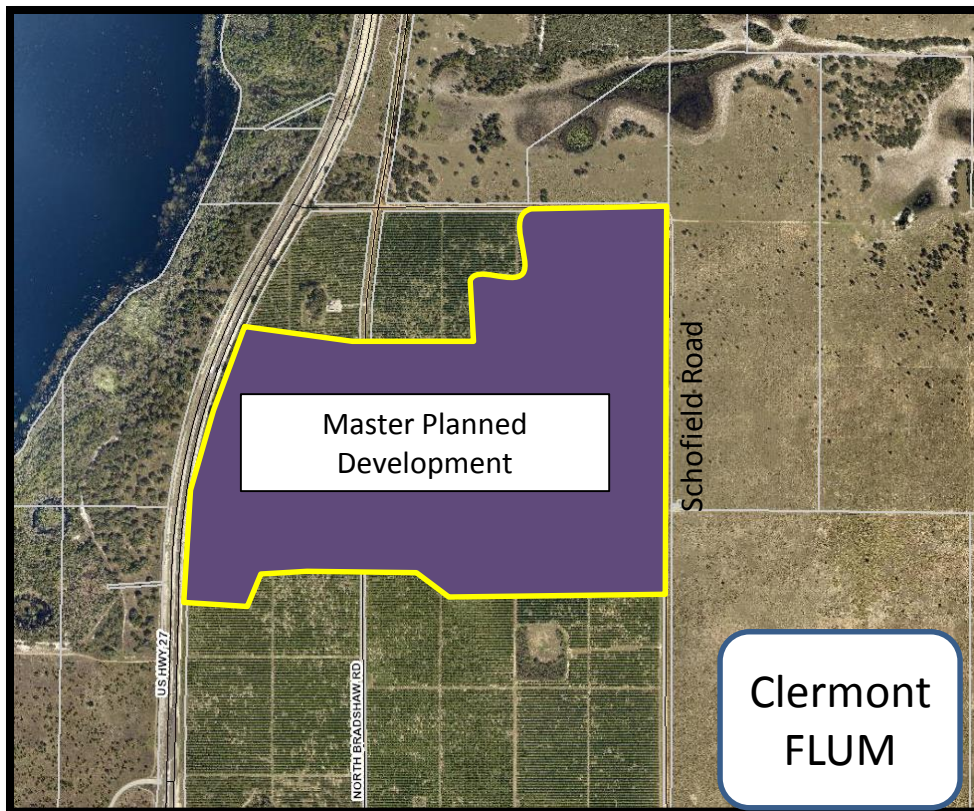
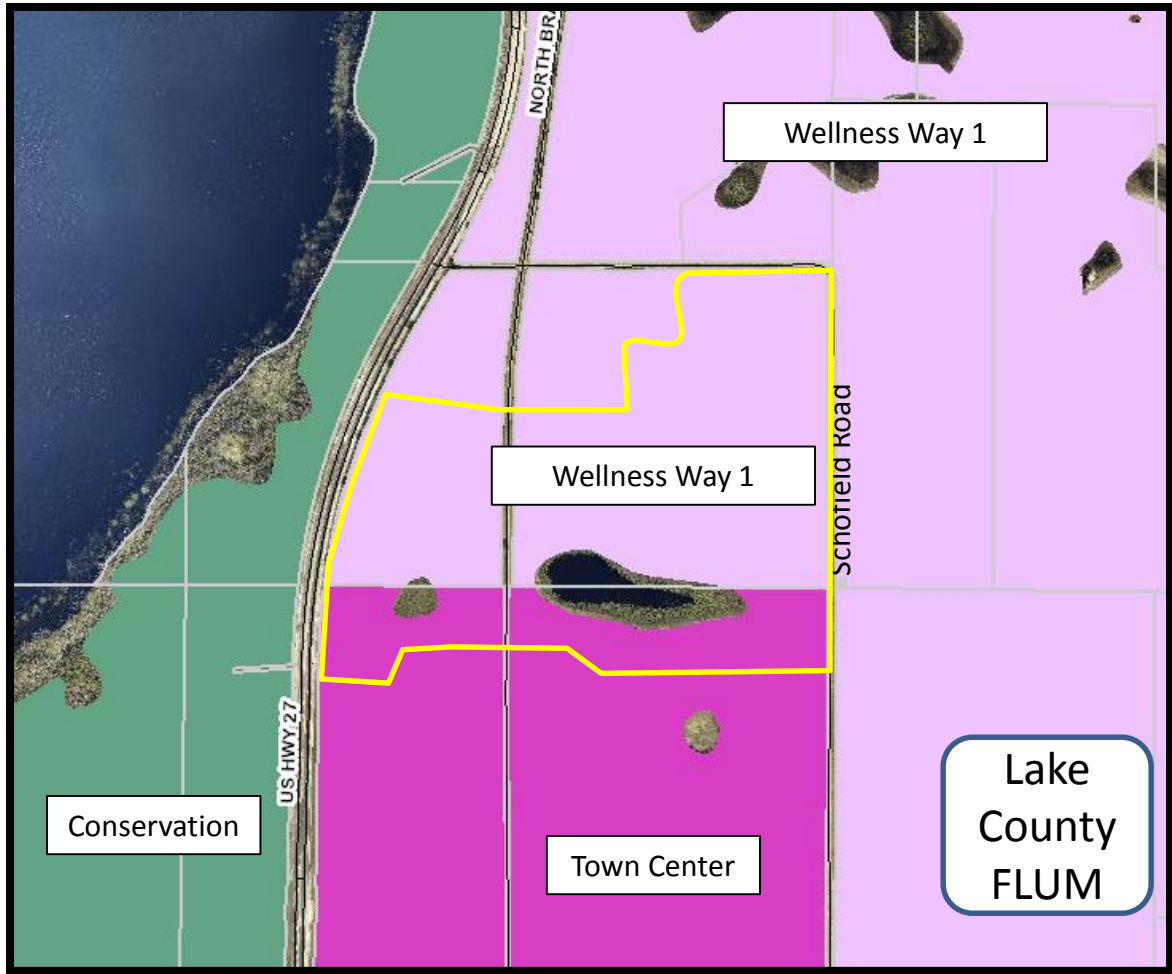
Flags



