



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, May 14, 2019**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Motorcycle Safety Month

North American Occupational Safety and Health Week

PRESENTATIONS

Quilt to Books

Youth Council Legislative Action Days

Citizens Academy

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of April 23, 2019
Council Meeting minutes.

Item No. 2 - Surplus Request

Recommend to approve and declare end
of life inventory as surplus from
Environmental Services, Finance, and
Information Technology Departments
and dispose of in accordance with the
Purchasing Policy.

Item No. 3 - Bid Award

Consider awarding bid to Traverse
Group, Inc. for the construction of a new
public boat ramp and restroom in the
budgeted amount of \$2,491,313.73.

Item No. 4 - Bid Award

Consider awarding bid to Merrell Bros.,
Inc., Compost USA of Sumter, LLC.,
and Shelley's Septic Tank, Inc. to provide
bio-solids hauling and disposal in the
estimated annual budgeted amount of
\$200,000.

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Item No. 5 - Piggyback Purchase

Consider request to piggyback the Florida Sheriffs Association contract with Ring Power to purchase two diesel generators in the budgeted amount of \$127,661.20

Item No. 6 - Contract Award

Consider request to piggyback the Seminole County contract with Konica Minolta Business Solutions U.S.A., Inc. to provide lease of multifunctional devices and management software services in the estimated annual amount of \$50,000.

UNFINISHED BUSINESS

Item No. 7 - Historic Village

Consider replacement of the Historic Townsend roof and the installation of fencing.

Item No. 8 - Water, Wastewater and Reuse Service Agreement
Olympus

Consider agreement approval for annexation into the City of Clermont consisting of 243 acre property, also known as Wellness Way.

Item No. 9 - Ordinance No. 2018-35 *Final*
Olympus Sports and Entertainment

Consider ordinance to annex 243 +/- acres in unincorporated Lake County in the Wellness Way Area Plan through the Inter-local Service Boundary Agreement.

Item No. 10 - Ordinance No. 2018-34 *Final*
Olympus Sports and Entertainment

Consider a Large Scale Comprehensive Plan change from Lake County Wellness Way-1 and Town Center to the City of Clermont Master Planned Development for 243+/- acres southeast of Lake Louisa, between US Hwy 27 and Schofield Road.

Item No. 11 - Ordinance No. 2018-36 *Final*
Olympus Sports and Entertainment

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

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NEW BUSINESS

Item No. 12 - Ordinance No. 2019-16 *Introduction*
Wise PUD

Consider ordinance to rezone 13+/- acres to Planned Unit Development for mixed-use consisting of 96 multi-family units and 96,000 square feet of commercial/office use on a parcel west of the CR 455/Hartle Road and Good Hearth Boulevard intersection.

Item No. 13 - Ordinance No. 2019-22 *Introduction*
Charter Revisions

Consider ordinance containing proposed City Charter changes and ballot language.

ADJOURN

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

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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



WHEREAS, Central Florida's mild climate and scenic roadways make motorcycle riding an enjoyable experience throughout the year; and

WHEREAS, Florida's growing population makes motorcycle safety an important issue for all drivers; and

WHEREAS, May 2019 is being commemorated as Motorcycle Safety Awareness Month; and

WHEREAS, more than a million drivers in Florida have a motorcycle endorsement on their driver's license; and

WHEREAS, motorcycles can easily be hidden in traffic; therefore, it is important for motorists to search the traffic around them and always expect to see motorcycles; and

WHEREAS, to prevent injuries and deaths on Florida's roadways, motorcyclists and motorists must be vigilant in their efforts to share the road and ensure the safety of everyone;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont, Florida, hereby proclaim the month of May 2019 as

MOTORCYCLE SAFETY AWARENESS MONTH

and encourage all motorists to Share the Road with motorcycles.

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 14th day of May, two thousand nineteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS, the residents of Clermont, Lake County, Florida value safe and healthy workplaces for all of our citizens; and

WHEREAS, the majority of workplace injuries and fatalities are preventable, however more than 5,000 U.S. workers die each year from job related injuries, and millions more suffer occupational injuries and illnesses; and

WHEREAS, businesses spend \$170 billion a year on costs tied to occupational injuries, illnesses and healthcare, as well as facing intangible costs of losing a loved one, friend or coworker; and

WHEREAS, safer organizations enjoy increased productivity, higher employee satisfaction and a better reputation while recording less lost time and lower workers' compensation and healthcare costs; and

WHEREAS, during the week of May 5-11, 2019, members of the American Society of Safety Engineers, Canadian Society of Safety Engineering, the Occupational Safety and Health Administration, and corporate and association partners representing thousands of businesses will mobilize throughout North America in an effort to increase public awareness of the value of following safe practices and staying safe at work while helping companies and organizations enhance their workplace safety efforts; and

WHEREAS, on May 8, 2019, occupational safety and health professionals across North America will be recognized on Occupational Safety and Health Professionals Day for their commitment to protecting people and property in their communities.

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont do hereby proclaim the week of May 5, 2019 through May 11, 2019 as

NORTH AMERICAN OCCUPATIONAL SAFETY AND HEALTH WEEK

and Wednesday, May 8, 2019, to be

OCCUPATIONAL SAFETY AND HEALTH PROFESSIONALS DAY

encouraging all organizations, community leaders, employers and employees to support activities designed to increase awareness of the importance of safe workplaces for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this fourteenth day of May, two thousand and nineteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 23, 2019

The City Council met in a regular meeting on Tuesday, April 23, 2019 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Brishke, Travis, and Goodgame. Other City officials present were City Manager Gray, City Attorney Mantzaris, and City Clerk Howe.

Council Member Bates was absent.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Chris Walker, Cathedral of Power, gave the invocation followed by the Pledge of Allegiance.

PROCLAMATIONS

City Clerk Howe read the Drinking Water Week proclamation aloud. Mayor Ash presented the proclamation to Environmental Services Director Westrick.

PRESENTATIONS

Drop Savers Poster Contest Winners

Environmental Services Office Manager Wooding presented the winners of the Drop Savers Poster Contest.

Second and Third Grade winners:

First place - Delany Davidson, Cypress Ridge

Second place - Kyran McNealy, Clermont Elementary

Third place - Crystal De La Cruz, Clermont Elementary

Honorable Mention - Elijah Mathews, South Lake Imagine Charter

Honorable Mention - Danny Fagandez, Cypress Ridge Elementary

Fourth and Fifth Grade winners:

First place - Meila Parke, Cypress Ridge Elementary

Second place - Alicia Brown, Clermont Elementary

Third place - Elizabeth Yang, Clermont Elementary

Honorable Mention – Grace Yang, Clermont Elementary

Honorable Mention – Maya Rangel, Clermont Elementary

Cypress Ridge Elementary School Assistant Principal Nicole Brouhard was present to accept the awards on behalf of the students from Cypress Ridge Elementary.

PUBLIC COMMENTS

Pat Caracciolo, 9112 Laws Road, thanked the Council for their support of Pig on the Pond. A total of four \$10,000 scholarships were given out this year due to the event.

REPORTS

City Manager Gray reported Council Member Bates is absent from tonight's Council Meeting due to his daughter's awards ceremony. The Charter Review Committee wrapped up their work and formalized recommendations to present to Council next month. The City received the Excellence Award for Victory Pointe from Florida Stormwater Association. There will be a Council Workshop on May 9, 2019 at 6:30pm. There are two changes to the agenda tonight. The applicant for Agenda Item No. 9 is requesting the item to be postponed to May 28, 2019 and Agenda Item No. 10 has been withdrawn.

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Item No. 9 – Resolution No. 2019-01R, South Lake Medical Arts, Pad O,

City Clerk Howe read Resolution No. 2019-01R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting an amendment to a Conditional Use Permit (Resolution No. 2016-42) to allow for an increase of total square feet for the professional office space.

Council Member Goodgame moved to table Resolution No. 2019-01R to May 28, 2019; seconded by Council Member Travis. The motion passed with all members present voting aye.

City Attorney Mantzaris reported the Council Members' annual Ethics and Government training requirement is due soon. The Florida League of Cities has scheduled events over the next couple of months which the Council can attend or the City Attorney's office can provide a private presentation for the Council if scheduling allows. The course must be completed by July 1, 2019.

The Council expressed a general consensus for one four-hour session to fulfill the State requirement.

Council Member Goodgame – No report.

Council Member Brishke reported on April 10, she attended the South Lake Business Awards with City Manager Gray, Mayor Ash and Council Member Travis. On April 11, she attended the Citizens Academy at the Public Works facility. On April 16, she attended the Tip a Cop fundraiser for the Special Olympics at Outback Steakhouse.

Council Member Travis reminded everyone the annual Ride of Silence is scheduled for May 15 at 7:00pm at Waterfront Park. The City of Clermont is being honored by the CEO of Ride of Silence. On April 18, she attended the South Lake Metropolitan Planning Organization task force in Groveland. The City of Groveland is pushing realignment of State Road 50 which will help the City of Clermont with the Coast to Coast Trail alignment. Hartwood Marsh Road four lane expansion is number 13 on the list for the South Lake Metropolitan Planning Organization. Then she attended Earth Day where Environmental Services and Parks and Recreation did a fantastic job. On April 22, she went to the Tourism Development Committee meeting where money for the City's boat ramp was discussed. The City asked for \$750,000 and the Tourism Development Committee awarded the City \$248,000. City Manager Gray will ask the County Commission for additional funding for the City's boat ramp. City Manager Gray stated the County Commission meeting is scheduled for May 28, 2019. Council Member Travis urged citizens to voice their opinion at the County Commission Meeting.

Mayor Ash reported on April 10, she attended the South Lake Chamber of Commerce Awards Dinner at Bella Collina. On April 12, she visited Fashion Labels to select clothing for the Women for Hospice fashion show occurring the next day at Mission Inn. On April 15, she and City Manager Gray met with restaurant owners to discuss future business in Clermont. On April 18, she attended the Citizens Academy class at the Police Department. On April 20, she was at Root and Branch Restaurant for Coffee with the Mayor discussing overcrowding of schools. On April 22, she attended the Lake Apopka Natural Gas District Board meeting where the financial report was presented. The gas district received the Heritage Award for 25 years of service to the community.

CONSENT AGENDA

Mayor Ash advised the next item on the Agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

City of Clermont
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REGULAR COUNCIL MEETING
April 23, 2019

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|---|--|
| Item No. 1 – Meeting Minutes | Consider approval of the April 9, 2019 Council Meeting minutes. |
| Item No. 2 – Contract Award | Consider request to piggyback the Seminole County B.C.C. contract with R & M Service Solutions, LLC to provide hydrant and valve installation, repair, and maintenance services in the estimated budgeted amount of \$150,000. |
| Item No. 3 – Contract Award | Consider agreements with Booth, Erin, Straughan & Hiott, Inc. (BESH engineering) for detailed engineering, specifications and construction administration services related to the CDBG grant funded project in the budgeted amount of \$142,730. |
| Item No. 4 – Event and Open Container Request | Consider allowing open containers in the requested area for the City of Clermont’s 4th of July event at Waterfront Park. |
| Item No. 5 – Event and Road Closure Request | Consider Mega Food Truck event with road closures on June 22, 2019. |
| Item No. 6 – Event and Open Container Request | Consider allowing the Latin American Motorcycle Association (LAMA) to have an open container area for event on June 22, 2019 at Waterfront Park. |
| Item No. 7 – Event, Open Container, and Road Closure Request | Consider Clermont’s Sips & Salsa cultural event co-hosted by the South Lake Chamber in Downtown Clermont on September 14, 2019 allowing for open container and street closure. |
| Item No. 8 – Event, Open Container, and Road Closure Request | Consider allowing the Clermont Parks & Recreation Department to host the annual “Light Up Clermont” event in downtown Clermont with street closures and open container allowance. |

Council Member Goodgame moved to approve the Consent Agenda; seconded by Council Member Travis. The motion passed with all members present voting aye.

NEW BUSINESS

Item No. 11 – Resolution No. 2019-11R, Abels Academy

City Clerk Howe read Resolution No. 2019-11R aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a private school in the Planned Unit Development zoning district.

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Development Services Director Henschel presented the applicant's request for a Conditional Use Permit to allow for a private school facility. The applicant would like to construct a 9,100 square foot building for a private school on the 1.12 acre parcel. The private school is a center that provides educational and life skills training for autistic children. Staff has reviewed the application and recommended approval of the Conditional Use Permit to allow the private school facility. Planning and Zoning Commission voted unanimously for approval.

Joe Zagame, Jr., 230 Mohawk Road, owner of the property, expressed support for the proposed use of the subject property.

Terri Howard, Owner of Abels Academy, stated she was available for questions and reviewed the history of Abels Academy as well as the services provided.

Mayor Ash opened the Public Hearing.

Paul Dawson, 16635 Caravaggio Loop, Montverde, expressed support for the Conditional Use Permit.

Greg O'Connor, 4439 Harts Cove Way, expressed support for the Conditional Use Permit.

Letitia Pelling, 12925 Brown Bark Trail, expressed support for the Conditional Use Permit.

Kathryn Seufert, 808 Rosemist Court, Ocoee, expressed support for the Conditional Use Permit.

Jim Purvis, 4206 Hammersmith Drive, expressed concern with traffic and a lack of a recreation area. Development Services Director Henschel replied a playground will be installed onsite in place of some of the illustrated parking as not all of the parking is needed.

Mayor Ash closed the Public Hearing.

Council Member Goodgame inquired about funding. Ms. Howard stated funding for the school comes from private insurance, scholarships and parents who self-pay.

Council Member Goodgame asked if the school is a 501(c)(3) organization. Ms. Howard stated the school is not a 501(c)(3) due to being unfamiliar with the process. A non-profit was started in order to raise money for additional funding so children could receive services which they may need.

Council Member Goodgame expressed support for an eight-foot fence for additional safety. City Manager Gray stated a six-foot fence is required by code whereas an eight-foot fence would require a variance.

Council Member Brishke inquired about the current facility. Ms. Howard stated the current facility is 9,000 square foot which is split into two 4,500 square foot buildings. However, the current facility was office space renovated to fit the school whereas the new school will be designed to be a more functional and efficient space.

Council Member Travis inquired about financial stability. Ms. Howard stated the financing for the construction is already in place and waiting on the Conditional Use Permit to move forward.

Council Member Travis inquired about ownership of the property. Ms. Howard stated Mr. Zagame owns the property not the school. Mr. Zagame stated he is building the site and is leasing it to Abels Academy.

Council Member Goodgame moved to approve Resolution No. 2019-11R; seconded by Council Member Travis. The motion passed with all members present voting aye.

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Item No. 12 – Variance Request, Colvin

Development Services Director Henschel presented applicant's variance request for a front yard setback less than 25 feet and for a side yard setback less than 7.5 feet. The property zoning is R-1, Single Family Medium Density Residential and the lot size is approximately 100' x 133' with an existing single family structure built in 1925 prior to the adoption of the zoning codes. The owner is requesting the variance to allow for construction of a 22' x 30' detached two car garage with the garage doors facing the interior of the lot.

Bill Colvin, 1243 Lake Avenue, the applicant, stated the variances is to allow the project to be closer to the street which would keep it aligned with the house and would maintain the primary entrance of the house to remain the same.

Mayor Ash opened the Public Hearing. There were no comments. Mayor Ash closed the Public Hearing.

Council Member Goodgame inquired about the deficiencies. Development Services Director Henschel indicated the requested setbacks on the maps.

Council Member Travis inquired as to what is behind the garage. Mr. Colvin stated there is a shrub tree line separating the property to the south.

Council Member Travis moved to approve the variance request; seconded by Council Member Brishke. The motion passed with all members present voting aye.

Item No. 13 – Joint Planning Area Review

Development Services Director Henschel presented Lake County Board of County Commissioners' request for the City Council's comments regarding the 45-acre residential home development located on the north side of Hartwood Marsh Road. The applicant has proposed a residential development which will consist of 102 single family homes not to exceed 2.3 dwelling units per acre. Approval of the subject property would include rezoning from Lake County Agriculture Zoning to Lake County Planned Unit Development. The subject property is within the Lake County Wellness Way Area Plan and is located within the Clermont Joint Planning Area and ISBA. Staff has identified items within the Planned Unit Development that do not meet the Joint Planning Area requirements such as lot sizes. Staff's concern is the current performance of Hartwood Marsh Road. The City must consider the quality of place, character and context of development in relation to area assets, transportation access, educational institutions and environment. Staff believes the proposed sites lacks these components and is concerned with the accessibility of the development itself. Staff is requesting comments and recommendations for this project and will forward the comments to the Lake County Board of County Commissioners.