Exhibit - Location Map –Olympus



Future Land Use Map–Olympus



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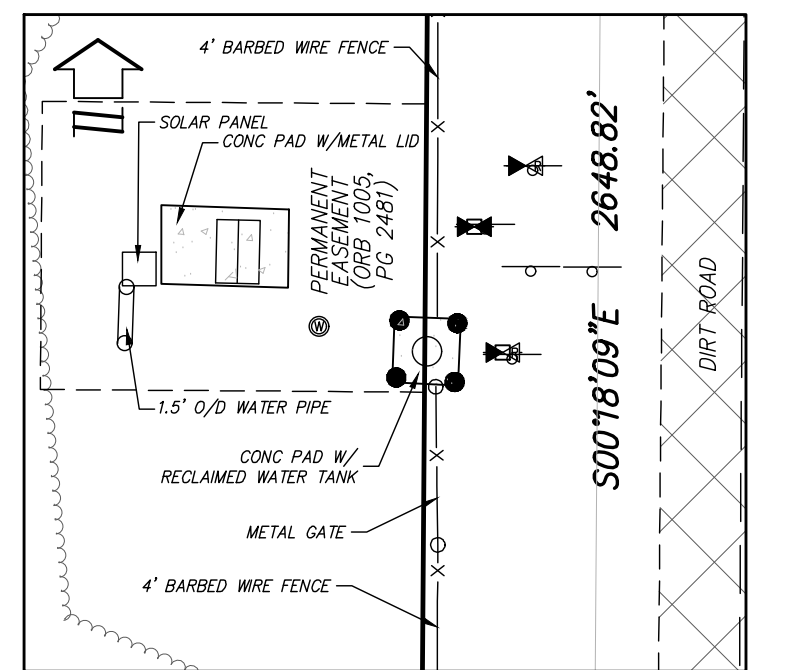
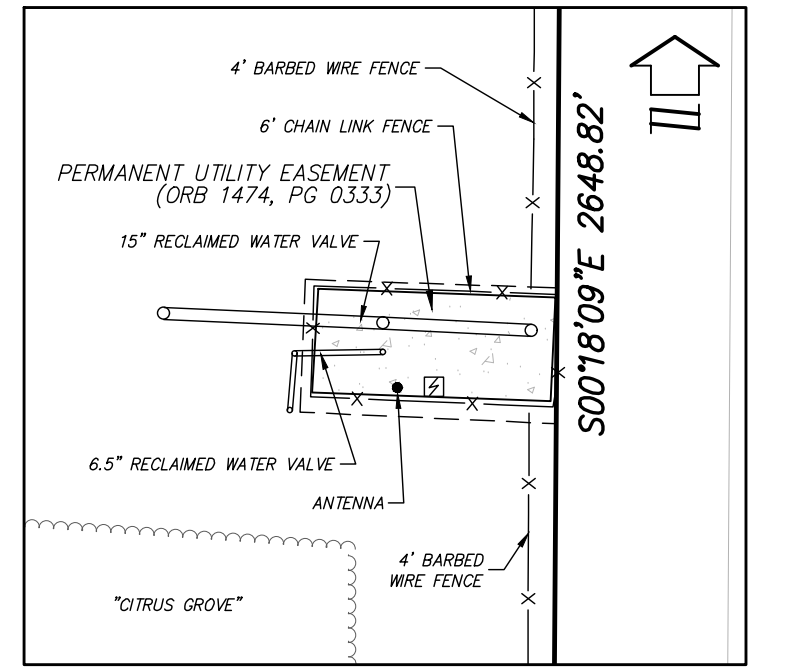
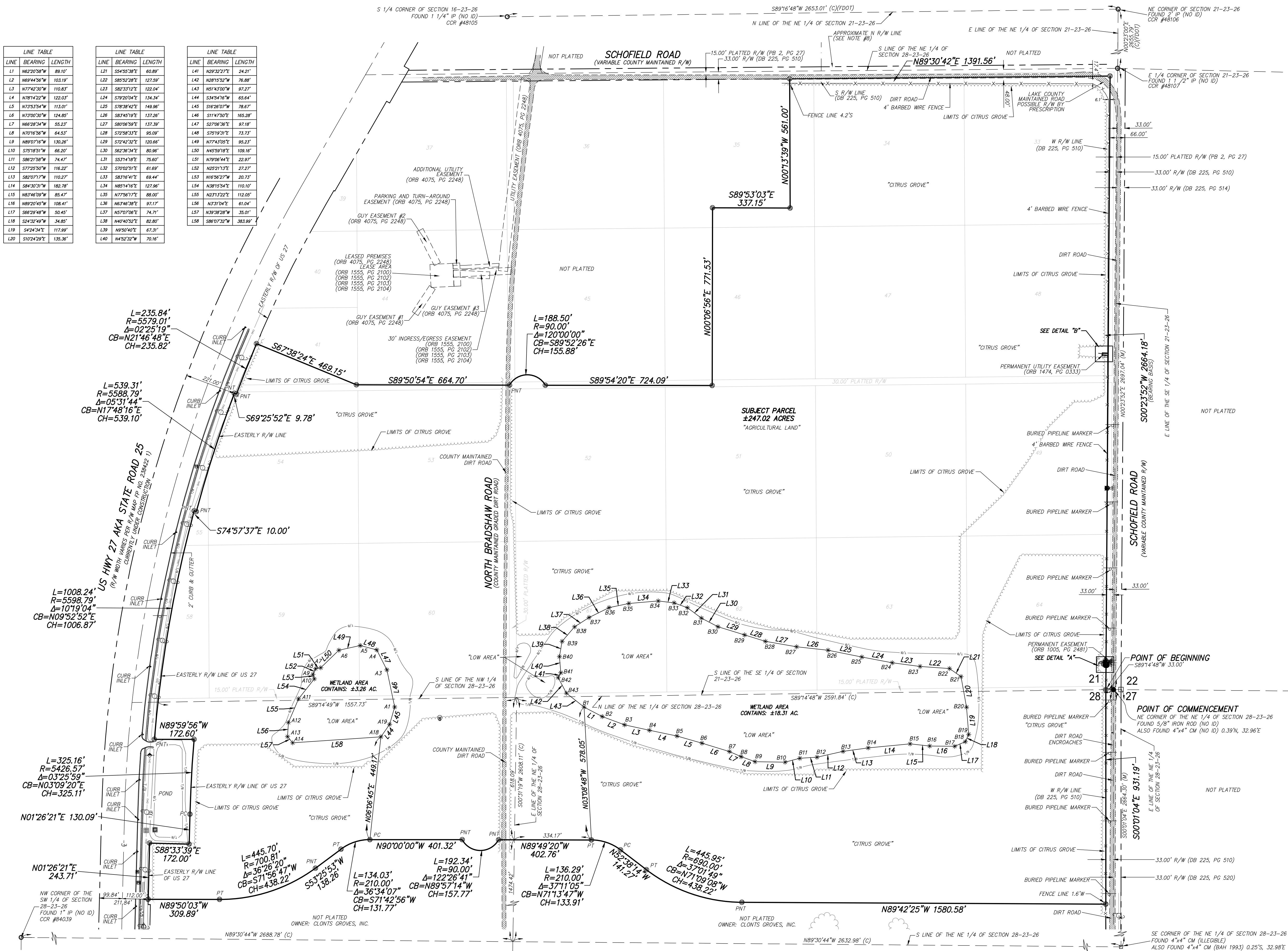
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21,28-23-26 / 7		02/08/18			
DRAWING DATE	BY	APPROVED	SCALE N/A		
02/16/18	MRP	WDD			

Drawing name: S:\Employee Mike Phillips\Autocad\KPublish_8880\Olympus_sundry_revised 102218.dwg Sheet 2 Oct. 22, 2018 5:36pm by: mphilips

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°20'58"W	89.10'
L2	N69°44'56"W	103.19'
L3	N72°42'30"W	110.83'
L4	N78°44'22"W	122.03'
L5	N73°53'54"W	113.01'
L6	N73°00'30"W	124.85'
L7	N66°28'14"W	55.23'
L8	N70°16'56"W	64.53'
L9	N89°07'16"W	130.26'
L10	S75°16'51"W	66.20'
L11	S86°21'58"W	74.47'
L12	S77°25'50"W	116.32'
L13	S82°07'17"W	110.27'
L14	S84°30'31"W	182.78'
L15	N83°46'39"W	85.47'
L16	N89°20'45"W	108.41'
L17	S86°29'46"W	50.45'
L18	S24°32'49"W	34.85'
L19	S42°34'34"E	117.89'
L20	S10°24'29"E	135.36'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S54°33'38"E	60.89'
L22	S85°52'28"E	127.59'
L23	S82°33'12"E	122.04'
L24	S79°20'04"E	134.34'
L25	S78°38'42"E	149.86'
L26	S83°45'19"E	137.26'
L27	S80°06'59"E	137.39'
L28	S72°58'33"E	95.00'
L29	S72°42'32"E	120.66'
L30	S62°36'34"E	80.96'
L31	S53°14'18"E	75.60'
L32	S70°52'25"E	61.69'
L33	S83°16'41"E	69.44'
L34	N85°14'16"E	127.96'
L35	N77°56'17"E	88.00'
L36	N63°46'38"E	97.17'
L37	N57°07'06"E	74.71'
L38	N40°40'52"E	82.80'
L39	N9°50'40"E	67.31'
L40	N4°32'32"W	70.16'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N28°32'27"E	24.21'
L42	N28°15'52"W	76.88'
L43	N51°43'00"W	97.27'
L44	S34°54'16"W	65.64'
L45	S16°28'07"W	78.67'
L46	S11°47'50"E	165.38'
L47	S27°06'36"E	97.18'
L48	S75°19'31"E	73.73'
L49	N77°43'05"E	95.23'
L50	N45°58'18"E	109.16'
L51	N78°06'44"E	22.97'
L52	N25°11'13"E	27.27'
L53	N16°36'27"W	20.73'
L54	N38°15'54"E	110.10'
L55	N23°13'22"E	112.85'
L56	N33°10'4"E	61.04'
L57	N39°38'28"W	25.01'
L58	S86°07'32"W	383.99'



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	03/14/18		ADDRESS AKERMAN COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD

Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

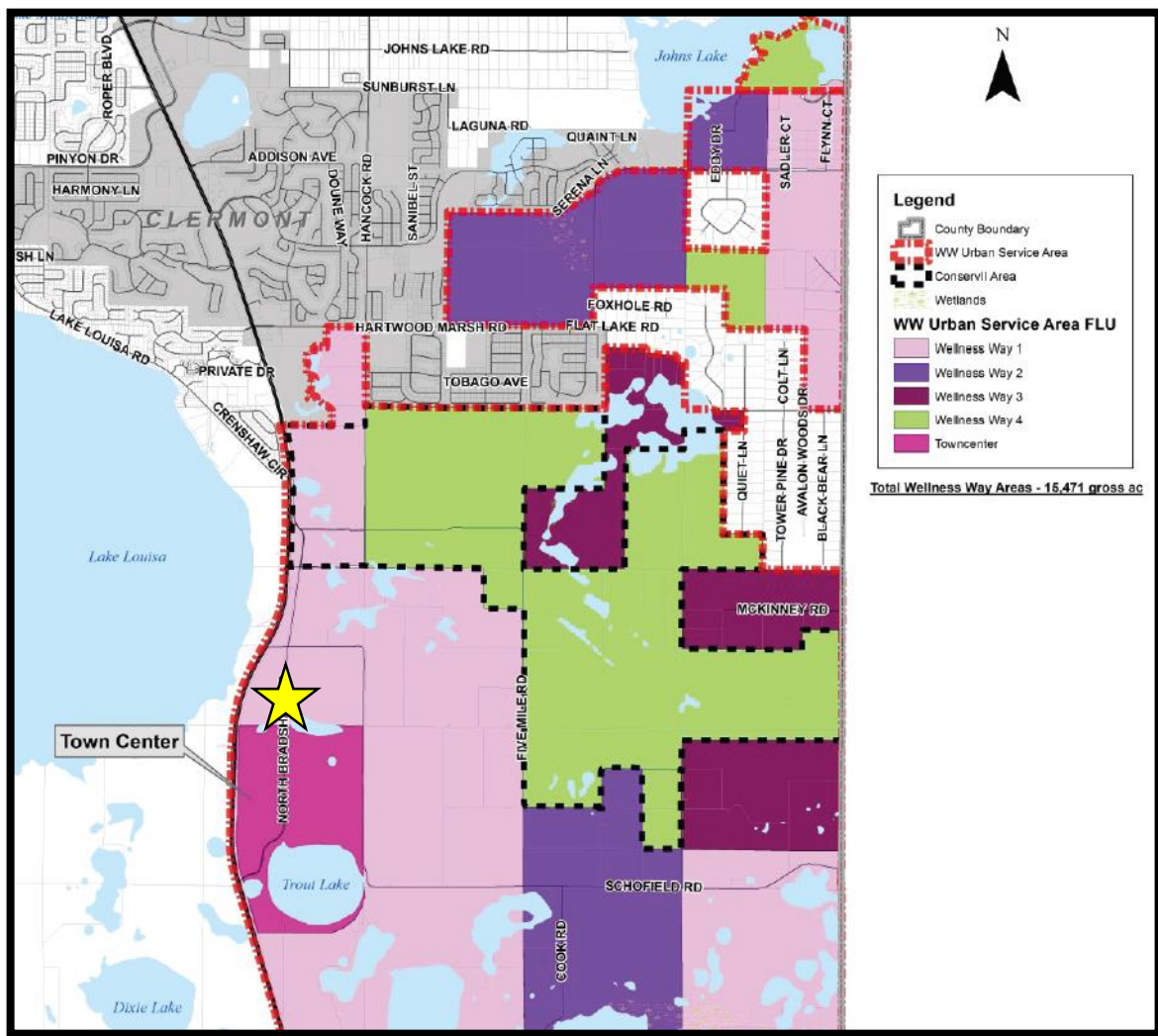
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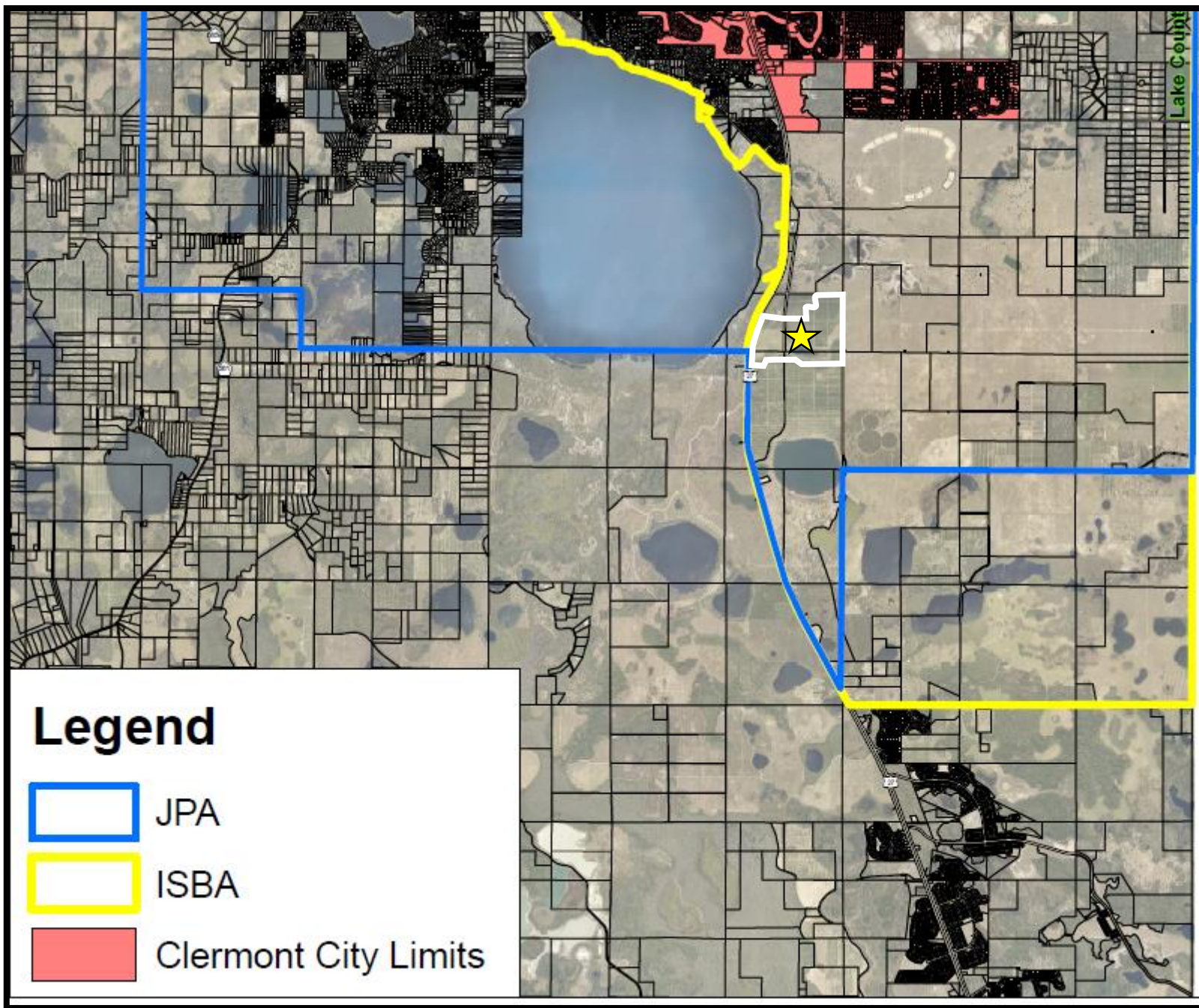
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SECTIONS 21 & 28, TOWNSHIP 23
SOUTH, RANGE 26 EAST