Tom Daly, Daly Design Group, 913 N. Pennsylvania Avenue, Winter Park, representative of the applicant, distributed his presentation to the Council. The subject property is a part of the Wellness Way area and includes vacant land.

Council Member Travis inquired about acreage. Mr. Daly replied the applicant would have to ask for a waiver in regards to acreage.

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Mr. Daly stated the property would have to have a non-residential component as part of Wellness Way. An application was made three years ago, to amend the Future Land Use and zoning on the property. The Planning and Zoning Committee voted to deny the request and the application was withdrawn due to the lack of extension of the utilities. The applicant moved forward with the application with the County in the fall however, he did not want traffic on Flynn Court. A community meeting was held in November of last year with the citizens who live near the subject property. In an effort to remain consistent with the residents on Flynn Court there will be two five-acre platted lots along Flynn Court and the remainder on the back side would only have access through the Lakeview Preserve Property. The inclusion of the two five-acre lots eliminates cross access to Flynn Court. The City of Clermont will provide water and sewer and the subject property would have no commercial or access to Flynn Court or Champagne Drive. Funding for Hartle Road is in the County's five-year plan. By 2023, the road will be completed to Lost Lake Road and the funding as well as the design will be in place to continue the road to Hartwood Marsh Road. Mr. Daly reviewed the development timeline and compared it with the timeline for Hartle Road improvements. The timing of the proposed project coincides with the timing of public infrastructure. The proposed project is consistent with the neighboring properties which were approved by the City Council last year.

Mayor Ash opened the Public Hearing.

Yanette Moyano, 11715 Flynn Court, expressed concern with traffic and opposition to the request.

Dennis Flynn, 11631 Flynn Court, expressed opposition to the request.

Susan Yawn, 17921 Hartwood Marsh Road, expressed opposition to the request.

Brandt Myers, 11710 Sadler Court, expressed opposition to the request.

Jackie Polk, 11545 Sadler Court, expressed opposition to the request.

Frank Fernandez, 11715 Flynn Court, expressed opposition to the request.

Michelle Pines, 550 East Avenue, expressed opposition to the request and concern for county funding.

Mike Kennedy, 17749 Champagne Drive, expressed opposition to the request.

Bill Delaney, 10312 Lake Minneola Shores, expressed opposition to the request.

Mayor Ash closed the public hearing.

City Manager Gray stated the applicant has submitted to Lake County a land use change and was denied through Planning and Zoning in the County. Then the applicant went to the Board of County Commissioners and it was postponed to May 21 in order to have the City provide comments as part of the Joint Planning Area.

Council Member Goodgame inquired about the completion of County Road 455. City Manager Gray stated the completion of County Road 455 is set in the five-year plan for Lake County. Council Member Travis stated the completion is projected for year 2023.

Mayor Ash expressed concern with the projected completion date.

Council Member Travis expressed concern for the capacity at Fire Station Number 2 and inquired about access. Mr. Daly stated the park is owned by Lake County Water Authority along with a 70-foot access track. There are easements provided to the surrounding properties which date back to the 1950's.

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Mayor Ash expressed concern for traffic impact from the proposed development.

Council Member Goodgame expressed concern for adding traffic.

Council Member Goodgame moved to recommend denial; seconded by Council Member Brishke. The motion passed with all members present voting aye.

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ADJOURN: With no further comments, this meeting adjourned at 8:38 pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Surplus Request		
Requested Action		
Recommend to approve and declare end of life inventory as surplus from the Environmental Services Department, the Finance Department, and the Information Technology Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Environmental Services Department, the Finance Department, and the Information Technology Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Environmental Services Department</u> Qty: Property Description (1) 2012 Side Loader Garbage Truck #5262, 78,089 Miles. (1) 2011 Side Loader Garbage Truck #5258, 64,958 Miles. (1) Otto 95/65 Gallon Trash Carts (1) Crane System <u>Finance Department</u> Qty: Property Description (2) Office Chairs <u>Information Technology Department</u> Qty: Property Description (2) Dell Power Edge 2800 Rackmount/Tower Server (1) ViewSonic ViewPanel VG151 14" VGA Monitor Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$43,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Environmental Services Property Disposal	Enviromental Services Property Disposal.pdf
2.	Finance Property Disposal	Finance Property Disposal.pdf
3.	Information Technology Disposal	Information Technology Disposal.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / SANITATION Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2012 Side Loader Vehicle No. 5261
Miles / Hours: 78,089 / 8535 hours Serial / VIN: 1CYCHL582CT050258
Description of Property Garbage truck

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** Surplus

Director Signature: [Signature]

Date: Apr 12, 2019

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



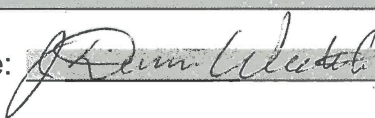
PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS. / SANITATION Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2011 Side Loader Vehicle No. 5258
Miles / Hours: 64,958 / 8155 hr. Serial / VIN: 1CYCHL584BT050101
Description of Property Garbage truck

☐ See attached form with multiple items listed. All items must include above information.

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Director Signature: 

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Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

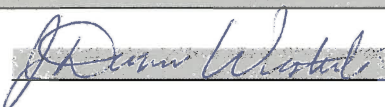
PROPERTY DISPOSAL FORM

Department: Sanitation Property Tag #: none
Contact Person: Brian Camp Phone: 352-267-2558
Year / Make / Model: Otto 95/65 gal. trash carts Vehicle No. none
Miles / Hours: none Serial / VIN: none
Description of Property 350 broken trash carts

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

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- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: 

Date: 4-12-2019

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: ENV. SVCS./WATER Property Tag #:
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Crane system in warehouse

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** New crane system installed when warehouse was expanded

Director Signature: [Signature]

Date: 3/20/2019

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FINANCE Property Tag #: _____
Contact Person: Becki Young Phone: 7367
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property Office Chairs (2)

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: [Signature]

Date: Apr 16, 2019

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: X 7373
Year / Make / Model: Dell Power Edge 2800 Vehicle No.
Miles / Hours: Serial / VIN: 9Y53J91
Description of Property Rackmount / Tower Server

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: 4/19/19

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH.

Property Tag #:

Contact Person: Chuck Stinson

Phone: X 7373

Year / Make / Model: VLCDS21587-2

Vehicle No.

Miles / Hours:

Serial / VIN: 90E014530857

Description of Property ViewSonic ViewPanel VG151 14" Vga monitor

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.

☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).

☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: 4/19/19

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Chuck Stinson Phone: X 7373
Year / Make / Model: Dell PowerEdge 2800 Vehicle No.
Miles / Hours: Serial / VIN: DQRG3B1
Description of Property CLERMONT / TOWER SERVER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:**

Director Signature: Donald C. [Signature]

Date: 4/19/19

*****This form must be sent to the Purchasing Department to dispose of property*****

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Traverse Group, Inc. for the construction of a new public boat ramp and restroom in the budgeted amount of \$2,491,313.73.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 19-038 for the construction of a new public boat ramp and restroom. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responses to the RFB. The project consists of site demolition, minor relocation of utilities, relocation of active trail, construction of entry road and turn lanes, stabilized grassed parking area and paved drive isles, stormwater management system, restroom facility, utilities, site electric and boat ramp staging area. The water related construction includes 2-2 lane boat ramps, fixed piers, and concrete floating dock systems. Award is being recommended to low responsive and responsible bidder Traverse Group, Inc. in the total amount of \$2,491,313.73 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$2,491,313.73 is included in the current year approved budget. Department Account Code: 32559-66301-95111		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 19-038 Response Tabulation	RFB 19-038 Response Tabulation.pdf	



RESPONSE TABULATION

RFB 19-038, CONSTRUCTION OF NEW PUBLIC BOAT RAMP AND RESTROOM
DUE DATE/TIME: APRIL 25, 2019 AT 2:00 P.M. (EST)

COMPANY NAME, CITY, STATE	BID BOND	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
Traverse Group, Inc. – Clermont, FL	Y	Y	Y	\$2,491,313.73
Boykin Construction, Inc. – Minneola, FL	Y	Y	Y	\$2,801,500.00
Midcoast Construction Enterprises, LLC. – Largo, FL	N	Y	Y	\$2,943,267.00

* Bid Bond, Addenda 1, and Addenda 2 were a mandatory submittals with bid response.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, May 14, 2019								
Agenda Item Name								
Bid Award								
Requested Action								
Recommend to approve contract between the City of Clermont and Merrell Bros., Inc., Compost USA of Sumter, LLC., and Shelley's Septic Tank, Inc. to provide biosolids hauling and disposal.								
Staff Report								
The Purchasing Department and the Environmental Services Department recommend approval of the above action. It is recommended the Council approve and execute a fixed unit price term contract with Merrell Bros., Inc., Compost USA of Sumter, LLC., and Shelley's Septic Tank, Inc. to provide bio solids hauling and disposal for the Environmental Services Department. The initial term contract is for a three (3) year period with up to three (3) additional one (1) year renewal periods at the option of the City. The Purchasing Department issued a RFB number 19-028 on January 29, 2019 to establish an annual term contract with a company to provide transportation, labor and Florida Department of Environmental Protection (FDEP) permitted management facility to treat bio solids. Contract services includes hauling of bio-solids 365-days per year, as directed by the City, Staff elected to make an award recommendation to all three companies who submitted a response in order to have redundancy in service. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were three (3) responsive bidders to the solicitation.								
Additional Analysis								
Fiscal Impact Summary								
The estimated amount of this contract anticipated to be spent in FY 2019 is \$200,000, which is included in the current year approved budget. Department Account Code: 42535-54310								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1.</td><td>RFB 19-028 Response Tabulation</td><td>RFB 19-028 Response Tabulation.pdf</td></tr><tr><td>2.</td><td>RFB 19-028 Award Recommendation</td><td>RFB 19-028 Award Recommendation.pdf</td></tr></table>			1.	RFB 19-028 Response Tabulation	RFB 19-028 Response Tabulation.pdf	2.	RFB 19-028 Award Recommendation	RFB 19-028 Award Recommendation.pdf
1.	RFB 19-028 Response Tabulation	RFB 19-028 Response Tabulation.pdf						
2.	RFB 19-028 Award Recommendation	RFB 19-028 Award Recommendation.pdf						

3.	Shelly's Septic Pricing	Shelly's Septic Pricing.pdf
4.	Merrell Bros Pricing	Merrell Bros Pricing.pdf
5.	Compost USA Pricing	Compost USA Pricing.pdf



RESPONSE TABULATION

RFB 19-028, BIOSOLIDS HAULING AND DISPOSAL
DUE DATE/TIME: FEBRUARY 28, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	COMPOST PRICE
Merrell Bros, Inc. – Kokomo, IN	Y	\$223,498.79
Compost USA of Sumter, LLC. – Okahumpka, FL	Y	\$290,950.00
Shelley's Septic Tank, Inc. DBA Shelly's Environmental Systems – Zellwood, FL	Y	\$328,900.00
Devlin Farms, LLC.	(Non-Responsive)	

*Non-Responsive company only submitted Public Entity Crimes and Supplemental Questionnaire forms through BidSync.

* Addenda 1 was not a mandatory submittal with bid response.



FREDDY SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
APRIL 12, 2019
RFB 19-028 – BIOSOLIDS HAULING AND DISPOSAL

Based on the results of the bid submittals, the Purchasing Department and the Environmental Services Department is recommending award to all three bidders, Merrell Bros, Inc.; Compost USA of Sumter, LLC.; and Shelley's Septic Tank, Inc. d/b/a Shelly's Environmental Systems.

SECTION – C
REVISED PRICE SCHEDULE

All trip charges including staging/loading time, mileage, vehicle charges, travel time and labor shall be included in the unit price (cu.yd.).

Hauling and Disposal Rate of Biosolids: \$ _____/cu.yd. x 5,060 = \$ _____

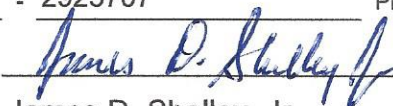
Hauling and Disposal Compost Price: \$ 34.00 /cu.yd. x 5,060 = \$ 172,040.00

Minimum cubic yard: 25

Alternate Price: Hauling and Disposal - Land Application: \$ N/A /cu.yd.

Minimum cubic yard: N/A

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

Respondent Information and Signature	
Company Name (print): <u>Shelley's Septic Tank, Inc.</u>	
Street Address: <u>6505 West Jones Ave., Zellwood, FL 32798</u>	
Mailing Address (if different): <u>PO Box 249, Zellwood, FL 32798</u>	
Telephone: <u>407/889-8042</u>	Fax: <u>407/889-4408</u>
Email: <u>rdonohue@shelleysseptic.com</u>	Payment Terms: _____ % _____ days, net <u>30</u>
FEIN: <u>59 - 2923707</u>	Professional License No.: <u>SR08090656</u>
Signature: 	Date: <u>2/27/2019</u>
Print Name: <u>James D. Shelley, Jr.</u>	Title: <u>President</u>
Does the respondent accept payment using the City's MASTERCARD? ☒ Yes ☐ No	

END OF SECTION – C

SECTION – C
REVISED PRICE SCHEDULE

All trip charges including staging/loading time, mileage, vehicle charges, travel time and labor shall be included in the unit price (cu.yd.).

Hauling and Disposal Rate of Biosolids: \$ _____ /cu.yd. x 5,060 = \$ _____

Hauling and Disposal Compost Price: \$ 44.16 /cu.yd. x 5,060 = \$ 223,449.60

Minimum cubic yard: 20

Alternate Price: Hauling and Disposal - Land Application: \$ 49.19 /cu.yd.

Minimum cubic yard: 20

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

Respondent Information and Signature	
Company Name (print):	<u>MERRELL BROS., INC.</u>
Street Address:	<u>8811 WEST 500 NORTH, KOKOMO, IN 46901</u>
Mailing Address (if different):	_____
Telephone: <u>(574) 699.7782</u>	Fax: <u>(574) 699.7478</u>
Email: <u>blake@merrellbros.com</u>	Payment Terms: _____ % _____ days, net <u>30</u>
FEIN: <u>35</u> - <u>1681490</u>	Professional License No.: <u>CBC1260959</u>
Signature: 	Date: <u>02.27.2019</u>
Print Name: <u>DUSTIN SMITH</u>	Title: <u>C.B.D.O.</u>
Does the respondent accept payment using the City's MASTERCARD? ☐ Yes ☒ No	

END OF SECTION – C

SECTION – C
REVISED PRICE SCHEDULE

All trip charges including staging/loading time, mileage, vehicle charges, travel time and labor shall be included in the unit price (cu.yd.).

Hauling and Disposal Rate of Biosolids: \$ _____ /cu.yd. x 5,060 = \$ _____

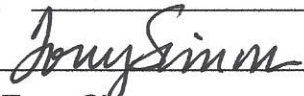
Hauling and Disposal Compost Price: \$ 57.50 /cu.yd. x 5,060 = \$ 290,950

Minimum cubic yard: 20

Alternate Price: Hauling and Disposal - Land Application: \$ NQ /cu.yd.