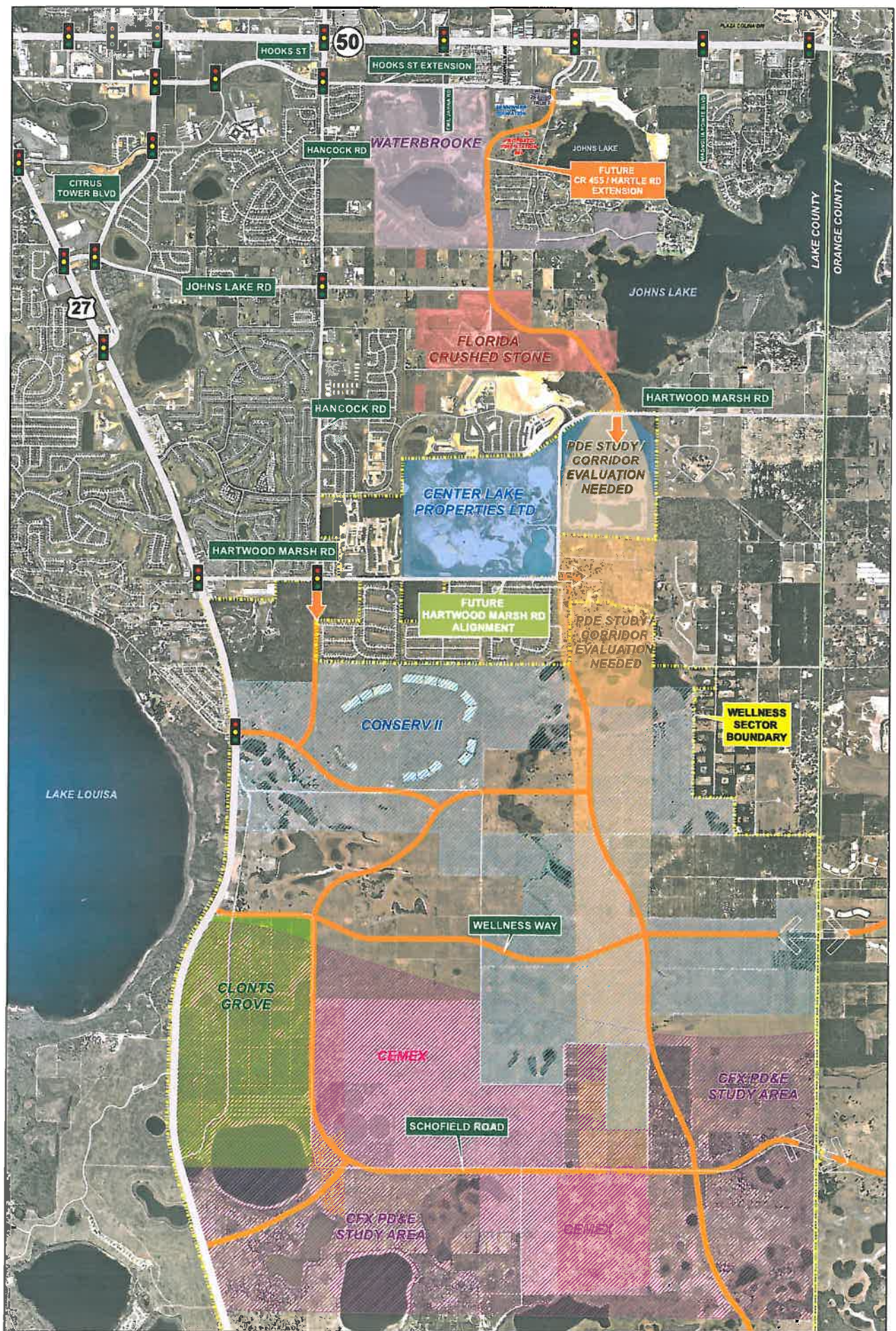
LAKE COUNTY, FLORIDA

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

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







Wellness Way Area Plan

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



December 3, 2018

Shannon Schmidt
Director
Economic Development & CRA
685 W. Montrose St.
Clermont, FL 34711

RE: Olympus Sports and Entertainment, Traffic Impact Study (TIS)

MS Schmidt,

The Lake~Sumter MPO has reviewed the documents for Olympus Sports and Entertainment project. The documents include the Transportation Impact Study (TIS) dated 11/19/18 and an Equivalency Matrix submitted 11/30/18. The Lake~Sumter MPO offers the following Observations and Comments:

Observations Regarding the Project:

1. The project site is on approximately 247.17 acres of Land which is currently vacant agricultural. The site is located on the southeast quadrant of the intersection of US 27 and Schofield Rd./Shell Pond Rd. in Lake County Florida.
2. Access to the property is proposed to be via seven (7) entry/exit points. Three access points via US 27, three access points via Schofield Rd./Shell Pond Rd., and one access via a roadway that is to be built on the south border of the project which will connect US 27 to Schofield Rd./Shell Pond Rd.
3. The project will consist of mixed land uses as follows (as presented in the TIS text dated 11/19/18*):
 - 1,088 dwelling units of Multi-family Low-Rise Apartments and Townhomes.
 - 255,154 sf (square feet) of retail-commercial shopping center.
 - 44,500 sf pf Restaurants (stand alone, sit-down/high turnover).
 - 767,296 sf of General Office and Medical/Wellness Office.
 - 379,748 sf indoor recreation uses (ice sports, aquatic center, fitness/health, tennis and EPIC center.
 - 5 outdoor recreation fields (soccer, track and field).
 - 17.47 acres of parks (beach volleyball, skateboard park and surf park).
 - 1,312 Hotel rooms.
 - 1,500 seat outdoor lawn with stage/theater.

* Some of the uses and square feet of land use changed from the information presented in the Methodology.
4. The project will be completed in five (5) Phases as follows:
 - Phase 1 – to be completed in 2019.
 - Phase 2 – 2019 – 2020.
 - Phase 3 – 2020 – 2021.
 - Phase 4 – 2021 – 2022.
 - Phase 5 – 2023 – 2025.

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5. The northwest corner of the property is being “reserved” as a 54.52 acre out-parcel called the ‘Clontz NW Retainer Parcel’. This parcel is proposed to have 600 apartments and 152,500 sf of shopping center to be constructed between the years 2025 and 2030. The applicant is proposing to have this development submit a supplemental Tier 2 Traffic Impact Analysis (TIA).
6. The study area is proposed to be 4.44 miles radius (‘as the bird flies’).
7. The only committed roadway improvements in the area are 1) improving Schofield Road (from a clay road to a 2-lane paved roadway) from US 27 to the Orange County Line; 2) CR 455 (Hartle Road) from its current south terminus at Magnolia Island Blvd. to Hartwood Marsh Road.
8. There is a plan for a roadway network in the area called the Wellness Way Sector Plan that includes two additional east-west connections from US 27 to SR 429 (Wellness Way Parkway and the CFX toll road that will parallel Schofield Road. As of this date there are no funds for any of the roadways in the plan.
9. The Trip generation calculations, internal capture percentages, Mode split, and Pass-by trips calculations are acceptable to the MPO. There will be approximately 44,300 net new Daily traffic trips and 3,488 net new PM Peak Hour traffic trips (after internal capture, pass-by, and mode split reductions).
10. A land use conversion (equivalency) matrix was submitted on 11-30-18 for review.
11. The project distribution as determined by using FSUTMS and the Central Florida Regional Planning Model (CFRPM). The analysis will be done with a project buildout year of 2025. The roadway network and analysis was done with both the committed future roadways and the Wellness Way Framework Plan. Additionally, the analysis was done for both with and without the CFX Lake/Orange County Connector toll facility. The distribution is acceptable.
12. There will be roadway network deficiencies without the project (no-build) in the year 2025 (project buildout).
13. Roadway deficiencies at project buildout that are caused by the project include Hancock Road from Johns Lake Road to Hartwood Marsh, and US 27 from Lake Louisa Road to Schofield Road.
14. Roadway and intersection mitigation will be necessary as a result of this project.

Comments Regarding Traffic Impacts:

1. The Developer Equivalency Matrix (Land Use Conversion Matrix) submitted on 11-30-18 is acceptable to the Lake~Sumter MPO with the provisions stated in the document and in the TIS (any increase in approved trips will require an updated TIS). However, the matrix will need to be approved by the City of Clermont.
2. The use of a 1% minimum growth rate is not standard. A 2% minimum is acceptable. It can be anticipated that once this project starts and the roadway network needs are completed the growth rate will increase.
3. The Lake~Sumter MPO recommends putting language in the Development Order (or Ordinance) governing this development that stipulates a monitoring and modeling report is required and tied to roadway capacity thresholds and/or Phasing of the project in order to ensure transportation facility concurrency.
4. Mitigation strategies were not presented in the TIS. The TIS states that the applicant is currently preparing a document that will more fully describe the needed mitigation and those improvements the applicant will be responsible for.