Minimum cubic yard: NQ

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

Respondent Information and Signature	
Company Name (print): <u>Compost USA of Sumter, LLC</u>	
Street Address: <u>1650 CR 470 W Okahumpka, FL 34762</u>	
Mailing Address (if different): _____	
Telephone: <u>904-655-0345</u>	Fax: _____
Email: <u>tonys@compostusa.net</u>	Payment Terms: _____ % _____ days, net <u>30</u>
FEIN: <u>46 - 3958948</u>	Professional License No.: <u>FDEP #FLA841692</u>
Signature: <u></u>	Date: <u>Februry 28, 2019</u>
Print Name: <u>Tony Simon</u>	Title: <u>General Manager</u>
Does the respondent accept payment using the City's MASTERCARD? ☐ Yes ☐ No	

END OF SECTION – C



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Piggyback Purchase		
Requested Action		
Recommend to approve a piggyback contract number FSA18-VEH16.0 from Florida Sheriffs Association contract with Ring Power to purchase two diesel generators in the budgeted amount of \$127,661.20.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. At the request of the Environmental Services Department, the Purchasing Department sought a contract from the Florida Sheriffs Association number FSA18-VEH16.0, to purchase two (2) diesel generators for lift station E-7 and E-19. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1904-006 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriffs Association contract number FSA18-VEH16.0. The Florida Sheriffs Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$127,661.20 is included in the current year approved budget. Department Account Code: 42535-66321		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. REV 1. C7.1 150 KW FSC Clermont E-7 Caterpillar Quote	REV 1. C7.1 150 KW FSC Clermont E-7 Caterpillar Quote.pdf	
2. REV.1 C4.4 100 KW FSC Clermont E-19 Caterpillar Quote	REV.1 C4.4 100 KW FSC Clermont E-19 Caterpillar Quote.pdf	
3. RFI 1904-006	RFI 1904-006.pdf	

Ring Power®
Brooksville
 352-796-4978

Daytona Beach
 386-947-3363

Gainesville
 352-371-9983

Jacksonville
 904-737-7730

Lake City
 386-755-3997

Mulberry
 863-425-4951

Ocala
 352-732-2800

Orlando
 407-855-6195

Palm Bay
 321-952-3001

Perry
 850-584-2800

Pompano Beach
 854-977-5010

Sarasota
 941-753-7535

Tallahassee
 850-562-2121

Tampa
 813-671-3700

Tarpon Springs
 727-938-1515

Date 04/01/2019

Quote Per Florida Sheriff's Association, Florida Association of Counties & Florida Fire Chiefs' Association
Quote Prepared for:

City of Clermont. Reference Lift Station # E-7

Attn: Richard Cook. RCook@clermontfl.org

(1) NEW CATERPILLAR C7.1 DIESEL GENERATOR
CONTRACT DETAILS
FLORIDA SHERIFF'S ASSOC., FLORIDA ASSOC. OF COUNTIES & FLORIDA FIRE CHIEFS' ASSOCIATION
BID #: FSA18-VEH16.0 CAB& CHASSIS SPEC76
SPECIFICATION #: SPECIFICATION #76 GENERATORS
EFFECTIVE: OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2019
BASE GENERATOR CONTRACT PRICING (SPEC #76)

<u>Description</u>	<u>Contract Order Number</u>	<u>Price</u>
125 KW, Caterpillar D-125-8 DIESEL GENERATOR PACKAGE AND OPTIONS	BASE BID	43,440.00
UPGRADE TO 150 KW, DIESEL GENERATOR (includes base generator only)	D-150-10	- 5,816.00
BASE CONTRACT PRICING		\$ 37,624.00

CONTRACT OPTIONS (SPEC #78)

<u>Description</u>	<u>Order Number</u>	<u>List Price</u>
PM Excitation System	PMEXC13_I	1,217
Sound Attenuated Enclosure Aluminum Enclosure	ENCAL04_I	13,677
External Emergency Stop	CSB2_I	84
IBC Certified Wind Load Rating Enclosure	IBCWBC1_I	281
250 Amp ADJ Trip Breaker	CBK0252A_I	1,011
Auxiliary Contacts	SHTAUX1_I	166
UL2200 Listing	ULLIST_I	196
Standard Air Cleaner	STDAIR_I	208
Panel Mounted Audible Alarm	PAA1_I	58
Control Panel Options Box	CPOB_I	533
GFCI Receptacle & Wiring	GFCI_I	77
Battery Charger - 10 Amp NFPA	PBC10NU_I	733
Overload Alarm Switch	PPO1_I	213
Volt Free Contacts Gen Set Run	VFRCON_I	71
Space Heater 1H	AH1H_I	355
Jacket Water Heater	WHH_I	339
Low Coolant shutdown circuit	WSS1_I	177
NON SPECIFIED OPTIONS SUB TOTAL		19,396.00
		- 1,939.60
LESS SHERIFF'S 10% CONTRACT DISCOUNT		
NON-SPECIFIED CONTRACT OPTIONS, SALES PRICE		\$ 17,456.40

Upgrade Equipment –Specify Cost Plus 15%

<u>Description</u>	<u>Order Number</u>	<u>Price</u>
UL 142, 47 Hour SUB-BASE FUEL TANK INSTALLED- To Be Under 550 Gallons	4,324.38 + 15%	5087.50
EQUIPMENT, SALES PRICE		\$5,087.50

OPEN MARKET ITEMS

Upgrade 10% Discount

 Time and material to replace existing generator with new generator. Crane and start up is included. Fuel Removal,
 Triple Rinsing of Existing Tank, & Documentation of Fuel Disposal Is Included

 -10%= **\$9,179.84**
TOTAL SALES PRICE PER CONTRACT \$69,347.74
F.O.B./TERMS Delivered to customer site, net due 30 days, Standard new machine warranty applies
SEE PG 3 FOR NOTES



Brooksville 352-796-4978	Daytona Beach 386-947-3363	Gainesville 352-371-9983	Jacksonville 904-737-7730	Lake City 386-755-3997
Mulberry 863-425-4951	Ocala 352-732-2800	Orlando 407-855-6195	Palm Bay 321-952-3001	Perry 850-584-2800
Pompano Beach 854-977-5010	Sarasota 941-753-7535	Tallahassee 850-562-2121	Tampa 813-671-3700	Tarpon Springs 727-938-1515

PLEASE REVIEW NOTES CAREFULLY:

1. Quoting Inbound Stock Units. Stock Units Are Subject To Prior Sale.
2. Fuel Removal Provided By Customer Prior To Existing Generator Removal. New Fuel Provided By Customer Prior To Start Up
3. Any Temporary Power Needs To Be Provided By Customer, Unless A Separate Ring Power Quote Is Requested For Temporary Power.
4. Quoting To Intent Of Customer Request. No Specification Provided Or Reviewed. Any And All Code Updates Deemed Necessary By The Authority Having Jurisdiction, Other Than What Is Provided Per This Quote Shall Be At Additional Cost To Customer.
5. The Above Price Includes Start-Up, Testing, And Customer Training (During Normal Business Hours, Monday-Friday, 8 Am - 4pm). Equipment Installation Must Complete And Equipment Ready To Start-Up.
6. Approved Submittals Are Required Prior To The Ordering Of Equipment.
7. Ring Power Will Be Supplying Equipment As Described In The Attached Documentation.
8. No Testing By Outside Agencies, Authorities, Firms Or Other Is Included In This Quotation. If You Need An Outside Source For Testing (Ie Neta) Please Contact Rainer Berry For Pricing. A Defined Specification For This Will Be Required.
9. Coordination Studies Are Not Included In This Proposal Unless It Appears As A Line Item In The Body Of The Quotation And Should Be Not Assumed As Provided.

Thank You For Considering Ring Power Systems For Your Generator Needs

X *Rainer Berry*

Rainer Berry
Ring Power Corporation
Electric Power Generation Sales
(904) 679-9706 Cell

Ring Power appreciates the opportunity to assist with the above quote per the Florida Sheriff's Association, Florida Association of Counties and the Florida Fire Chiefs' Association Contract. We look forward to serving your equipment needs throughout the future.

Ring Power appreciates the opportunity to assist with the above quote per the Florida Sheriff's Association, Florida Association of Counties and the Florida Fire Chiefs' Association Contract. We look forward to serving your equipment needs throughout the future.

Ring Power®**Brooksville**
352-796-4978**Daytona Beach**
386-947-3363**Gainesville**
352-371-9983**Jacksonville**
904-737-7730**Lake City**
386-755-3997**Mulberry**
863-425-4951**Ocala**
352-732-2800**Orlando**
407-855-6195**Palm Bay**
321-952-3001**Perry**
850-584-2800**Pompano Beach**
854-977-5010**Sarasota**
941-753-7535**Tallahassee**
850-562-2121**Tampa**
813-671-3700**Tarpon Springs**
727-938-1515

Date 04/01/2019

Quote Per Florida Sheriff's Association, Florida Association of Counties & Florida Fire Chiefs' Association**Quote Prepared for:**

City of Clermont. Reference Lift Station # E-7

Attn: Richard Cook. RCook@clermontfl.org

(1) NEW CATERPILLAR C7.1 DIESEL GENERATOR**CONTRACT DETAILS****FLORIDA SHERIFF'S ASSOC., FLORIDA ASSOC. OF COUNTIES & FLORIDA FIRE CHIEFS' ASSOCIATION****BID #: FSA18-VEH16.0 CAB& CHASSIS SPEC76****SPECIFICATION #: SPECIFICATION #76 GENERATORS****EFFECTIVE: OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2019****BASE GENERATOR CONTRACT PRICING (SPEC #76)**

<u>Description</u>	<u>Contract Order Number</u>	<u>Price</u>
125 KW, Caterpillar D-125-8 DIESEL GENERATOR PACKAGE AND OPTIONS	BASE BID	43,440.00
UPGRADE TO 100 KW, DIESEL GENERATOR (includes base generator only)	D-100-8	- 14,608.00
BASE CONTRACT PRICING		\$ 28,832.00

CONTRACT OPTIONS (SPEC #78)

<u>Description</u>	<u>Order Number</u>	<u>List Price</u>
PM Excitation System	PMEXC13_I	1,217
Sound Attenuated Enclosure Aluminum Enclosure	ENCAL03_I	11,524
External Emergency Stop	CSB2_I	84
IBC Certified Wind Load Rating Enclosure	IBCWBC1_I	281
150 Amp Breaker	CB1501B_I	600
Auxiliary Contacts	SHTAUX1_I	166
UL2200 Listing	ULLIST_I	196
Cartridge Type Air Filter	ACLSS01_I	408
Panel Mounted Audible Alarm	PAA1_I	58
Control Panel Options Box	CPOB_I	533
GFCI Receptacle & Wiring	GFCI_I	77
Battery Charger - 10 Amp NFPA	PBC10NU_I	712
Overload Alarm Switch	PPO1_I	213
Volt Free Contacts Gen Set Run	VFRCON_I	71
Space Heater 1H	AH1H_I	355
Jacket Water Heater	WHH_I	339
Low Coolant shutdown circuit	WSS1_I	177
NON SPECIFIED OPTIONS SUB TOTAL		17,011
		- 850.55
LESS SHERIFF'S 10% CONTRACT DISCOUNT		
NON-SPECIFIED CONTRACT OPTIONS, SALES PRICE		\$ 16,160.45

Upgrade Equipment -Specify Cost Plus 15%

<u>Description</u>	<u>Order Number</u>	<u>Price</u>
UL 142, 48 Hour SUB-BASE FUEL TANK INSTALLED-	3,520.00 + 15%	4,141.17
EQUIPMENT, SALES PRICE		\$4,141.17

OPEN MARKET ITEMS

Upgrade 10% Discount

Time and material to replace existing generator with new generator. Crane and start up is included. Fuel Removal,
 Triple Rinsing of Existing Tank, & Documentation of Fuel Disposal Is Included \$10,199.82
 -10%= **\$9,179.84**

TOTAL SALES PRICE PER CONTRACT \$58,313.46**F.O.B./TERMS Delivered to customer site, net due 30 days, Standard new machine warranty applies**



Brooksville 352-796-4978	Daytona Beach 386-947-3363	Gainesville 352-371-9983	Jacksonville 904-737-7730	Lake City 386-755-3997
Mulberry 863-425-4951	Ocala 352-732-2800	Orlando 407-855-6195	Palm Bay 321-952-3001	Perry 850-584-2800
Pompano Beach 854-977-5010	Sarasota 941-753-7535	Tallahassee 850-562-2121	Tampa 813-671-3700	Tarpon Springs 727-938-1515

Ring Power appreciates the opportunity to assist with the above quote per the Florida Sheriff’s Association, Florida Association of Counties and the Florida Fire Chiefs’ Association Contract. We look forward to serving your equipment needs throughout the future.



REQUEST FOR INFORMATION

Intent to Utilize Florida Sheriff Association Contract to purchase Two Diesel Generator

CONTACT INFORMATION: Ramsey Gross MPA Senior Purchasing Agent EMAIL: rgross@clermontfl.org Phone: (352) 241-7350	RFI No. 1904-006	ISSUED DATE: April 24, 2019
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>May 3, 2019 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

- (a) Department: Environmental Services
- (b) Company Information: Ring Power
- (c) Contract Number and Title: FSA18-VEH16.0 Cab and Chassis Trucks and Heavy Equipment
- (d) Length of Contract: 1 Year(s)
- (e) Product or Service Provided: to purchase two Caterpillar D-125-8 Diesel Generators spec 76

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve a piggyback contract number RFP-600933-10/TLR from the Seminole County with Konica Minolta Business Solutions U.S.A., Inc. to provide lease of multifunctional devices and management software services.		
Staff Report		
The Purchasing Department recommends approval of the above action. The Purchasing Department sought a contract from the Seminole County number RFP-600933-10/TLR, to obtain the services of lease of multifunctional devices and management software. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1902-005 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Seminole County contract number RFP-600933-10/TLR. The Seminole County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The estimated annual amount of this contract is over \$50,000.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Konica Minolta signed 2019.April.23 (for City countersignature)	Konica Minolta signed 2019.April.23 (for City countersignature).pdf	
2. RFI 1902-005	RFI 1902-005.pdf	

AGREEMENT FOR
LEASE AGREEMENT FOR LEASE OF MULTIFUNCTIONAL DEVICES AND
MANAGEMENT SOFTWARE SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____ 2019, A.D., by and between the City of Clermont 685 West Montrose Street, Clermont, Florida (hereinafter referred to as "CITY"), and Konica Minolta Business Solutions U.S.A., Inc., 100 Williams Drive, Ramsey, NJ 07446 (hereinafter referred to as "CONTRACTOR").

WHEREAS, the Seminole County through the public procurement process awarded an Agreement for the lease of multifunction devices and management software, Seminole County Number RFP-600933-10/TLR;

WHEREAS, CITY desires to utilize the above-referenced awarded bid, CONTRACTOR's response thereto and Agreement in accordance with CITY's procurement policy; and

WHEREAS, CONTRACTOR desires to enter into a contract with CITY based on the terms and conditions of Seminole County contract number RFP-600933-10/TLR.

WITNESSETH: That the parties hereto, for the consideration hereinafter set forth, mutually agree as follows:

ARTICLE I – SCOPE OF WORK

The CONTRACTOR shall furnish lease of multifunctional devices & management software services as described in Seminole County contract number RFP-600933-10/TLR, which is attached hereto and incorporated herein as Exhibit "A" and shall do everything required by this Agreement and the other Agreement Documents contained in the specifications, which are a part of these Documents. Provided, however, that nothing herein shall require CITY to purchase or acquire any items or services from CONTRACTOR. To the extent of a conflict between this Agreement and Exhibit "A", the terms and conditions of this Agreement shall prevail and govern. In all instances the CITY purchasing policy, resolutions and ordinances shall apply.

ARTICLE II – THE CONTRACT SUM

CITY shall pay CONTRACTOR, for the faithful performance of the Agreement as set forth in the Agreement documents and the Unit Price Schedule as set forth in Exhibit "A", attached hereto and incorporated herein.

ARTICLE III – TERM AND TERMINATION

1. This Agreement is to become effective upon execution by both parties, and shall remain in effect until December 13, 2022, unless terminated or renewed as provided by Seminole County.
2. Notwithstanding any other provision of this Agreement, CITY may, upon written

notice to CONTRACTOR, terminate Services under this Agreement if CONTRACTOR fails to comply with any of the conditions of provisions of this Agreement, without prejudice to any other right or remedy CITY may have under this Agreement. In the event of such termination, CITY shall be liable with regards to maintenance obligations only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for work, performed and accepted prior to the effective date of termination.

ARTICLE IV – COMMENCEMENT AND COMPLETION OF WORK

The CONTRACTOR shall provide all items in the timeframe as set forth in the applicable purchase order or notice to proceed.

ARTICLE V – PAYMENTS

In accordance with the provisions fully set forth in the General Conditions, CONTRACTOR shall submit a payment request by the third (3rd) day of each calendar month for items provided during the preceding calendar month. CITY shall make payment to the CONTRACTOR, within thirty (30) calendar days, from date of invoice, on the basis of approved payment invoice by the CITY for services provided and accepted by the CITY. The use of an eProcurement solution, credit card, procurement card or similar payment device may incur additional fees. CITY shall be responsible for paying all applicable sales, use personal property or other taxes when due unless CITY provides CONTRACTOR with a valid sales tax exemption certificate or direct payment permit.