“Promoting Regional Transportation Partnerships”

www.LakeSumterMPO.com

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

5. The TIS mentions roadway improvements but does not discuss intersection improvements. Needed intersection improvements will need to be more fully covered in the document to be submitted that covers the needed mitigation strategies.
6. The Lake~Sumter MPO reserves the right to provide additional comments to this document based on further review and future information submitted by the applicant.

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

Thank You,

Brian R. Hutt

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



**Lake County School District
School Concurrency Application
& Service Provider Form**

Growth Planning Dept.
201 West Burlingame
Blvd.
Tavares, FL 32778
(352) 253-6890
Fax: (352) 253-6891

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (✓) type of application (one only):

☒ Concurrency Capacity Reservation (site plan, subdivision, plat) ☐ Exemption ☐ Amendment ☐ Equivalency
☐ Adequate School Facilities Determination (Comp Plan, Zoning) ☐ Letter of No Impact ☐ Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU (\$800) ≥ 91 DU (\$1000);

Digitally signed by
G. Brian Wheeler
Date: 2018.09.24
09:22:01 -0400

Adequate School Facilities Determination (\$500)

Amendment (\$500); Adequacy (\$500); Time Extension (\$300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's)	OLYMPUS SPORTS VILLAGE
Municipality:	CLERMONT
Parcel Identification Number (PIN):	6)
Alternate Keys:	1452436 / 1594600
Location / Address Of Subject Property:	US27 / N. BRADSHAW Rd. / SCHOFIELD Rd.

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: @ or N pending	Single Family 101
Project Acreage: 247	Multi-Family 987
Total Number of Units: 1088	Mobile Home 0
Will the Project be Phased? (Y/N):	Age Restricted (Adults Only) ² No
Concurrency Service Area (CSA): 14	

¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

² A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: If an agent, please include an agent authorization/consent form

Owner's Name:	CLONTS GROVES INC
Agent's Name:	G. BRIAN WHEELER RLA & DAN O'KEEFE ESQ
Mailing Address:	9822 TAPESTRY PARK CIRCLE SUITE 201 Jacksonville, FL 32246
Telephone Number:	904 607 5005 Fax Number:
Contact Email Address:	BWHEELER@GGI-TAPESTRY.COM DOKEEFE@SHUTTS.COM

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature: *CPJOL* Digitally signed by G. Brian Wheeler
Date: 2018.09.24 09:22:10 Date: 08/30/2018

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed: SEPT. 4, 2018	Petition/Project Number: REZ1809-0001
Reviewed By: <i>HLA</i> Curt Henschel	Reviewers Title: Development Services Director

Government Representative Signature: ↑ Date: 9.24.18

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received: 9/24/18 9:47AM	Case Number: LCS 2018-23
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	Date:

Form revised 10/2/2017

SchoolConcurrency

RECEIVED

By HLaValley at 9:47 am, Sep 24, 2018

Received via email
9/3/18 at 10:27am
APF

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Thursday, January 3, 2019

Agenda Item Name

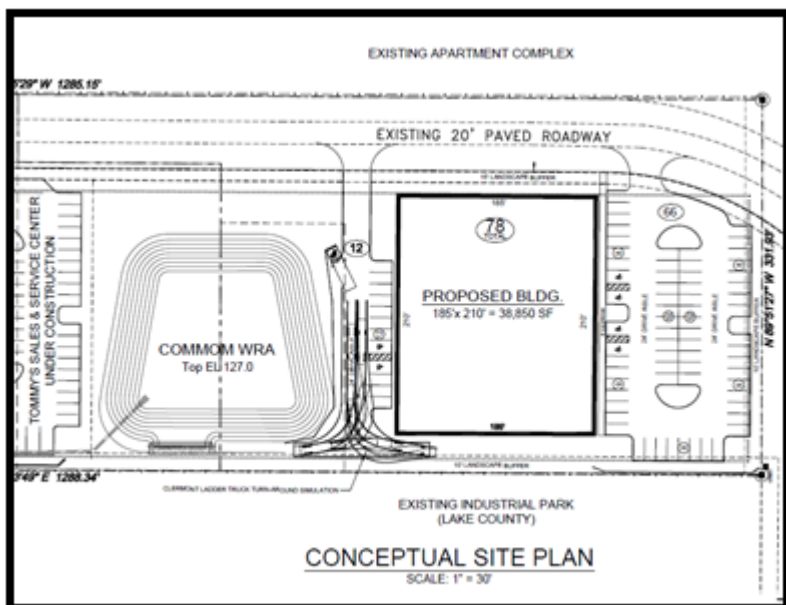
Resolution No. 2019-02R
Clermont Indoor Soccer Complex

Requested Action

Recommend approval of Resolution No. 2019-02R.

Staff Report

The applicant, is requesting a Conditional Use Permit to allow for a 38,850 square foot indoor recreational facility in the C-2 General Commercial zoning district. The Land Development Code, Section 122-224 requires a conditional use permit for any business establishment that occupies more than 20,000 square feet of floor space.



The subject property is located on the south side of Highway 50 just west of County Road 455, located on the rear parcel behind the new location of Tommy Boat sales and services. The site is approximately 4.76 +/- acres and is currently vacant. The applicant is proposing construction of an indoor recreational and soccer facility. The entire site will be required to comply with the Land Development Regulations for C-2 General Commercial zoning and meet the City's Architectural Design Standards. The proposed development as designed will provide direct access to Highway 50 and will be required to meet any traffic impact requirements for the FDOT permit process. All recreational activities and events will be held inside the facility.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met. Staff has reviewed the Conditional Use Permit application as submitted and finds the proposed use is consistent with the general intent of the Land Development Code for C-2 zoning and will not be out of character with the surrounding properties or negatively impact the citizens of the city. The proposed use is not in conflict with the goals, objectives and policies of the City's Comprehensive Plan.

Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-02R.

Additional Analysis	
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Fiscal Impact Summary	
------------------------------	--

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
--	--

- | | | |
|----|--|--|
| 1. | CUP RES 2019-02R | CUP RES 2019-02R.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | NEW ZONING MAP | NEW ZONING MAP.pdf |
| 4. | INDOOR SOCCER - REVISED CONCEPTUAL SITE PLAN | INDOOR SOCCER - REVISED CONCEPTUAL SITE PLAN.pdf |
| 5. | FREE KICK Info & Photos | FREE KICK Info & Photos.pdf |
| 6. | XL INDOOR Info & Photos | XL INDOOR Info & Photos.pdf |
| 7. | CUP APPLICATION | CUP APPLICATION.pdf |
| 8. | CUP LEGAL AD | CUP INDOOR SOCCER COMPLEX.pdf |



**CITY OF CLERMONT
RESOLUTION NO. 2019-02R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN INDOOR RECREATIONAL FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on January 3, 2019 recommended approval of this Conditional Use Permit to allow for an indoor recreational facility occupying more than 20,000 square feet of floor space in the C-2 General Commercial zoning district; at the following location:

LOCATION:

Vacant property on the south side of Highway 50,
west of County Road 455
(Alternate Key 3911321)

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 for an indoor recreational facility occupying more than 20,000 square feet of floor space in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

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



**CITY OF CLERMONT
RESOLUTION NO. 2019-02R**

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 (Exhibit A), prepared by McCoy & Associates, dated November-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. The Conditional Use permit is to allow for a 38,850 square feet indoor recreational facility in the C-2 General Commercial zoning district.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.