ARTICLE VI – DISPUTE RESOLUTION

If a dispute arises related to any performance or payment obligation under this Agreement, the parties will agree to communicate and try to resolve any disputes that arise. If CITY disputes any charges, CITY shall promptly notify CONTRACTOR, in writing, of the specifics of the disputed claim and shall pay all undisputed charges pursuant to the terms of this Agreement. If no resolution is achieved within thirty (30) days, the non-breaching party may terminate the Agreement and pursue any remedy available at law or in equity.

ARTICLE VII – INSURANCE AND INDEMNIFICATION RIDER

1. Worker's Compensation Insurance - The CONTRACTOR shall take out and maintain during the life of this Agreement Worker's Compensation Insurance for all his employees connected with the work of this Project and, in case any work is sublet, the CONTRACTOR shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. Such insurance shall comply with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous work under this Agreement at the site of the Project is not protected under the Worker's Compensation statute, the CONTRACTOR shall provide adequate insurance, satisfactory to the CITY, for the protection of employees not otherwise protected.

Employers Liability insurance with the following minimum limits and coverage:

- (a) Each Accident, \$1,000,000
- (b) Disease-Each Employee, \$1,000,000
- (c) Disease-Policy Limit, \$1,000,000

2. CONTRACTOR's Public Liability and Property Damage Insurance - The Contractor shall take out and maintain during the life of this Agreement Comprehensive General Liability and Comprehensive Automobile Liability Insurance as shall protect it from claims for damage for personal injury, including accidental death, as well as claims for property damages which may arise from operating under this Agreement whether such operations are by itself or by anyone directly or indirectly employed by it, and the amount of such insurance shall be minimum limits as follows:

- (a) CONTRACTOR's Comprehensive General, \$1,000,000 Each (\$2,000,000 aggregate) Liability Coverages, Bodily Injury Occurrence, & Property Damage Combined Single Limit
- (b) Medical Expenses, \$5,000
- (c) Damage to Rented Premises, \$100,000
- (d) Automobile Liability Coverages, \$1,000,000 Each Bodily Injury & Property Damage Occurrence, Combined Single Limit
- (e) Products-COMP/OP AGG, \$2,000,000
- (f) Umbrella Liability, \$10,000,00 Each (\$10,000,000 aggregate)

Insurance clause for both BODILY INJURY AND PROPERTY DAMAGE shall be amended to provide coverage on an occurrence basis.

3. SubCONTRACTOR's Public Liability and Property Damage Insurance - The CONTRACTOR shall require each of his subCONTRACTORs to procure and maintain during the life of this subcontract, insurance of the type specified above or insure the activities of his subCONTRACTORs in his policy, as specified above.

4. Indemnification Rider

- (a) To cover to the fullest extent permitted by law, the CONTRACTOR shall indemnify, defend, and hold harmless the CITY and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to reasonable attorney's fees, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (1) results from bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), and (2) to the extent it is caused by any negligent act or omission of the CONTRACTOR, anyone directly employed by CONTRACTOR or anyone for whose CONTRACTOR is liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right to obligation of indemnity which would otherwise exist as to any party or person described in this Article.

(b) In any and all claims against the CITY or any of its agents or employees by any employee of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligations under this Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

(c) The CONTRACTOR hereby acknowledges receipt of good and valuable consideration from the CITY for the indemnification provided herein.

(d) CONTRACTOR's indemnification obligations are conditioned upon CITY: (i) promptly notifying CONTRACTOR of any claim in writing; (ii) cooperating with CONTRACTOR in the defense of the claim; and (iii) granting CONTRACTOR sole control of the defense and settlement of the claim.

ARTICLE VIII – NOTICES

All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized overnight courier service to the address of the party set forth below. Any such notice shall be deemed given when received by the party to whom it is intended.

CONTRACTOR: Konica Minolta Business Solutions U.S.A., Inc.
 100 Williams Drive
 Ramsey, NJ 07446
 Attn: Legal Department

CITY: City of Clermont
 Attn: Darren Gray, City Manager
 685 W. Montrose Street
 Clermont, FL 34711

ARTICLE IX – MISCELLANEOUS

1. Attorneys' Fees. In the event a suit or action is instituted to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to recover such sum as the Court may adjudge reasonable as attorneys' fees at trial or on any appeal, in addition to all other sums provided by law.

2. Waiver. The waiver by CONTRACTOR OR CITY of breach of any provision of this Agreement shall not be construed or operate as a waiver of any subsequent breach of such provision or of such provision itself and shall in no way affect the enforcement of any other provisions of this Agreement.
3. Severability. If any provision of this Agreement or the application thereof to any person or circumstance is to any extent invalid or unenforceable, such provision, or part thereof, shall be deleted or modified in such a manner as to make the Agreement valid and enforceable under applicable law, the remainder of this Agreement and the application of such a provision to other persons or circumstances shall be unaffected, and this Agreement shall be valid and enforceable to the fullest extent permitted by applicable law.
4. Amendment. Except for as otherwise provided herein, this Agreement may not be modified or amended except by an Agreement in writing signed by both parties. Should it be determined that a pre-existing agreement was entered into between the CONTRACTOR and the CITY then the terms of any orders placed under said agreement shall not be affected by this Agreement. Any purchase order or other CITY documentation issued to CONTRACTOR covering the Products or Services are issued for CITY'S internal use only. Notwithstanding, any other provision of this Agreement, the terms of separate and standalone lease agreements will control with respect to the equipment leased under such separate and standalone lease agreements.

This Agreement may be executed in any number of counterparts and each fully executed counterpart shall be deemed an original. The parties agree: (a) that facsimile or electronic signature shall be accepted as original signatures; and (b) that this Agreement, or any document created pursuant to this Agreement, may be maintained in an electronic document storage and retrieval system, a copy of which shall be considered an original. In any legal proceeding relating to this Agreement, the parties waive their right to raise any defense based on the execution of this Agreement in counterparts of the delivery of such executed counterparts by copy, facsimile, or electronic delivery.

5. Entire Agreement. This Agreement including the documents incorporated by reference contains the entire understanding of the parties hereto and supersedes all prior and contemporaneous Agreements between the parties with respect to the performance of services by CONTRACTOR.
6. Assignment. Except in the event of merger, consolidation, or other change of control pursuant to the sale of all or substantially all of either party's assets, this Agreement is personal to the parties hereto and may not be assigned by CONTRACTOR, in whole or in part, without the prior written consent of city. Notwithstanding the foregoing, CONTRACTOR assign for the purpose of financing and billing; however, Contractor will remain liable and responsible for delivery of Services specified under this Agreement.

7. Venue. The parties agree that the sole and exclusive venue for any cause of action arising out of this Agreement shall be Lake County, Florida.
8. Applicable Law. This Agreement and any amendments hereto are executed and delivered in the State of Florida and shall be governed, interpreted, construed and enforced in accordance with the laws of the State of Florida. The parties waive the right to jury trial.
9. Public Records. Contractor expressly understands records associated with this project are public records and agrees to comply with Florida's Public Records law, to include, to:
 - (a) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.
 - (b) Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.
 - (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
 - (d) Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of CONTRACTOR upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. CONTRACTOR shall use reasonable efforts to provide all records stored electronically to the CITY in a format that is compatible with the information technology systems of the CITY.
 - (e) IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT CITY CLERK'S OFFICE, (352) 241-7331.

ARTICLE X – AGREEMENT DOCUMENTS

The Agreement Documents, as listed below are herein made fully a part of this Agreement as if herein repeated.

Document Precedence in Descending Order:

1. This Agreement
2. Purchase Order/Notice to Proceed
3. All documents contained in Seminole County Contract/Bid No. RFP-600933-10/TLR.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this _____ day of _____, 2019.

City of Clermont

Gail Ash, City Mayor

Attest:

Tracy Ackroyd Howe, City Clerk

Konica Minolta Business Solutions U.S.A., Inc.

By: 

(Name Printed or Typed) **MYRTHA EUGENE**
Assistant Secretary &
Corporate Counsel

Title

Attest:


Corporate Secretary

BRIAN J. CUPOLA
(Name Printed or Typed)

EXHIBIT A

PURCHASING AND CONTRACTS DIVISION



November 20, 2018

Konica Minolta Business Solutions, U.S.A., Inc.
4300 NW 120th Ave
Coral Springs, FL 33055

Re: Renewal #2 (FINAL) – Lease of Multifunctional Devices & Management Software (RFP-600933-10/TLR)

To Whom It May Concern:

In accordance with the terms and conditions of subject Agreement, the Agreement may be extended for an additional four (4) year period.

The County has evaluated your performance during the past four years and determined to extend the agreement for four (4) additional years effective: **December 14, 2018 through December 13, 2022.**

Authorization for performance of services by the Contractor under this agreement shall be in the form of written Release Orders issued and executed by the County on an as-needed basis based on the terms and conditions of the agreement.

Appropriate County Departments and Divisions will be notified of this contract renewal.

Thank you for your interest in doing business with Seminole County. If you have any questions or need further assistance, please contact our office.

Sincerely,

Michael Guild
Procurement Technician

cc: Laura Reamer, Information Services
County Comptroller's Office
County Attorney's Office
File

PURCHASING AND CONTRACTS DIVISION



December 10, 2014

Copytronics Information Systems
420 South Orlando Avenue
Winter Park, FL 32789

**Re: Renewal #1 – Lease of Multifunctional Devices & Management Software
(RFP-600933-10/TLR)**

To Whom It May Concern:

In accordance with the terms and conditions of subject Agreement, the Agreement may be extended for an additional four (4) year period.

The County has evaluated your performance during the past year and determined to extend the agreement for four (4) additional years effective **December 14, 2014 through December 13, 2018.**

Authorization for performance of services by the Contractor under this agreement shall be in the form of written Release Orders issued and executed by the County on an as-needed basis based on the terms and conditions of the agreement.

Appropriate County Departments and Divisions will be notified of this renewal.

Thank you for your interest in doing business with Seminole County. If you have any questions or need further assistance, please contact our office.

Sincerely,

Erin Nichols
Procurement Technician

cc: Kristine Reichardt, Information Services
Finance Department
County Attorney's Office
File

**TWELFTH AMENDMENT TO LEASE AGREEMENT FOR MULTIFUNCTION
DEVICES AND MANAGEMENT SOFTWARE SERVICES
(RFP-600933-10/TLR)**

THIS TWELFTH AMENDMENT is made and entered into this 15th day of November, 2018 and is to that certain Agreement made and entered into on the 14th day of December, 2010, as amended on August 9, 2011, October 6, 2011, February 20, 2012, July 16, 2012, February 11, 2013, December 4, 2014, November 10, 2015, September 26, 2016, February 23, 2017, March 31, 2017, and on June 23, 2017, between **KONICA MINOLTA BUSINESS SOLUTIONS U.S.A., INC.**, whose address 4300 NW 120th Avenue, Coral Springs, Florida 33055, in this Amendment referred to as "CONTRACTOR," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Amendment referred to as "COUNTY."

WITNESSETH:

WHEREAS, CONTRACTOR and COUNTY entered into the above referenced Agreement on December 14, 2010, as amended on August 9, 2011, October 6, 2011, February 20, 2012, July 16, 2012, February 11, 2013, December 4, 2014, November 10, 2015, September 26, 2016, February 23, 2017, March 31, 2017, and on June 23, 2018, for lease of multifunction devices and management software services; and

WHEREAS, the parties desire to amend the Agreement in order to revise Exhibit A, and to enable both parties to continue to enjoy the mutual benefits the Agreement provides; and

WHEREAS, Section 25 of the Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties,

NOW, THEREFORE, in consideration of the mutual understandings and agreements contained in this Amendment, the parties agree to amend the Agreement as follows:

1. Exhibit A of the Agreement is deleted and replaced by the new Exhibit A attached to this Twelfth Amendment.

2. Except as modified by this Twelfth Amendment, all terms and conditions of the original Agreement as previously amended remain in full force and effect for the term of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Twelfth Amendment for the purposes stated above.

ATTEST:

Elaine Derlin
Witness

ELAINE DERLIN
Print Name

Judy Olivero
Witness

Judy Olivero
Print Name

KONICA MINOLTA BUSINESS
SOLUTIONS U.S.A., INC.

Brian J. Cuples
Brian J. Cuples

EVP & General Counsel
Title

[Balance of this page intentionally blank; signatory page continues on Page 3.]

SEMINOLE COUNTY, FLORIDA

Leticia Figueroa
Witness

Leticia Figueroa
Print Name

Tammy Roberts
Witness

Tammy Roberts
Print Name

By: Betsy Cohen
BETSY COHEN, Procurement Administrator

Date: 11/15/18

For the use and reliance of
Seminole County only.

Within the authority delegated by the County
Manager pursuant to Section 3.554, Seminole
County Administrative Code.

Approved as to form and
legal sufficiency.

David G. Shultz
County Attorney

DGS/dre

11/13/18

Attachment:

Exhibit A - Equipment List and Lease Amounts

T:\Users\Legal Secretary CSB\Purchasing 2018\RFP 600933 12th amd.docx



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/21/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh USA, Inc.
1166 Avenue of the Americas
New York, NY 10036

CONTACT
NAME:
PHONE:
(A/C, No. Ext.):
FAX:
(A/C, No.):
E-MAIL:
ADDRESS:

CN101223113-AWP-18-19

INSURED
Konica Minolta Business
Solutions, U.S.A., Inc.
Attn: Lynne Ransom
500 Day Hill Road
Windsor, CT 06095

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Sampo America Insurance Company	11126
INSURER B: Continental Insurance Company of New Jersey	35289
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

NYC-009620174-20

REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD INVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR ☒ TECH E&O ☒ SIR: \$250,000 GEN I AGGREGATE LIMIT APPLIES PT R: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	28723383Z	10/01/2018	10/01/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$ LIMIT: \$ 10,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	ADV40004E0 (AOS) ADV40003D0 (MA) Comprehensive Ded: \$500 Collision Ded: \$1,000	10/01/2018 10/01/2018	10/01/2019 10/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	WCN40008G0 (WI) WCD40000A0 (AOS)	10/01/2018 10/01/2018	10/01/2019 10/01/2019	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: RFP-600833-10/TLR. CopySource, Inc. is included as a Named Insured. Seminole County, its officials, officers and employees are included as additional insured (except for Workers' Compensation) where required by written contract.

CERTIFICATE HOLDER

Seminole County
Resource Management Department
Purchasing and Contracts Division
1301 East Second Street
Sanford, FL 32711-1468

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA Inc.

Brian L. Schneider

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CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
10/01/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AON Risk Services Northeast, Inc.
New York NY Office
One Liberty Plaza
165 Broadway, Suite 3201
New York NY 10006 USA

CONTACT
NAME:
PHONE
(A/C No. Ext): (866) 283-7122 FAX
(A/C No.): (800) 363-0105
E-MAIL
ADDRESS:

INSURED
Konica Minolta Business Solutions U.S.A.
Inc. 500 Day Hill Road
Windsor CT 06095 USA

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Sampo America Insurance Company

11126

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 570073387136

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:			CPL40210K0	10/01/2018	10/01/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/PROP AGG \$2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ Hired AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$10,000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			CPU40539N0	10/01/2018	10/01/2019	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 PER STATE ☐ OTH-ER ☐ E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: RFP-600933-10/TLR. CopySource, Inc. is included as a Named Insured. Seminole County, its officials, officers and employees are included as Additional Insured in accordance with the policy provisions of the General Liability and Umbrella Liability policies with respect to Konica Minolta's work and/or operations.