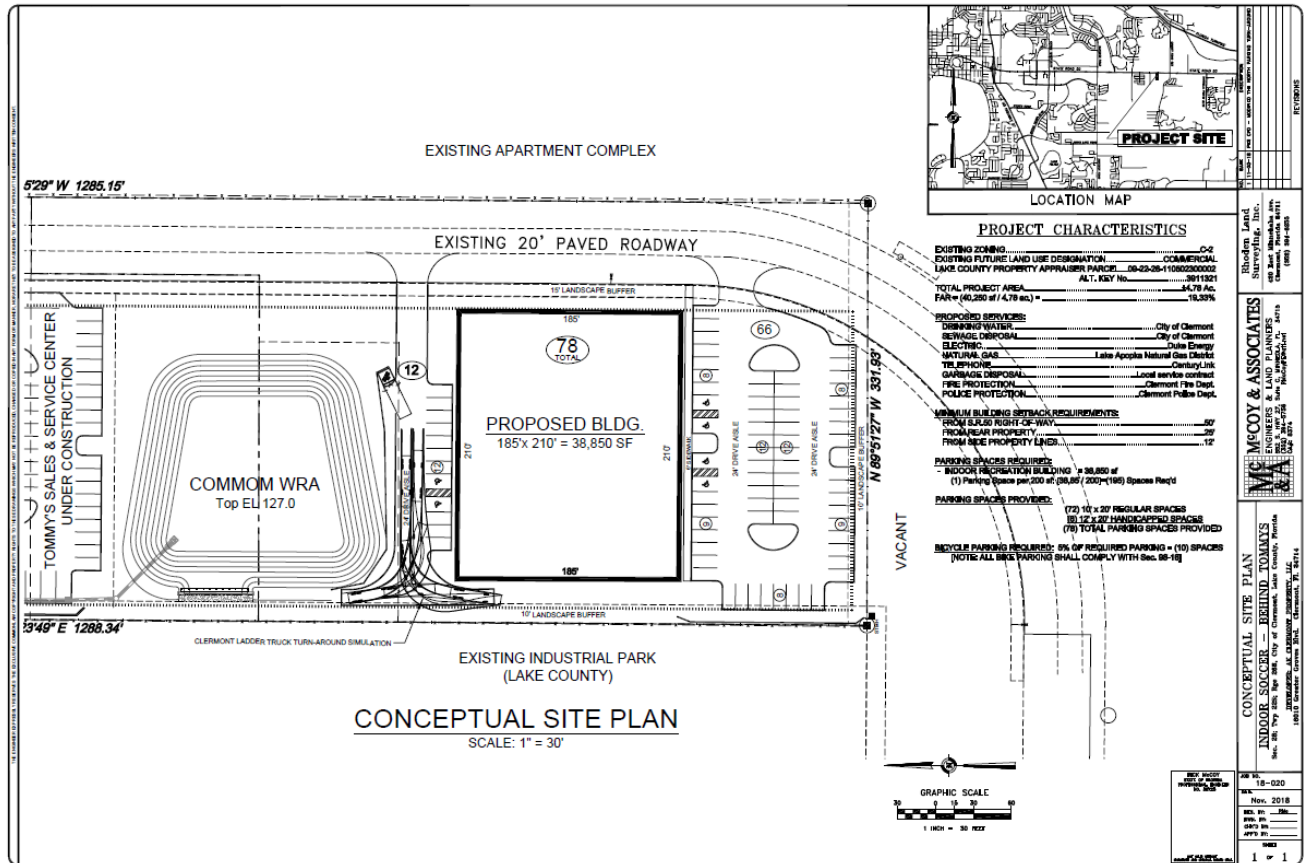


CITY OF CLERMONT
RESOLUTION NO. 2019-02R

3. The site shall be developed according to the City of Clermont Land Development Codes and all building must meet the City of Clermont Architectural Standards.
4. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
9. A minimum five-foot wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that meet Americans with Disabilities Act requirements and provide pedestrian access. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
10. Building elevations for all sides shall comply with City of Clermont Architectural Design Standards.
11. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions.
12. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.

CITY OF CLERMONT RESOLUTION NO. 2019-02R

Exhibit A – Conceptual Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-02R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of January, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

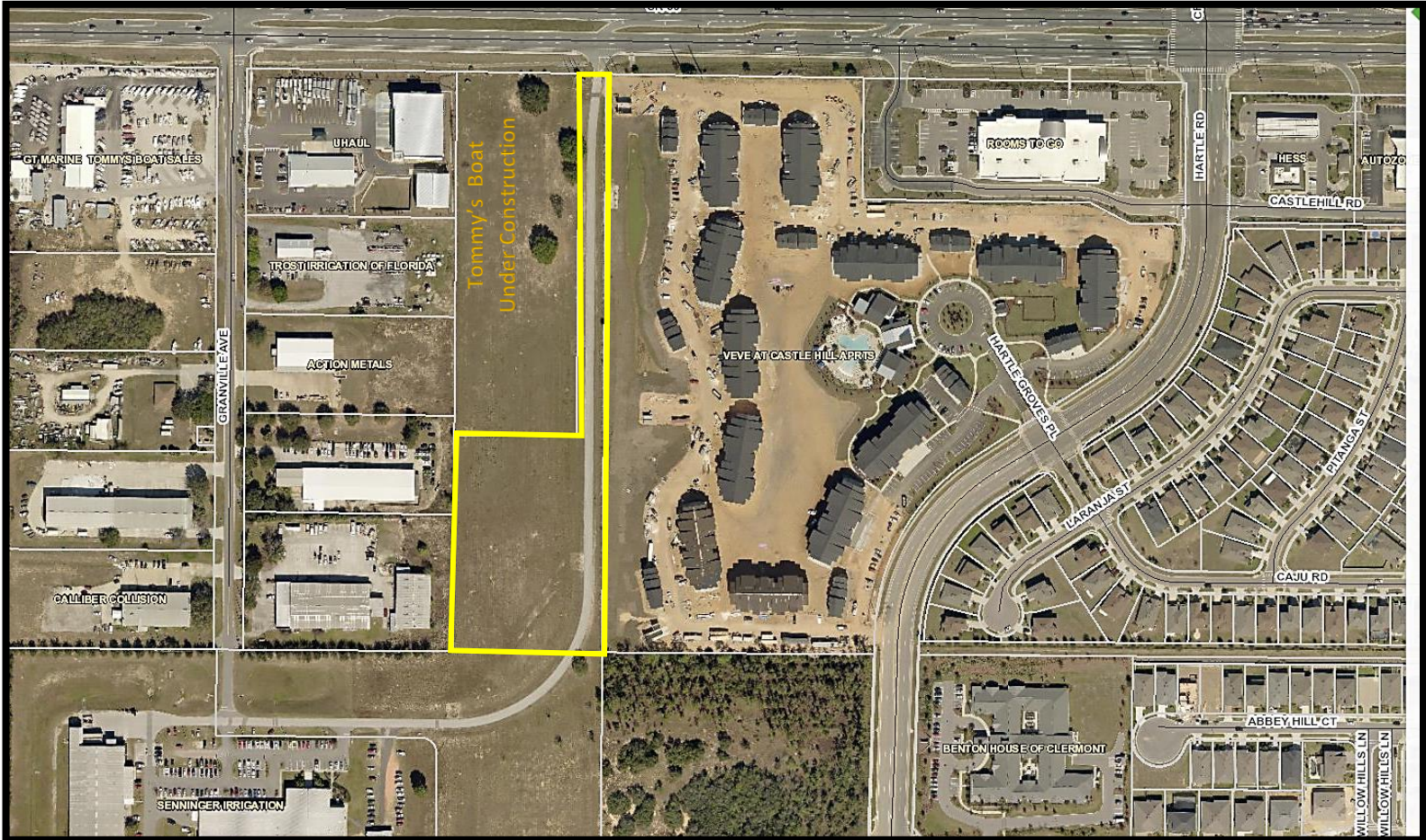
ATTEST:

Tracy Ackroyd Howe, City Clerk

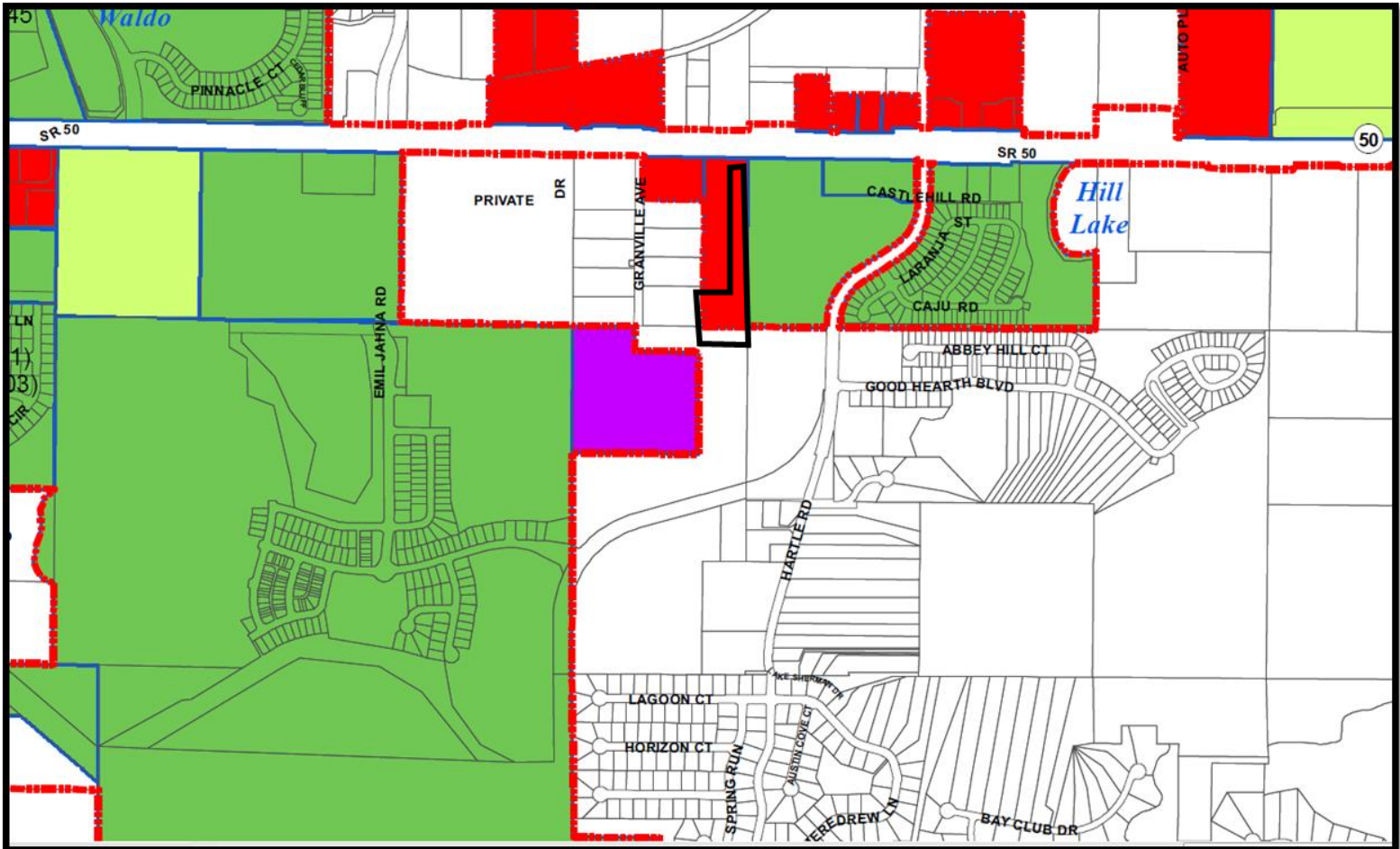
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



ZONING MAP



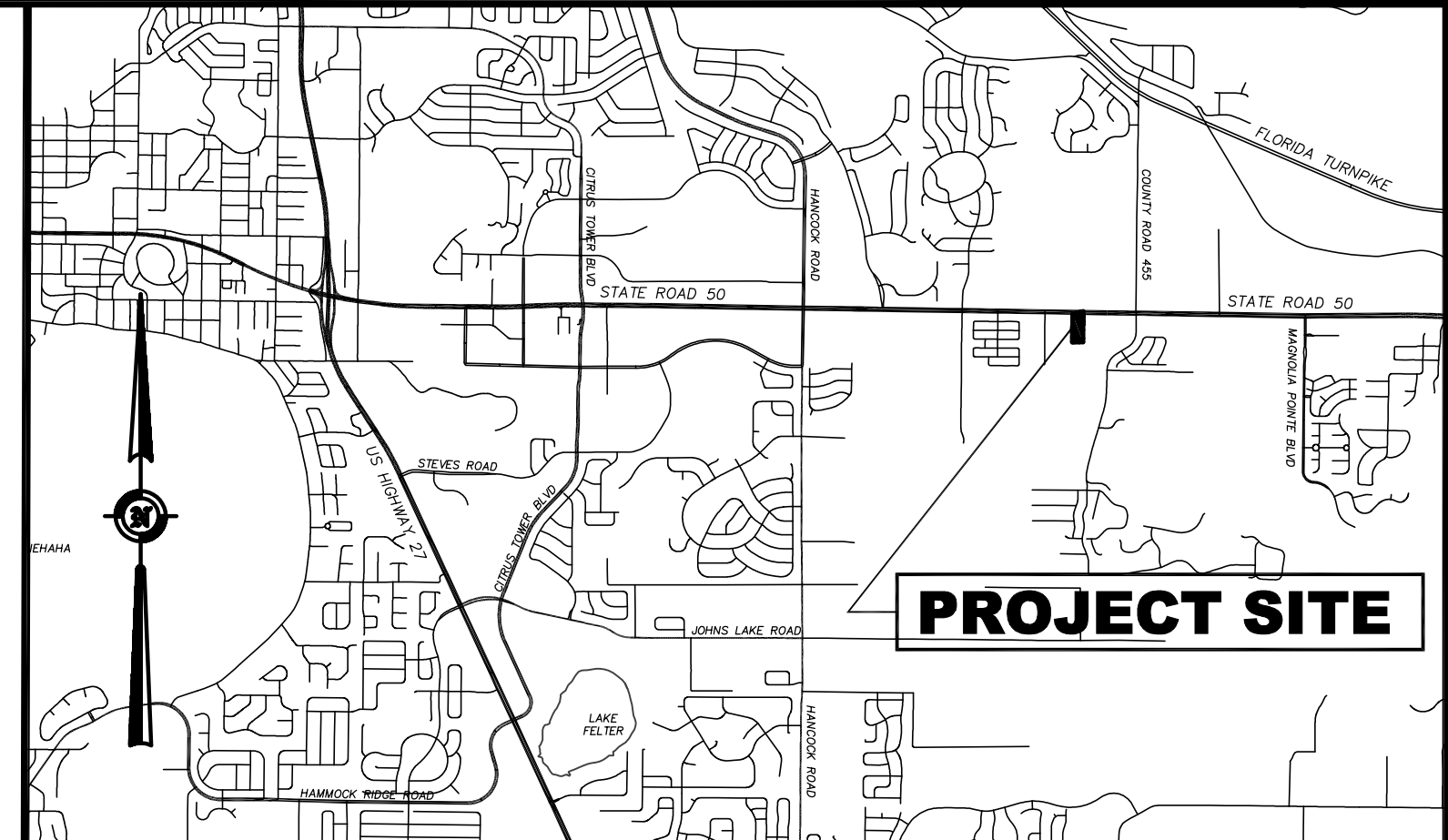
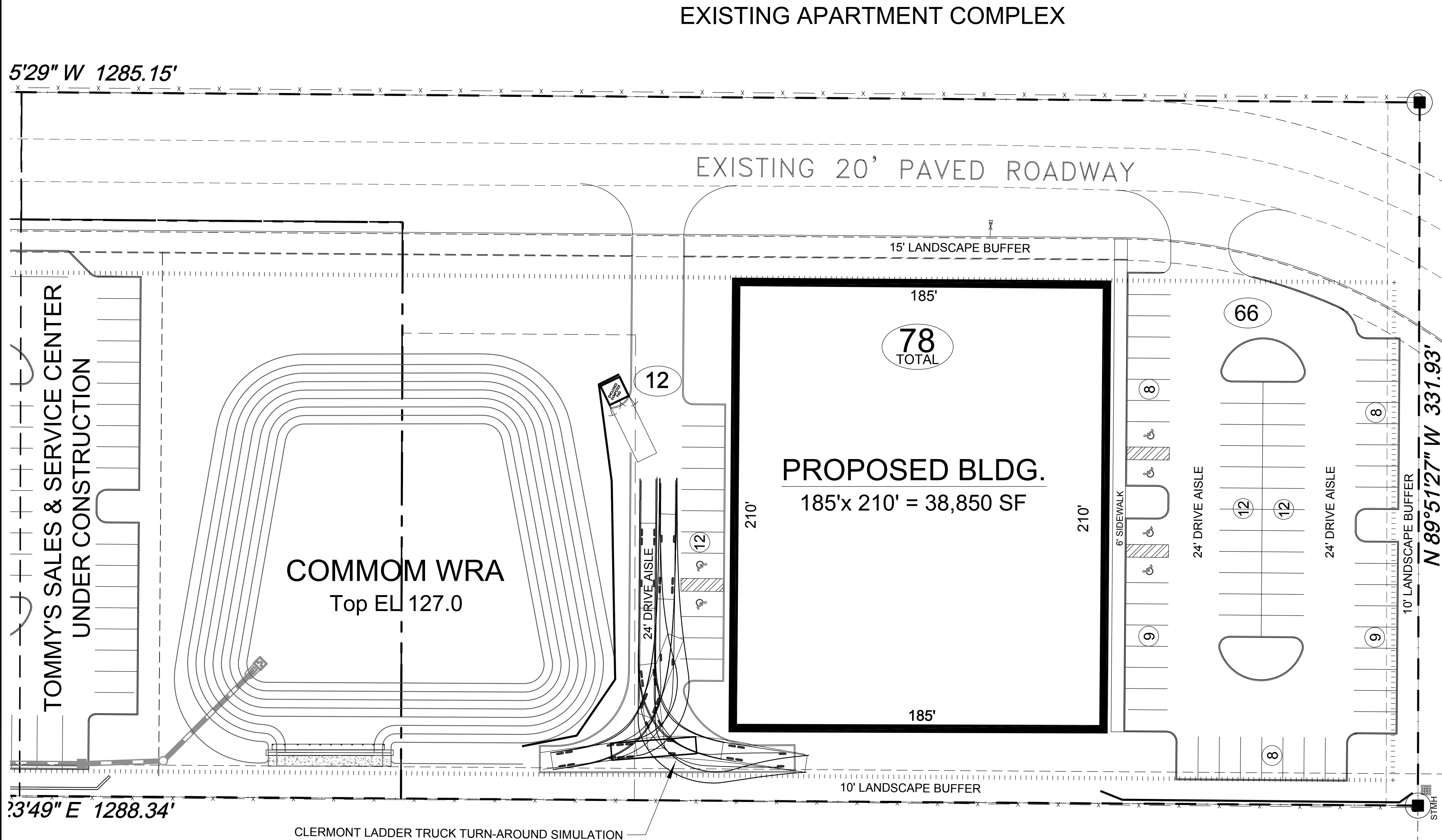
Legend