CERTIFICATE HOLDER

Seminole County
Resource Management Department
Purchasing and Contracts Division
1301 East Second Street
Sanford FL 32771-1468 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Northeast Inc

Holder Identifier:

Certificate No.: 570073387136

EXHIBIT B

RFP 600933-10/TLR
Amendment #12

Date: 11/2/2018
Base Interest Rate: 0.0736355
Bloomberg Base 5yr Municipal Index: 1.59%
Quoted Interest Rate: N/A
Quoted Bloomberg Base 5yr Municipal Index: N/A
Projected Delivery Date: TBD

PO WILL BE ISSUED WITHIN 15-DAYS OF THIS QUOTE



Description	QTY	MSRP	Discount %	Net	Rate Factor	Quarterly Lease Payment
bidhub C3351 MFP		\$4,200.00	58%	\$1,706.68	0.0736355	\$125.67
WT-P02 Working Table		\$120.00	48%	\$60.00	0.0736355	\$4.47
AL-205H IC Card Reader		\$399.00	58%	\$174.86	0.0736355	\$12.88
ESP POWER FILTER 120V/15A NETWORKED		\$197.00	29%	\$140.00	0.0736355	\$10.31
FS-P03		\$299.00	43%	\$171.23	0.0736355	\$12.81
DK-P03 Copy Desk		\$296.00	60%	\$117.83	0.0736355	\$8.68
PF-P13 Paper Feed Unit		\$340.00	48%	\$176.70	0.0736355	\$13.01
FK-517 Fax Kit		\$239.00	33%	\$159.70	0.0736355	\$11.76
Upgrade KR UK-211 Memory Experts		\$280.00	84%	\$46.78	0.0736355	\$3.37
BW CPP .006, Color CPP .06133						New Accessory
bidhub 227 MFP (DK-513 Copy Desk, DF-628 Doc Feed Included)						
WT-506 Working Table		\$8,072.00	73%	\$2,145.56	0.0736355	\$157.99
AL-205H IC Card Reader		\$112.00	61%	\$43.72	0.0736355	\$3.22
OC-514 Original Cover		\$398.00	56%	\$174.88	0.0736355	\$12.88
FK-513		\$94.00	59%	\$38.22	0.0736355	\$2.81
ESP POWER FILTER 120V/15A NETWORKED		\$1,070.00	56%	\$472.04	0.0736355	\$34.78
FS-533 Inner Finisher + MK-602 Mount Kit		\$197.00	29%	\$140.00	0.0736355	\$10.31
JS-606 Job Separator Tray		\$1,653.00	71%	\$443.01	0.0736355	\$32.62
FB-634 +RU513 Floor Finisher & Relay Unit		\$500.00	59%	\$205.28	0.0736355	\$15.11
FB-634 + SD 511 + RLU514 Finisher Saddle Stitch Kit & Relay Unit		\$1,855.00	55%	\$842.33	0.0736355	\$62.03
PK-620 Hole Punch for Floor Finisher		\$3,305.00	57%	\$1,432.14	0.0736355	\$105.46
PK-519 Hole Punch for Inner Finisher		\$586.00	53%	\$275.45	0.0736355	\$20.28
PC-113 single feed cabinet		\$586.00	41%	\$347.23	0.0736355	\$25.57
		\$913.00	53%	\$427.96	0.0736355	\$31.51

PC-210 two way feed cabinet				\$1,191.00	53%	\$559.57	0.0736355	\$41.20	
BW CPP .0039, Color CPP .0289									
bizhub C308 MFP (DF-704 Doc Feed Included)									
WT-508 Working Table				\$13,502.00	74%	\$3,477.85	0.0736355	\$266.08	
AU-205H IC Card Reader				\$112.00	61%	\$43.72	0.0736355	\$3.22	
OC-511 Original Cover				\$422.94	59%	\$174.86	0.0736355	\$12.88	
FK-514				\$94.00	59%	\$38.22	0.0736355	\$2.81	
ESP POWER FILTER 120V/15A NETWORKED				\$1,070.00	53%	\$499.00	0.0736355	\$36.74	
FS-533 Inner Finisher				\$197.00	29%	\$140.00	0.0736355	\$10.31	
JS-508 Job Separator Tray				\$1,553.00	71%	\$443.01	0.0736355	\$32.62	
FS-534 +RU513 Floor Finisher & Relay Unit				\$500.00	58%	\$205.28	0.0736355	\$15.11	
PK-520 Hole Punch for Floor Finisher				\$1,855.00	55%	\$842.33	0.0736355	\$62.03	
PK-519 Hole Punch for Inner Finisher				\$3,305.00	57%	\$1,432.14	0.0736355	\$105.46	
PC-110 single feed cabinet				\$585.00	41%	\$347.23	0.0736355	\$25.57	
PC-410 High Capacity tray 2500 sheet				\$913.00	53%	\$427.96	0.0736355	\$31.51	
PC-210 two way feed cabinet				\$1,402.00	74%	\$395.01	0.0736355	\$26.88	
				\$1,191.00	53%	\$559.57	0.0736355	\$41.20	
BW CPP .0039, Color CPP .0289									
bizhub C308 MFP (DF-704 Doc Feed Included)									
WT-608 Working table				\$17,242.00	76%	\$4,104.71	0.0736355	\$302.25	
AU-205H IC Card Reader				\$112.00	61%	\$43.72	0.0736355	\$3.22	
OC-511 Original Cover				\$422.94	59%	\$174.86	0.0736355	\$12.88	
FK-514				\$94.00	59%	\$38.22	0.0736355	\$2.81	
ESP POWER FILTER 120V/15A NETWORKED				\$1,070.00	53%	\$499.00	0.0736355	\$36.74	
FS-533 Inner Finisher				\$197.00	29%	\$140.00	0.0736355	\$10.31	
JS-508 Job Separator Tray				\$1,553.00	71%	\$443.01	0.0736355	\$32.62	
FS-534 +RU513 Floor Finisher & Relay Unit				\$500.00	59%	\$205.28	0.0736355	\$15.11	
PK-520 Hole Punch for Floor Finisher				\$1,855.00	55%	\$842.33	0.0736355	\$62.03	
PK-519 Hole Punch for Inner Finisher				\$3,305.00	57%	\$1,432.14	0.0736355	\$105.46	
PC-110 single feed cabinet				\$585.00	41%	\$347.23	0.0736355	\$25.57	
PC-410 High Capacity tray 2500 sheet				\$913.00	53%	\$427.96	0.0736355	\$31.51	
PC-210 two way feed cabinet				\$1,402.00	74%	\$395.01	0.0736355	\$26.88	
				\$1,191.00	53%	\$559.57	0.0736355	\$41.20	

ESP POWER FILTER 120V/20A NETWORKED									
FS-537 100 Sheet Finisher				\$307.00	54%	\$140.00	0.0736355	\$10.31	
JS-602 Job Separator Tray				\$3,020.00	51%	\$1,478.80	0.0736355	\$108.83	
FS-536 + RU513 Floor Finisher & Relay Unit				\$600.00	59%	\$285.26	0.0736355	\$15.11	
FS-537 SD 100 sheet Finisher Saddle Stitch Kit				\$1,859.73	55%	\$842.33	0.0736355	\$62.03	
FS-536 + SD 514 Finisher Saddle Stitch Kit				\$4,500.00	81%	\$837.80	0.0736355	\$61.89	
PK-620 Hole Punch for Floor Finisher				\$3,095.00	54%	\$1,432.14	0.0736355	\$105.46	
PK-623 Hole Punch for 100 sheet Finisher				\$586.00	53%	\$275.45	0.0736355	\$20.28	
PC-115 single feed cabinet				\$850.00	59%	\$347.23	0.0736355	\$25.57	
PC-215 two way feed cabinet				\$813.00	53%	\$427.96	0.0736355	\$31.51	
				\$1,191.00	53%	\$559.57	0.0736355	\$41.20	
BMW CPP .0038, Color CPP .0289									
BlitHub C759 Color MFP (OT-503 Included)									
WT-508 Working table				\$39,621.01	78%	\$8,886.67	0.0736355	\$654.37	
AL-205H IC Card Reader				\$112.00	61%	\$43.72	0.0736355	\$3.22	
FK-518				\$398.00	58%	\$174.86	0.0736355	\$12.88	
ESP POWER FILTER 120V/20A				\$1,070.00	56%	\$472.04	0.0736355	\$34.76	
FS-537 100 Sheet Finisher				\$307.00	54%	\$140.00	0.0736355	\$10.31	
JS-602 Job Separator Tray				\$3,020.00	51%	\$1,478.80	0.0736355	\$108.83	
FS-536 + RU513 Relay Unit				\$500.00	59%	\$285.26	0.0736355	\$15.11	
FS-536SD Finisher + RU513 Relay Unit				\$1,945.00	57%	\$842.33	0.0736355	\$62.03	
PK-620 Hole Punch for Floor Finisher				\$3,390.00	58%	\$1,432.14	0.0736355	\$105.46	
PK-623 Hole Punch for 100 Sheet Finisher				\$586.00	53%	\$275.45	0.0736355	\$20.28	
FS-537SD Finisher				\$850.00	59%	\$347.23	0.0736355	\$25.57	
				\$4,500	81%	\$837.80	0.0736355	\$61.89	
BMW CPP .0038, Color CPP .0289									
BlitHub 4702P Single Function Printer				\$1,450.00	65%	\$508.87	0.0736355	\$37.32	
PF-P15 Cassette 250 Sheet Tray				\$165.70	29%	\$117.23	0.0736355	\$8.63	
PF-P16 Cassette 550 Sheet Tray				\$255.70	28%	\$184.87	0.0736355	\$13.81	
UK-P12 258MB User Flash				\$76.00	18%	\$82.67	0.0736355	\$4.81	

B/W CPP .0151



REQUEST FOR INFORMATION

Intent to Utilize the Seminole County Contract for Lease of Multifunctional Devices & Management Software

CONTACT INFORMATION:	RFI No. 1902-005	ISSUED DATE: February 25, 2019
Marilyn Rodriguez Contracts Coordinator EMAIL: mrodriguez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>March 5, 2019 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

SOLICITATION RESPONSE: Responses will be received until the notice end date specified above or as otherwise amended. No late responses will be accepted.

Responses may be submitted electronically to the Purchasing Director by email.

Hardcopy responses may be delivered to: City of Clermont Purchasing Department, 685 West Montrose Street, 2nd Floor, Clermont, FL 34711.

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Purchasing Department

(b) Company Information: Konica Minolta Business Solutions, U.S.A., Inc.

(c) Contract Number and Title: RFP-600933-10/TLR, Lease of Multifunctional Devices & Management Software

(d) Length of Contract: Contract expires December 13, 2022

(e) Product or Service Provided: To provide services of lease of multifunctional devices & management software

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Historic Village		
Requested Action		
Staff Report		
This was an agenda item at the March 12th Council meeting. The Purchasing Department issued a Request for Bid 9RFB, NUMBER 19-026 titled Historic Townsend House Roof Repair; however, Purchasing did not receive any responses to the bid. Staff was directed to obtain more information and return to Council at a future agenda. The Purchasing Department issued another Request for Bid to acquire pricing for the Historic Townsend roof repair and to provide OVC fencing at the Historic village. Each bid was issued with two options for the City Council to choose from. RFB 19-040 titled Historic Townsend House Roof Replacement ReBid. The apparent low bidder was Derelle, Inc. Option 1: Galvanized roof panels - \$27,926.00 Option 2: Composite Shake Singles - \$36,464.00 RFB 19-041 titled Fence Installation for the Historic Village The apparent low bidder was All-Rite Fence Services, Inc. Option 1: Full enclosure fence - \$10,780.00 Option 2: Half enclosure fence - \$6,125.00		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 19-040 Response Tabulation RFB 19-040 Response Tabulation.pdf		



RESPONSE TABULATION

RFB 19-040, HISTORIC TOWNSEND HOUSE ROOF REPLACEMENT REBID

DUE DATE/TIME: APRIL 18, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	BASE BID PRICE (GALVANIZED ROOF PANELS)	ALTERNATE BID PRICE (COMPOSITE SHAKE SHINGLES)
Derelle, Inc. – Clermont, FL	Y	\$27,926.00	\$36,464.00
SEMCO Construction, Inc. – Bartow, FL	Y	\$55,750.00	No-Bid



RESPONSE TABULATION

RFB 19-041, FENCE INSTALLATION FOR THE HISTORIC VILLAGE

DUE DATE/TIME: APRIL 18, 2019 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	OPTION 1 FULL ENCLOSURE FENCE LUMP SUM	OPTION 2 HALF ENCLOSURE FENCE LUMP SUM
All-Rite Fence Services, Inc. – Orlando, FL	Y	\$10,780.00	\$6,125.00
JRC Property Preservation, LLC. – Dunedin, FL	N	\$11,259.04	\$6,904.68
Fence Direct, Inc. – Orlando, FL	N	\$16,657.00	\$12,469.00
Cobia General Contractor, LLC. – Winter Haven, FL	N	\$26,635.00	\$15,330.00

* Addenda 1 was not a mandatory submittal with bid response.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, May 14, 2019			
Agenda Item Name			
Water, Wastewater and Reuse Service Agreement <i>Olympus</i>			
Requested Action			
Staff Report			
The applicant, Olympus Sports and Entertainment (OSE), is requesting annexation into the City of Clermont consisting of a 243 acre property, which is currently located on the east side of US 27, along Schofield Rd and Bradshaw Rd, in Lake County known as Wellness Way. The subject property lies within the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA agreement allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions. The OSE property meets the requirements of the ISBA for annexation. Currently, the property consisting of 243 +/- acres is a non-active orange grove, which had succumb to citrus greening. There are no adjacent residents or commercial uses to the subject property. The project is envisioned as a large-scale mixed-use project with sports and performance venues as the iconic components of the project. Additional uses include office, commercial, residential, open space and civic uses. The City and County are working closely to coordinate master infrastructure and job creation efforts in the area. The Central Florida Expressway authority is conducting a PD&E study for a new expressway corridor that would connect US 27 in Lake County to SR 429 in Orange County. In addition, the City, Lake County, FDOT, and other private landowners in the area have agreed to work together with Olympus in the funding and installation of the major road networks. The proposed annexation is consistent with the City's plans for municipal expansion south to include portions of the Wellness Way area. Therefore, staff recommends approval of the Utility Service and Impact Fee Agreement.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Utility Agreement DRAFT (Olympus _ City of Clermont) 050219 DFM (002)	Water and Sewer AgreementOlympus050719 clean.pdf	

2.	Exhibit A - Legal Description	OLYMPUS LEGAL 4-22-19.docx
3.	Olympus	Olympus.png

WATER, WASTEWATER & REUSE SERVICE AGREEMENT

This document constitutes an agreement between the **City of Clermont**, herein referred to as **CITY**, a Florida Municipal Corporation, **Clonts Groves, Inc.**, a Florida Corporation and its successors or assigns, herein referred to as **OWNER** and **Olympus Sports and Entertainment Group, LLC**, and its successors and assigns, herein referred to as **DEVELOPER**.

WITNESSETH

Whereas, OWNER owns approximately 247.37 +/- acres of real property (the “Property”) described on Exhibit ‘A’, attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting water, sewer and reuse/irrigation water service (“Service”) from the CITY; and

Whereas, OWNER has agreed to sell the Property for future development to DEVELOPER; and

Whereas, upon completion of the sales transaction, the DEVELOPER, is proposing to develop a mixed-use project consisting of 247.37 +/- acres; and

Whereas, as a condition of CITY providing said Service to the Property, DEVELOPER shall extend Service lines to serve the Property and lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations to meet the flow demands for the improvements to be constructed on the Property; and

Whereas, it is anticipated that the lines and appurtenances referred to above, may also be available for other property owners or developers that will use any capacity from the improvements (the “Benefitted Property Owners”); and

Whereas, to the extent that the above-referenced lines and appurtenances create additional transmission service capacity the CITY agrees to participate and facilitate an agreement with the DEVELOPER or a community development district incorporating the Property (hereinafter referred to as the “CDD”) and the Benefitted Property Owners, for purposes of reimbursement from and/or proportionate share payments from the Benefitted Property Owners to the DEVELOPER for construction of the improvements; and

Whereas, as a condition of the provision of Services to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER, DEVELOPER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be provided, extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER/REUSE – Each and all of the foregoing premises are

incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide Services for the Property.
- 1.2 OWNER, DEVELOPER OR CDD shall connect to the existing City system at connection point or points as mutually agreed to by the parties.
- 1.3 The route of any off site lines shall be according to engineering plans produced by DEVELOPER and approved by the CITY.
- 1.4 The DEVELOPER or the CDD shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations. To the extent that any such facilities, lines and appurtenances constructed by DEVELOPER or the CDD shall provide an opportunity to CITY for CITY to connect additional water, sewer and/or reuse customers to CITY's existing system, the parties agree to negotiate a future agreement that would enable the DEVELOPER or CDD to recover a portion of the expenses from future future customers connecting to the facilities, lines and appurtenances constructed by DEVELOPER or the CDD. The agreement shall be referred to as a Proportionate Share Contribution Agreement, with each Benefitted Parties' contribution being determined based on its expected use of the water and sewer service, and may contain such other terms related to the proposed development as the parties may agree are reasonable and necessary for the development of the project consistent with and as generally described in Section 2 below.
- 1.5 CITY recognizes that based on the initial plans for the development of the Property it is anticipated that DEVELOPER will construct, or caused to be constructed, certain water and sewer improvements that will result in the creation of additional transmission capacity for CITY's water and sewer system to serve the Benefitted Property Owners. Contemporaneously with the approval by the CITY of plans in such sufficient detail as the CITY can determine the extent of the additional transmission capacity created hereunder, CITY and DEVELOPER agree that they will enter into a reimbursement agreement utilizing the transmission portion of future water and sewer impact fee credits equal to TWENTY-EIGHT PERCENT (28%) of the total water and sewer impact fee as determined at the time of building permit application in accordance with the CITY's then current Impact Fee Ordinance.
- 1.6 The DEVELOPER or CDD shall be responsible for the construction of all required on site and off site lines and appurtenances to serve the project and as set forth in the approved plans for the project. No building permits shall be issued until Services are provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to guarantee completion of improvements. No Certificate of Occupancy shall be issued until Service extensions have been completed and accepted by the CITY.
- 1.7 The DEVELOPER or CDD shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, easement or property acquisition, permitting and installation or construction of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.

- 1.8 As part of the anticipated agreements related to reimbursement through impact fee credits by CITY or proportionate share contribution from the Benefitted Property, the DEVELOPER or the CDD shall provide in advance to the CITY a cost estimate for the improvements. The cost estimate or estimates shall be a contractor's bid amount as certified by DEVELOPER's or the CDD's project engineer and reviewed and approved by CITY, hereinafter the "Cost of Improvements". The Cost of Improvements may include design fees, survey engineering fees, easement acquisition costs (not including attorney fees) and estimated construction costs. In any of the referenced agreements wherein the CITY shall be participating through impact fee credits, the CITY's contribution shall be limited to and not exceed, the applicable percentage of the total agreed upon Cost of Improvements, not including the cost of improvements required to serve the Project as determined by the CITY Land Development Code.
- 1.9 The Impact Fee Credits contemplated herein to be implemented by a future agreement, shall be established subject hereto and at the time of issuance of each building permit by applying the then current dollar amount of the impact fee, which shall be deducted from the Impact Fee Credit balance until all credit is used. In no event shall DEVELOPER or the CDD be entitled to Impact Fee Credits related to treatment capacity for the CITY's water and sewer system.
- 1.10 Upon prior notice to CITY, Impact Fee Credits may be transferred to any development within the Wellness Way area and within the CITY's water and sewer service area.

Section 2. DEVELOPMENT STANDARDS

The project shall be developed according to the CITY Land Development Regulations unless otherwise stipulated in this Agreement and within the City of Clermont water and sewer utility service area or as may be amended in accordance with the CITY Code. This agreement is based upon the anticipation that the site will be developed with 530 dwelling units, 120,393 square feet of office space, 161,163 square feet of retail space, 345,283 square feet of medical office space, and 537 hotel rooms.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a Notice of Encumbrance to Annex Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the Property and shall constitute an irrevocable application by the OWNER to annex the property described in Exhibit 'A', which right to annex the City may exercise at any time. The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at DEVELOPER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the Property. Prior to the completion of the Annexation any transfers of ownership of the Property by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

Copy to:

Daniel F Mantzaris, Esq.
City Attorney
City of Clermont, Florida
332 N. Magnolia Avenue
Orlando, FL 32801
Facsimile No.: (407) 992-3541

OWNER

Clonts Groves, Inc.
W. Rex Clonts, Jr., President
1001 Geneva Drive
Oviedo, FL 32765

Copy to:

Cecelia Bonifay, Esq.
Attorney for Clonts Grove, Inc.
Akerman, LLP
470 S. Orange Ave
Orlando, FL 32801
Facsimile No.:

DEVELOPER

Olympus Sports & Entertainment Group, Inc.
Attention: Michael J. Carroll, Sr., Manager
1520 Blue Grass Boulevard
Deland, FL 32724
Facsimile No.: _____
Copy to:

Shutts & Bowen LLP
Attention: Daniel T. O'Keefe, Esq.
300 S. Orange Avenue, Suite 1600
Orlando, FL 32801
Facsimile No.: (407) 835-6956

Section 7. CHOICE OF LAW AND VENUE.

Florida law shall govern the interpretation and enforcement of this Agreement. In any action or proceeding required to enforce or interpret the terms of this Agreement, venue shall be in Lake

County, Florida.

Section 8. CONSTRUCTION OF THE AGREEMENT.

This Agreement is the result of negotiations among the Parties, such that the Parties have contributed substantially and materially to the preparation of this Agreement. Accordingly, this Agreement shall not be construed more strictly against one Party than against another Party.

Section 9. CAPTIONS.

The headings or captions for the Paragraphs and Subparagraphs contained in this Agreement are used for convenience and reference only, and do not, in themselves, have any legal significance.

Section 10. COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same document.

Section 11. NO WAIVER OF REGULATORY AUTHORITY. The OWNER and DEVELOPER acknowledge that nothing in this Agreement constitutes or is intended to operate as a waiver of the CITY's regulatory authority or the application of any applicable laws, rules or regulations. Furthermore, nothing in this Agreement operates to vest development of the Property, except, as specifically provided herein.

Section 12. PUBLIC RECORDS. The DEVELOPER shall allow public access to all documents, papers, letters or other materials subject to the provisions of Section 119.0701, Florida Statutes, and which have been made or received by the Developer in conjunction with this Agreement.

Section 13. DISCLAIMER OF THIRD PARTY BENEFICIARIES. No right or cause of action shall accrue upon or by reason of this Agreement, to or for the benefit of any third party not a formal party hereto, except any successors in interest of the Developer or the City.

Section 14. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 15. ASSIGNMENT. The terms and conditions contained herein may be assigned by the OWNER and/or DEVELOPER to a community development district created in accordance with applicable Law by the City of Clermont.

{Remainder of Page Intentionally Left Blank}

Section 16. EFFECTIVE DATE

The effective date of this agreement shall be the date that the last party to executes it as set forth below.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the dates listed below.

DATED this _____ day of _____, 2019.

CITY OF CLERMONT

ATTEST:

Gail L Ash, Mayor

Date: _____

Tracy Ackroyd Howe, City Clerk

OWNER

W. Rex Clonts, Jr., President

Date: _____

STATE OF FLORIDA

COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared W. Rex Clonts, Jr., as President of Clonts Groves, Inc., who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 2019.

Notary Public

{Signatures Continued on Next Page}

DEVELOPER

Michael J. Carroll, Sr., Manager
Date: _____

STATE OF FLORIDA
COUNTY OF LAKE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Michael J. Carroll, Sr., as President of Olympus Sports & Entertainment Group, Inc. who provided identification in the form of _____ or who is personally known to be the person described in and who executed the foregoing, and that he acknowledged before me that he executed the same.

Witness my hand and official seal this _____ day of _____, 2019__.

Notary Public

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.

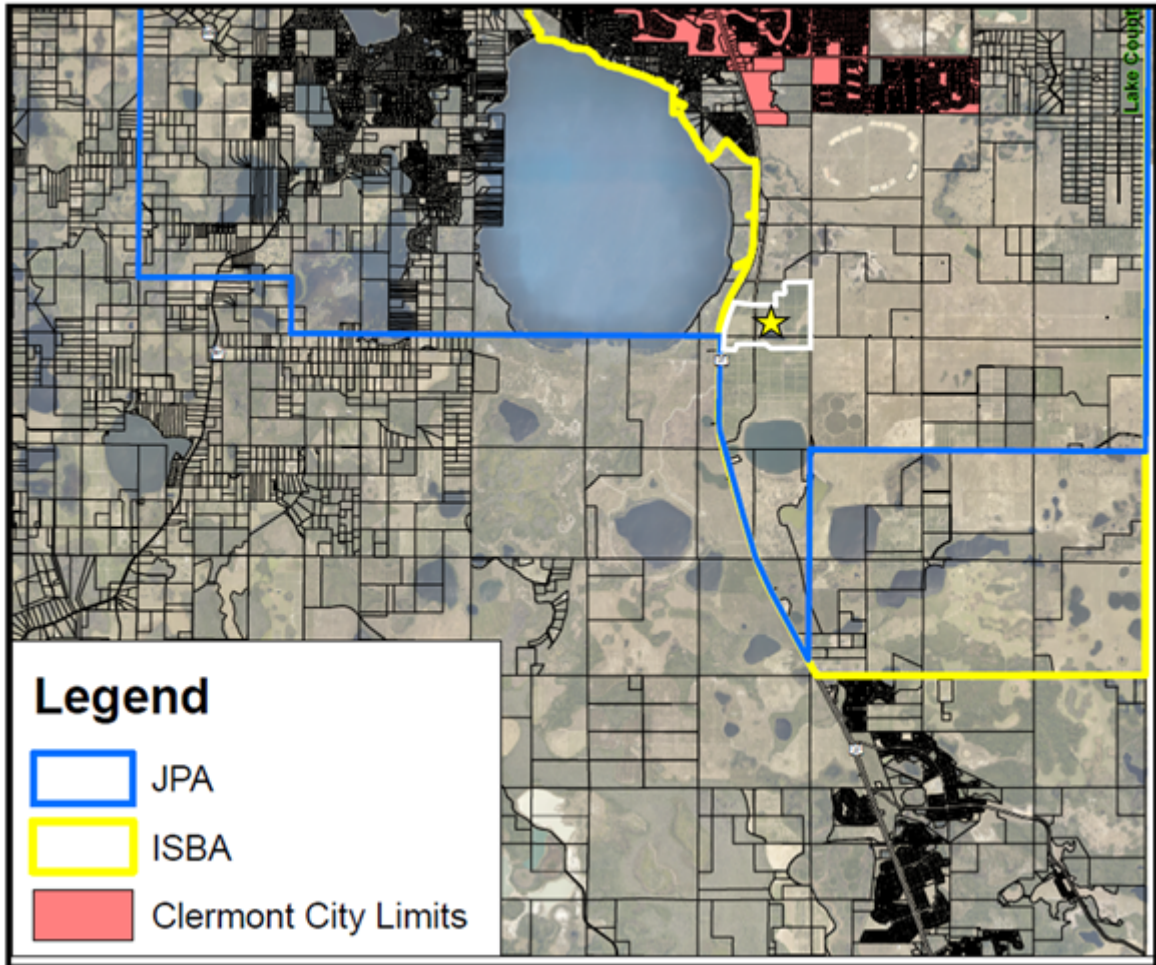
SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A

CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-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 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A

DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.



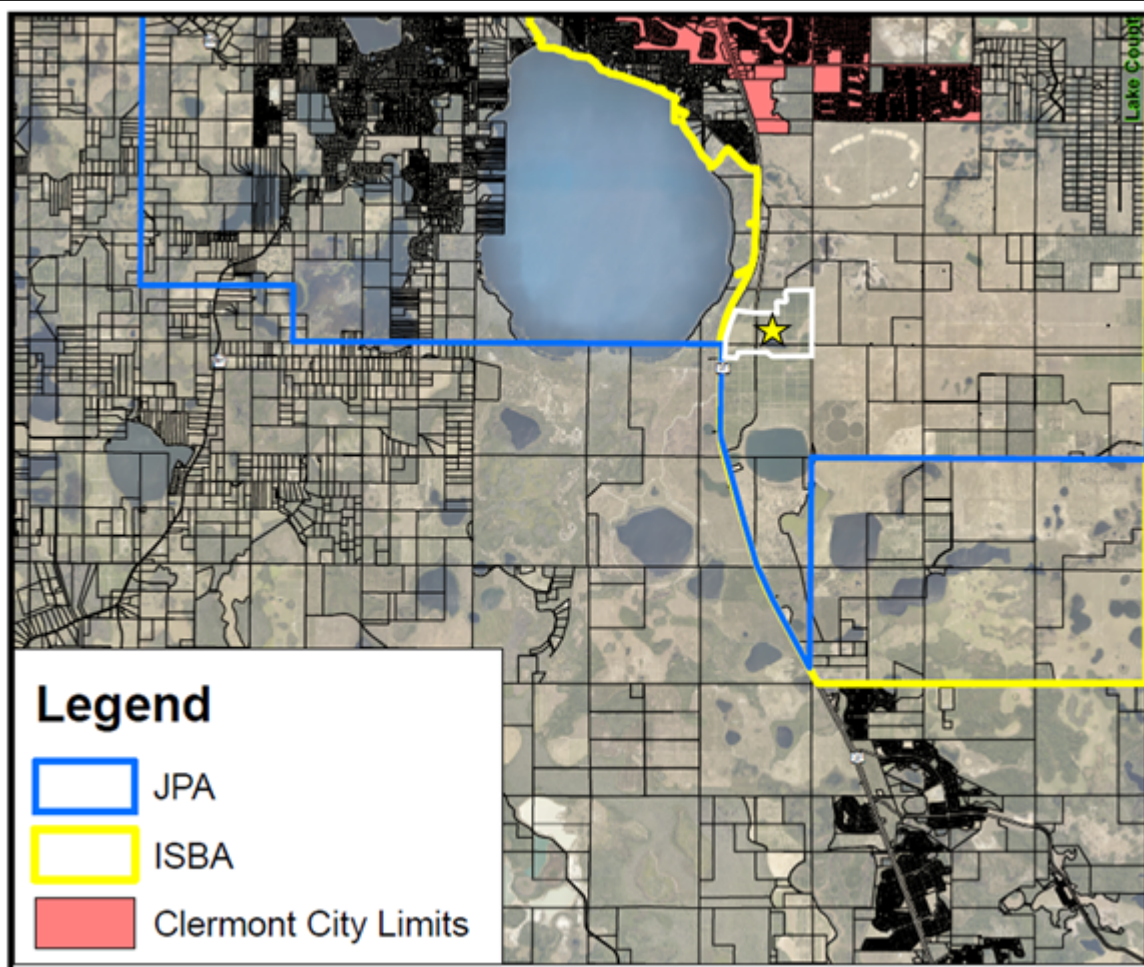


CITY OF CLERMONT

AGENDA ITEM

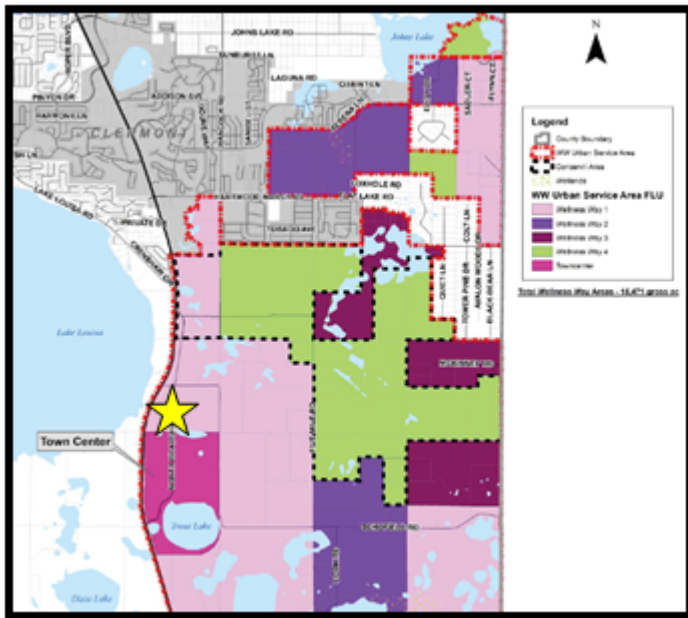
Page 1 of 1

Meeting Date	
Tuesday, May 14, 2019	
Agenda Item Name	
Ordinance No. 2018-35 <i>Final</i> <i>Olympus Sports and Entertainment</i>	
Requested Action	
Recommend approval of Ordinance No. 2018-35.	
Staff Report	
<u>Background</u> The applicant, Olympus Sports and Entertainment (OSE), is requesting annexation into the City of Clermont consisting of a 243 acre property, which is currently located on the east side of US 27, along Schofield Rd and Bradshaw Rd, in Lake County known as Wellness Way. The subject property lies within the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA agreement allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions. The OSE property meets the requirements of the ISBA for annexation. Currently, the property consisting of 243 +/-acres is a non-active orange grove, which had succumb to citrus greening. There are no adjacent residents or commercial uses to the subject property.	