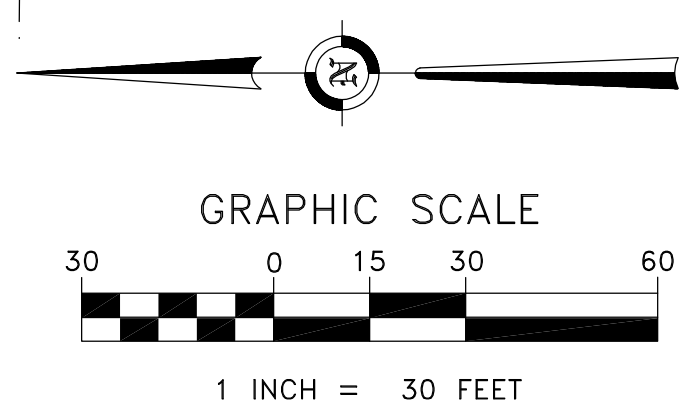
Zoning Designations

- 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

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.



PROJECT CHARACTERISTICS	
EXISTING ZONING.....	C-2
EXISTING FUTURE LAND USE DESIGNATION.....	COMMERCIAL
LAKE COUNTY PROPERTY APPRAISER PARCEL.....	09-22-26-110502300002
ALT. KEY No.....	3911321
TOTAL PROJECT AREA.....	±4.78 Ac.
FAR = (40,250 sf / 4.78 ac.) =	19.33%
PROPOSED SERVICES:	
DRINKING WATER.....	City of Clermont
SEWAGE DISPOSAL.....	City of Clermont
ELECTRIC.....	Duke Energy
NATURAL GAS.....	Lake Apopka Natural Gas District
TELEPHONE.....	CenturyLink
GARBAGE DISPOSAL.....	Local service contract
FIRE PROTECTION.....	Clermont Fire Dept.
POLICE PROTECTION.....	Clermont Police Dept.
MINIMUM BUILDING SETBACK REQUIREMENTS:	
FROM S.R.50 RIGHT-OF-WAY.....	50'
FROM REAR PROPERTY.....	25'
FROM SIDE PROPERTY LINES.....	12'
PARKING SPACES REQUIRED:	
- INDOOR RECREATION BUILDING = 38,850 sf	
(1) Parking Space per 200 sf: [38,85 / 200] = (195) Spaces Req'd	
PARKING SPACES PROVIDED:	
(72) 10' x 20' REGULAR SPACES	
(6) 12' x 20' HANDICAPPED SPACES	
(78) TOTAL PARKING SPACES PROVIDED	
BICYCLE PARKING REQUIRED: 5% OF REQUIRED PARKING = (10) SPACES	
[NOTE: ALL BIKE PARKING SHALL COMPLY WITH Sec. 98-16]	



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'

RICK McCOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 38725

NOT VALID WITHOUT
SIGNATURE AND ORIGINAL RAISED SEAL

CONCEPTUAL SITE PLAN INDOOR SOCCER – BEHIND TOMMY'S Sec. 28; Twp. 22S; Rge. 26E, City of Clermont, Lake County, Florida DEVELOPER: AK CLERMONT PROPERTY, LLC 16010 Greater Groves Blvd. Clermont, FL 34714	Rhoden Land Surveying, Inc. 420 East Minnehaha Ave. Clermont, Florida 34711 (352) 394-6255	Mc & A ENGINEERS & LAND PLANNERS 552 S. HWY 27, Suite C, MINNEOLA, FL 34715 (352) 344-5756 RMCCOYE@att.net CA# 8374	DESCRIPTION NO. 1 DATE 11-20-18 PER CTD - MODIFIED THE NORTH PARKING TURN-AROUND
			REVISIONS

JOB NO.	18-020
DATE	Nov. 2018
DES. BY:	RMc
DWN. BY:	
CHK'D BY:	
APP'D BY:	
SHEET	1 OF 1

FREE KICK

3180 Southgate Commerce Boulevard, Orlando

35,000 s.f. 35 Parking Spaces 3 Fields

Concession Stand Bathrooms Office Event Room



XL INDOOR

825 Courtland Street, Orlando

34,000 s.f. 75 Parking Spaces 4 Fields (2 indoor, 2 outdoor)

Concession Stand Bathrooms Office Event Room





**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: November 14, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): CLERMONT INDOOR SOCCER FACILITY

APPLICANT: AK Clermont Property, LLC

CONTACT PERSON: Alejandro Guterrez / Jose L. Ferreira, Managers

Address: 2696 Kingston Ridge Drive

City: Clermont State: FL Zip: 34711

Phone: 352-256-5533 / 352-217-6031 Fax: _____

E-Mail: gutale1@gmail.com / joseluisferreira@hotmail.com

OWNER: Bear Creek Bridge, LLC

Address: c/o Matthew Borisch, Manager, 146 Monroe Center, Suite 300

City: Grand Rapids State: MI Zip: 49503

Phone: 616-345-8031 Fax: _____

Address of Subject Property: Not Addressed at this time

General Location: South side of SR 50, behind Tommy's Boat Sales & Service, just west of CR 455, Clermont

Legal Description (include copy of survey): see attached

Alternate key # 3911321

Land Use (City verification required): Commercial

Zoning (City verification required): C-2, General Commercial

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

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

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
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10083437
Phone: (352) 241-7331
Date: 12/17/18
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	12/26/2018	01/01/2019	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a recreational facility occupying more than 20,000 square feet of floor space in the C-2 General Commercial zoning district, at the following location:

Ad No: 10083437
December 26, 2018 &
January 01, 2019

LOCATION

Vacant property on the south side of
State Road 50, west of CR 455
(Alternate Key 391.1321)

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 Thursday, January 3, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 8, 2019 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	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52