The OSE project is envisioned as a large-scale mixed-use project with sports and performance venues as the iconic components of the project. Additional uses include office, commercial, residential, open space and civic uses.

The City and County are working closely to coordinate master infrastructure and job creation efforts in the area. The Central Florida Expressway authority is conducting a PD&E study for a new expressway corridor that would connect US 27 in Lake County to SR 429 in Orange County. In addition, the City, Lake County, FDOT, and other private landowners in the area have agreed to work together with Olympus in the funding and installation of the major road networks. The proposed annexation is consistent with the City's plans for municipal expansion south to include portions of the Wellness Way area. Therefore, staff recommends approval of the annexation.



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

Exhibits Attached (copies of original agreements)	
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1.	2018-35 - Olympus ANN Ord.	2018-35 - Project Olympus ANN Updated 4-23-19.doc
2.	Olympus Maps	Olympus Maps.pdf
3.	Wellness Way Comp Plan LC	Wellness Way Comp Plan LC.pdf
4.	ALTA Survey	Olympus_surbdry_2019.pdf
5.	Olympus ANN Application	Olympus ANN Application.pdf
6.	Legal Ad	ORD 2018-35 Olympus ANN legal ad.docx



CITY OF CLERMONT
ORDINANCE NO. 2018-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Water, Wastewater, and Reuse for the subject property, dated May 14, 2019; and

WHEREAS, in accordance with the Clermont Interlocal Service Boundary Agreement dated December 2, 2014, the subject property is eligible to be annexed into the City; and

WHEREAS, the City Council of the City of Clermont, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Florida, does hereby annex to and make part of its corporate boundaries; the following described property, to-wit:

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



CITY OF CLERMONT
ORDINANCE NO. 2018-35

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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET 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



CITY OF CLERMONT
ORDINANCE NO. 2018-35

DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

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



CITY OF CLERMONT
ORDINANCE NO. 2018-35

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, and any other general or special taxes or assessments.

SECTION 4.

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

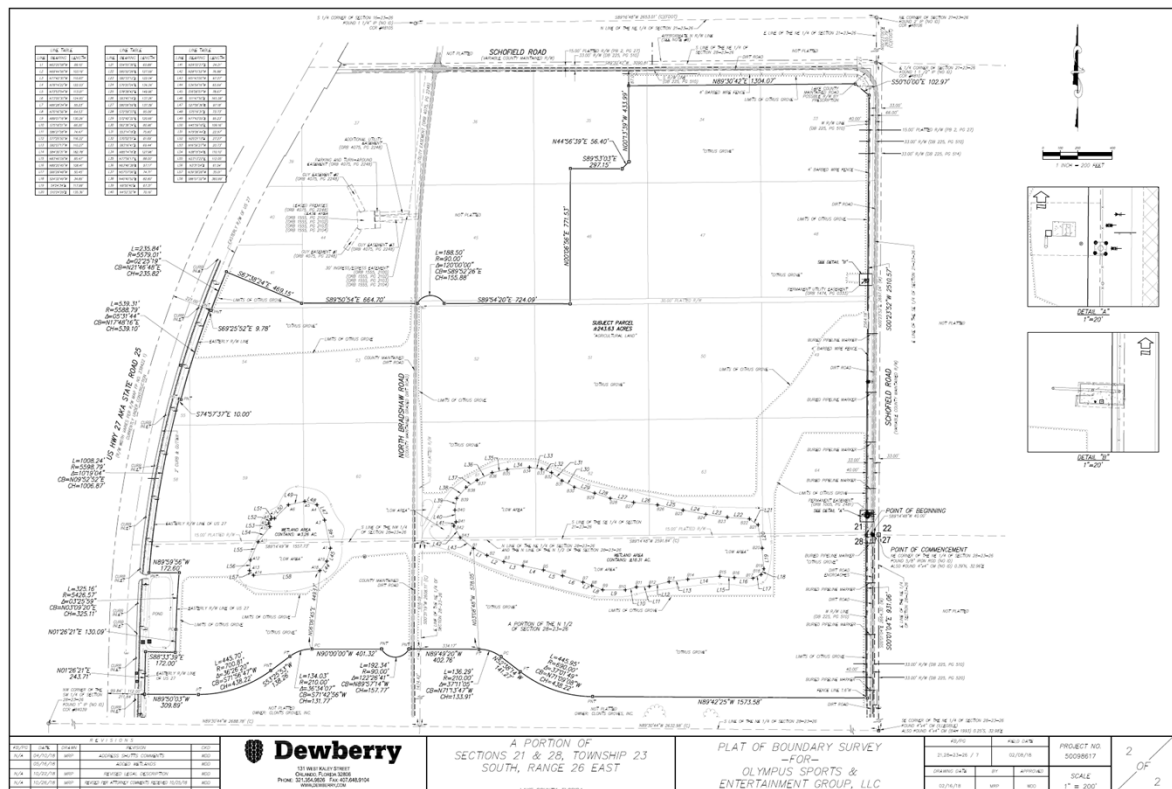
SECTION 5.

This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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

General location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

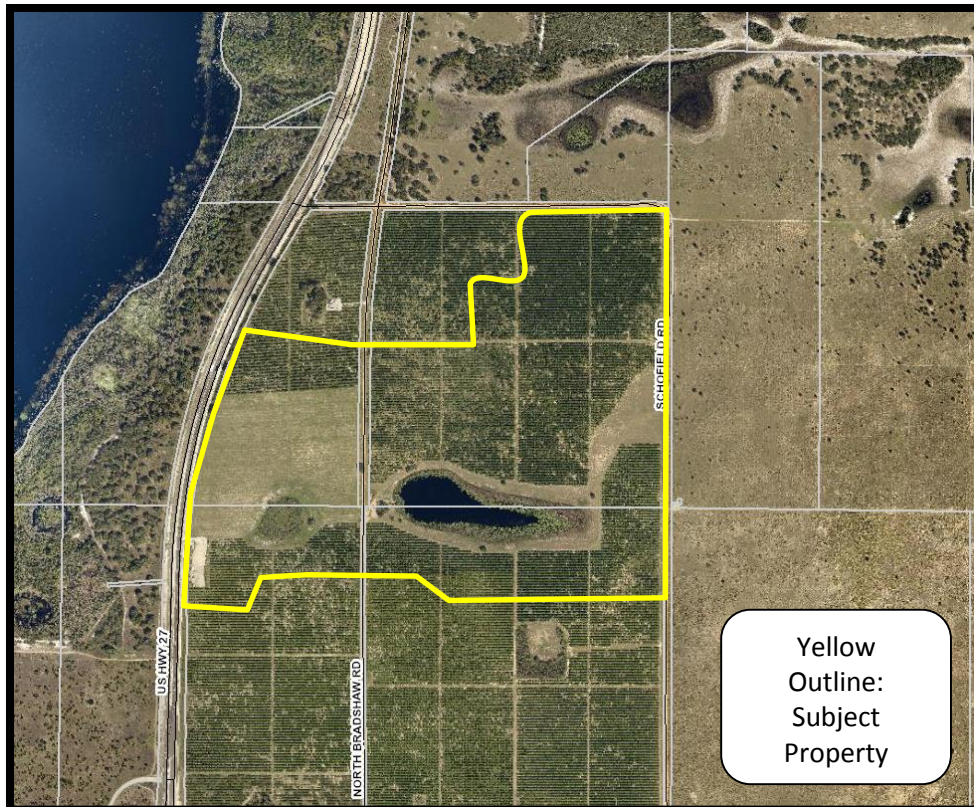
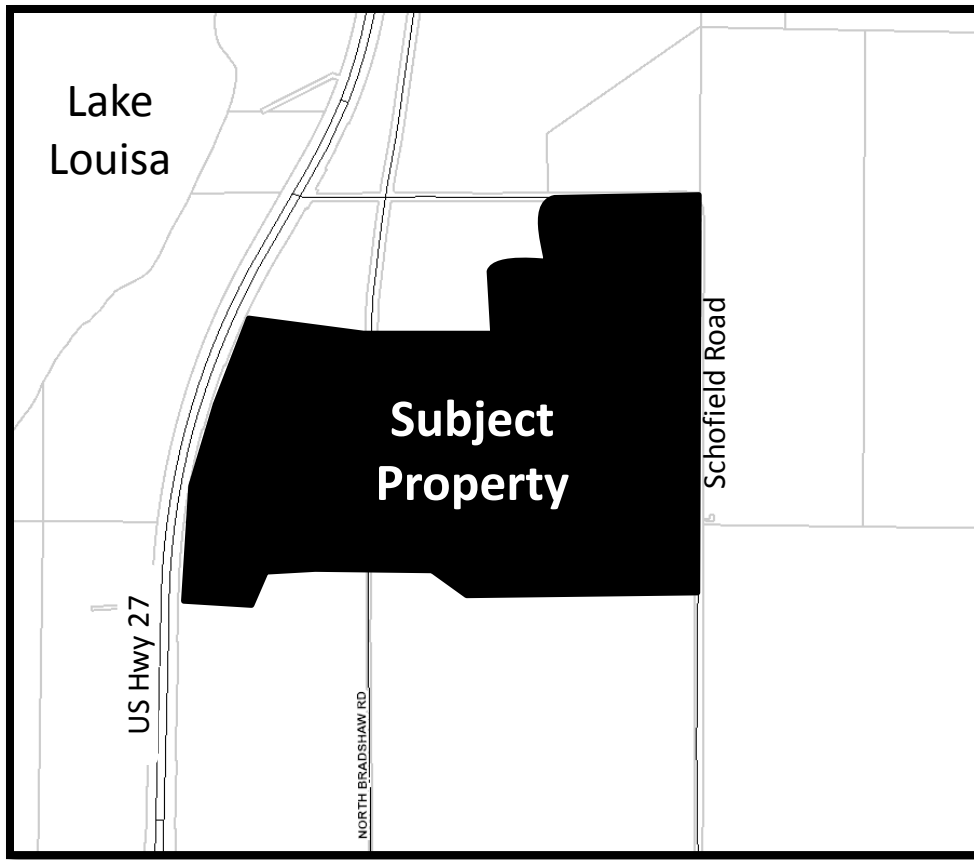
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

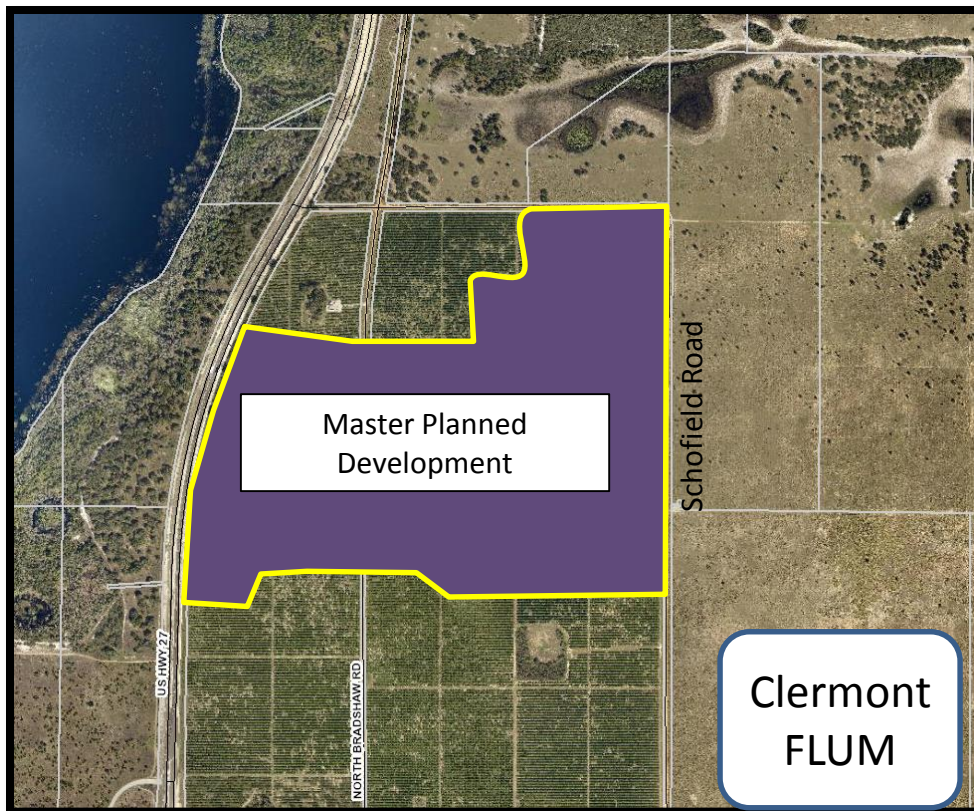
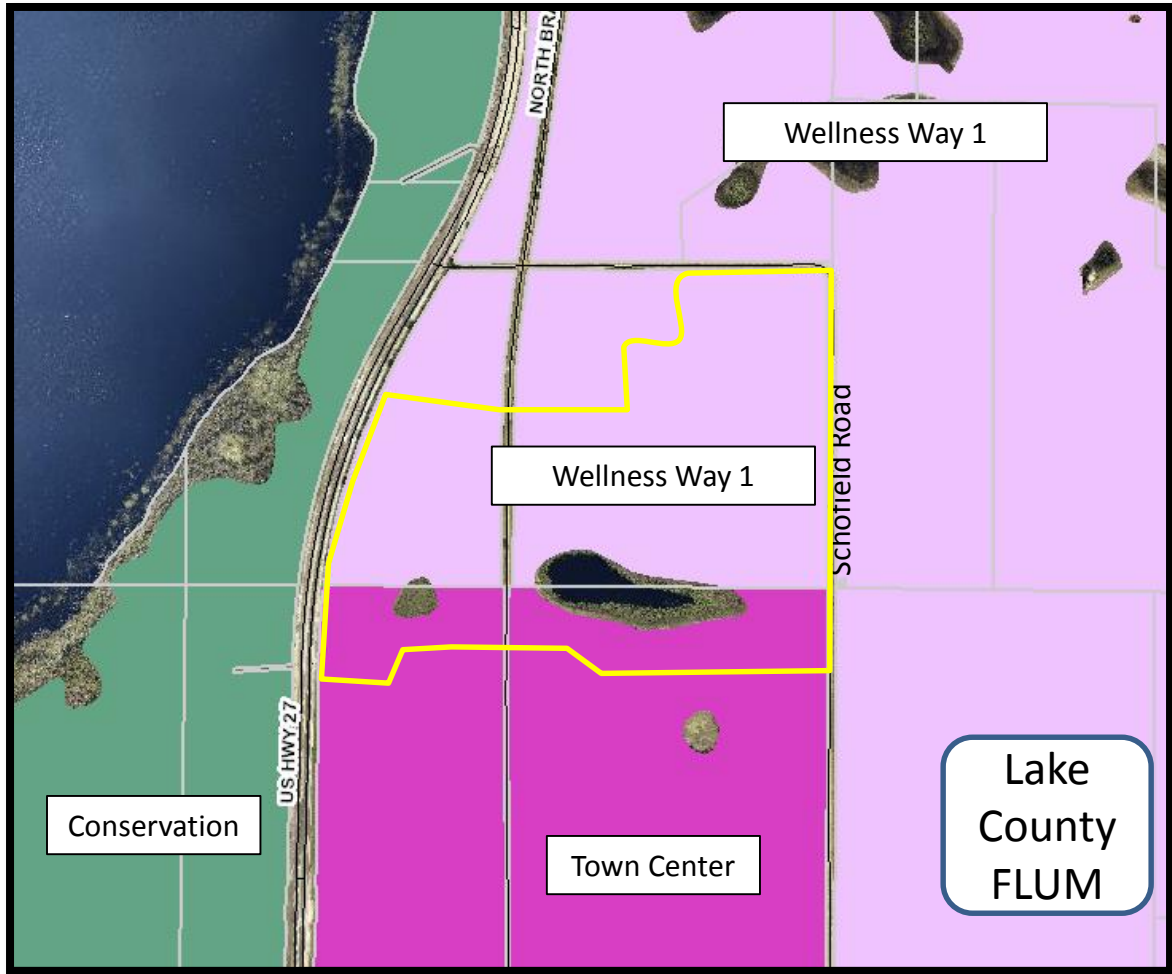
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map –Olympus



Future Land Use Map–Olympus



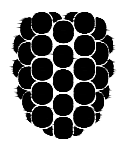
Drawing name: C:\Users\lwamod\AppData\Local\Temp\lwpublish\7760\Olympus_sdrtry_2019.dwg Sheet 1 Apr 22, 2019 1:24pm by lwamod

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

5. ROAD RIGHT-OF-WAYS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN THE PLAT OF MONTE VISTA PARK FARMS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED AS APPLICABLE]
6. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED JUNE 7, 1977 IN OFFICIAL RECORDS BOOK 630, PAGE 713, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
7. PERMANENT UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED JULY 8, 1985 IN OFFICIAL RECORDS BOOK 845, PAGE 552, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
8. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF ORLANDO, A FLORIDA MUNICIPAL CORPORATION; ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; LILLIAN D. BRADSHAW; LAKE TRIMBEY GROVES, INC., A FLORIDA CORPORATION; HI-ACRES, INC., A FLORIDA CORPORATION AND THE CHARLES E. BRADSHAW RESIDUAL TRUST, RECORDED OCTOBER 9, 1985 IN OFFICIAL RECORDS BOOK 854, PAGE 865 AND TOGETHER WITH AND AFFECTED BY THE PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1984 IN OFFICIAL RECORDS BOOK 1280, PAGE 1674 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 1569, PAGE 1174 AND TOGETHER WITH THE WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER AS EVIDENCED BY AND AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 119 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1204 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1210, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
9. PERMANENT EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED APRIL 5, 1989 IN OFFICIAL RECORDS BOOK 1005, PAGE 2481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED HEREON]
10. AGREEMENT BETWEEN GOLDEN GEM GROWERS, INC., A FLORIDA COOPERATIVE CORPORATION AND CLONTS GROVES, INC., RECORDED SEPTEMBER 17, 1992 IN OFFICIAL RECORDS BOOK 1185, PAGE 1949, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
11. PERMANENT UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 30, 1996 IN OFFICIAL RECORDS BOOK 1474, PAGE 333, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [PARCEL 843 DOES NOT AFFECT, PARCEL 842 AFFECTS – PLOTTED HEREON]
12. EASEMENT IN FAVOR OF SPRINT AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
13. EASEMENT IN FAVOR OF SUMTER ELECTRIC AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2102, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
14. EASEMENT (INGRESS/EGRESS) IN FAVOR OF OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2104, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
15. ORDINANCE #1997-70 TRACKING NO. #57-97-CUP CLONTS GROVES INC./OPM USA INC. (JOHN M. ARLALE) CUP#97 /7 /5-2 RECORDED OCTOBER 22, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
16. LEASE AGREEMENT DATED OCTOBER 9, 1997 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE BETWEEN CLONTS GROVES, INC., LESSOR, AND OPM – USA – INC., A FLORIDA CORPORATION, LESSEE, RECORDED DECEMBER 1, 1997 IN OFFICIAL RECORDS BOOK 1565, PAGE 169 AND TOGETHER WITH THE GENERAL CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED JANUARY 20, 1998 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF ASSIGNMENT OF LEASE BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, F/K/A AMERICAN TOWER SYSTEMS (DELAWARE), INC., A DELAWARE CORPORATION, SUCCESSOR BY MERGER TO OPMUSA– INC., A FLORIDA CORPORATION, ASSGNOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A AMERICAN TOWER SYSTEMS, L.P., A DELAWARE LIMITED PARTNERSHIP, ASSIGNEE, RECORDED FEBRUARY 28, 2000 IN OFFICIAL RECORDS BOOK 1797, PAGE 2221 AND TOGETHER WITH THE AMENDED AND RESTATED LEASE SUPPLEMENT DATED SEPTEMBER 29, 2008 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO OPM–USA–INC., LESSOR, AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP D/B/A VERIZON WIRELESS, A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED OCTOBER 8, 2008 IN OFFICIAL RECORDS BOOK 3687, PAGE 1088, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
17. LEASE SCHEDULE DATED DECEMBER 8, 1997 AND MASTER ASSIGNMENT, CONSTRUCTION AND LEASE AGREEMENT DATED JULY 23, 1998 AND INGRESS/EGRESS AND UTILITY EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE SCHEDULE BY AND BETWEEN OPM–USA–INC., A FLORIDA CORPORATION, GRANTER, AND PRIMCO PERSONAL COMMUNICATIONS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, RECORDED DECEMBER 11, 1997 IN OFFICIAL RECORDS BOOK 1568, PAGE 742, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
18. UTILITY EASEMENT IN FAVOR OF OPM–USA–INC., A FLORIDA CORPORATION, RECORDED JANUARY 6, 1998 IN OFFICIAL RECORDS BOOK 1574, PAGE 1224, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
19. LEASE AND PCS SITE AGREEMENT DATED DECEMBER 26, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF PCS SITE AGREEMENT BETWEEN OPM–USA, INC. AND SPRINTCOM, INC., A KANSAS CORPORATION, RECORDED MAY 15, 1998 IN OFFICIAL RECORDS BOOK 1608, PAGE 1441, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
20. LICENSE AGREEMENT DATED AUGUST 18, 2000 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSEOR, AND AIRT WIRELESS SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, LICENSEE, RECORDED SEPTEMBER 19, 2000 IN OFFICIAL RECORDS BOOK 1861, PAGE 2256, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
21. COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED DECEMBER 31, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED SEPTEMBER 10, 2001 IN OFFICIAL RECORDS BOOK 1999, PAGE 171 AND TOGETHER WITH THE FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED SEPTEMBER 28, 1999 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AMENDMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED AUGUST 30, 2002 IN OFFICIAL RECORDS BOOK 2165, PAGE 1563 AND FURTHER EVIDENCED AND TOGETHER WITH THE CORRECTED MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, OWNER, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, TENANT, RECORDED SEPTEMBER 19, 2006 IN OFFICIAL RECORDS BOOK 3262, PAGE 2462, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
22. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON–EXCLUSIVE EASEMENT DEED RECORDED FEBRUARY 20, 2003 IN OFFICIAL RECORDS BOOK 2263, PAGE 300, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61–EASEMENT APPEARS TO BE EXPIRED AS OF MAY 31, 2003 AND IS NOT PLOTTED]
23. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON–EXCLUSIVE EASEMENT DEED RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 2436, PAGE 1013, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61–EASEMENT APPEARS TO BE EXPIRED AS OF OCTOBER 15, 2004 AND IS NOT PLOTTED]
24. LEASE, GUY WIRE EASEMENTS AND ACCESS, PARKING AND UTILITY EASEMENTS AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF LEASE BY AND BETWEEN CLONTS GROVES, INC., A FLORIDA CORPORATION, LESSOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED SEPTEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4075, PAGE 2248, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
25. TERMS, CONDITIONS, OBLIGATIONS, DEDICATIONS AND PROVISIONS AS SET FORTH AND CONTAINED IN THAT CERTAIN SETTLEMENT AGREEMENT RECORDED NOVEMBER 22, 2017 IN OFFICIAL RECORDS BOOK 5030, PAGE 1620, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER	FLAG POLE
AC	ACRES	(NR)	NON–RADIAL	MAIL BOX
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK	HAND–CAP PARKING
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OHU	OVER–HEAD UTILITIES	BOLLARD
ASPH	ASPHALT PAVEMENT	(P)	PLAT	CENTRAL ANGLE
BWF	BARBED–WIRE FENCE	P.B.	PLAT BOOK	BREAK LINE
(C)	CALCULATED	PC	POINT OF CURVATURE	SET 4"x4" CM (LB 8011)
C&C	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE	FOUND 4"x4" CM (AS NOTED)
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT	SET N/D (LB 8011)
CH	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT	FOUND N/D (AS NOTED)
CL	CENTER LINE	PG(S)	PAGE/PAGES	SET 5/8" IRC (LB 8011)
CLF	CHAIN–LINK FENCE	(I)	POINT OF INTERSECTION	FOUND IRON ROD (AS NOTED)
CM	CONCRETE MONUMENT	PLS	PROPERTY LINE	FOUND IRON PIPE (AS NOTED)
CMF	CORRUGATED METAL PIPE	P.O.B.	PROFESSIONAL LAND SURVEYOR	FOUND RAIL ROAD SPIKE (AS NOTED)
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING	FOUND "X" CUT
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT	BENCHMARK (AS NOTED)
(D)	DEED	PCC	POINT ON CURVE	AIR CONDITIONER
DEED	DEED BOOK	PRC	POINT OF REVERSE CURVATURE	CABLE TELEVISION RISER BOX
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT	ELECTRIC JUNCTION BOX
EL	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER	TELEPHONE RISER BOX
ELEC	ELECTRIC	PT	POINT OF TANGENCY	UTILITY RISER BOX
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE	WATER METER
E/P	EDGE OF PAVEMENT	R	RADIUS	WIRE PULL BOX
E/W	APPROXIMATE EDGE OF WATER	(R)	RADIAL	TRAFFIC SIGNAL BOX
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	ROM	ROUND CONCRETE MONUMENT	ELECTRICAL TRANSFORMER
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY	WOOD UTILITY POLE
FRM	FLOOD (FLORIDA) INSURANCE RATE MAP	RCP	REINFORCED CONCRETE PIPE	CONCRETE UTILITY POLE
FVC	FOUND	REC	RECOVERED	METAL UTILITY POLE
FND	FOUND	SEC	SECTION	TRAFFIC SIGNAL POLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SRF	SPLIT RAIL FENCE	GUY POLE
HWF	HOG–WIRE FENCE	SS	SANITARY SEWER	GUY ANCHOR
INT	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK	TRAIL POLE
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE	FLOOD LIGHT
IPC	IRON PIPE	TBM	TEMPORARY BENCH MARK	CATCH BASIN/DROP INLET
IRON	IRON PIPE & CAP	UE	UTILITY EASEMENT	CLEAR OUT
IRC	IRON ROD	(TYP)	TYPICAL	STORM MANHOLE
IRC	IRON ROD & CAP	WF	WOOD FENCE	ELECTRIC METER
L	ARC LENGTH	WFF	WROUGHT IRON FENCE	SANITARY MANHOLE
LB	LICENSED BUSINESS	WPF	WROUGHT PRIVACY FENCE	STORM MANHOLE
(M)	MEASURED	W/	WITH	WELL
M.B.	MAP BOOK	W/V	WATER VALVE	FIBER–OPTIC CABLE MARKER
MES	MISERED VAD SECTION	W/V	GAS VALVE	GAS LINE MARKER
NAVD	NORTH AMERICAN VERTICAL DATUM	W/V	WATER VALVE	SINGLE POLE SIGN
NGVD	NATIONAL GEODETIC VERTICAL DATUM	W/V	WATER SPIGOT	DOUBLE POLE SIGN
N/D	NAIL & DISK	W/V	FIRE HYDRANT	WETLAND FLAG



Dewberry

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

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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

LAKE COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY -FOR- OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC

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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET 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. 2384221 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 N07°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD, THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

SPECIAL NOTE:

THE FOLLOWING NOTE HAS BEEN TAKEN FROM A PREVIOUS SURVEY PERFORMED BY SURVITECH SOLUTIONS, INC DATED 09/04/12 IN REGARDS TO THE RIGHT–OF–WAY FOR SCHOFIELD ROAD. DEWBERRY HAS ACQUIRED TO SAID RIGHT–OF–WAY FOR CONTIGUITY BETWEEN THE RIGHT–OF–WAY AND THE SUBJECT PARCEL.

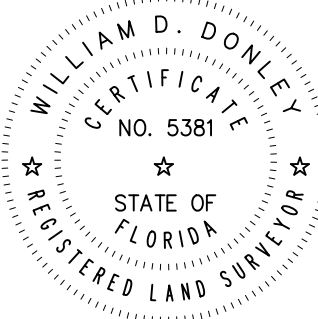
SCHOFIELD ROAD RIGHT–OF–WAY NOTE:

SURVITECH BELIEVES THAT THERE ARE CONFLICTS WITH THE RIGHT–OF–WAY WIDTH FOR SCHOFIELD ROAD AND THAT THE WIDTH OF THE RIGHT–OF–WAY SHOULD BE 33 FEET AND NOT 48 FEET AS DEPICTED ON THE RIGHT–OF–WAY MAPS PER F.D.O.T. PROJECT NO. 238422. SURVITECH HAS COME TO THIS CONCLUSION BASED ON THE FOLLOWING:

FIRST, SURVITECH IS FAIRLY CONFIDENT THAT THE SAID RIGHT–OF–WAY MAPS DEPICT THE RIGHT–OF–WAY AS 48 FEET WIDE BECAUSE DEED BOOK 225, PAGE 510 CALLS FOR THE EAST 33 FEET OF TRACTS 33, 48, 49, AND 64 AS WELL AS THE NORTH 33 FEET OF TRACTS 33, 34, 35, AND 36 OF THE PLAT OF MONTE VISTA PARK FARMS AS RECORDED IN PLAT BOOK 2, PAGE 27. SAID DEED ALSO CALLS FOR THE NORTH 33 FEET OF THAT PART OF TRACT 37 LYING EAST OF US HIGHWAY 27, AND THAT THE PLAT OF MONTE VISTA PARK FARMS DEPICTS A 15 FOOT STRIP ALONG THE NORTH SIDE OF TRACTS 33, 34, 35, 36, AND 37 AND ALONG THE EAST SIDE OF TRACTS 33, 48, 49, AND 64. AT FIRST GLANCE, SAID 15 FOOT WIDE STRIPS APPEAR TO BE PUBLIC RIGHT–OF–WAY; SO, ASSUMING THAT THE PLAT DEDICATED 15 FEET OF RIGHT–OF–WAY AND ASSUMING THAT THE BOUNDARIES OF SAID TRACTS PER DEED MAKES THE RIGHT–OF–WAY OF SCHOFIELD ROAD 48 FEET WIDE.

HOWEVER, SURVITECH BELIEVES THAT THE BOUNDARIES OF SAID TRACTS ACTUALLY EXTEND TO THE SECTION AND QUARTER SECTION LINES ADJACENT THERETO. THE REASONS BEING ARE THAT SAID PLAT SPECIFICALLY STATES THAT "THE FEET IN THE STREETS AND 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 FOR THE BENEFIT OF THE PUBLIC, AND PURCHASERS, FOR TRAVEL AND NECESSARY DRAINAGE OF SAID ROADS, BY REFERENCE TO THIS PLAT IS HEREBY GRANTED"; AFTER READING THIS STATEMENT, SURVITECH SCALED THE SIZE OF THE LOTS AND FOUND THAT THE WIDTH OF TRACTS 33 AND 49 IS LESS THAN THE INTERIOR TRACTS 34 AND 35. THIS AND THE ABOVE PLAT STATEMENT LEAD THE SURVEYOR TO BELIEVE THAT THE ORIGINAL INTENT OF THE PLAT WAS FOR THE 15 FOOT WIDE STRIPS TO BE INCLUDED IN THE OWNERSHIP OF THE TRACTS LYING ADJACENT THERETO, THEREBY, MAKING THE TRACTS EQUAL SIZE.

FURTHERMORE, WITHIN SAID DEED BOOK 225, PAGE 510 THERE IS ANOTHER PARAGRAPH THAT TAKES THE "EAST 33 FEET OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST". WITH SAID SECTION 28 LYING DIRECTLY SOUTH OF SAID PLAT OF MONTE VISTA PARK FARMS, IF THE RIGHT–OF–WAY WAS TO BE AS SAID F.D.O.T. MAPS DEPICTS THAT THERE WOULD BE A JOG IN THE RIGHT–OF–WAY OF THE ROAD WHERE IT TRANSITIONS FROM SAID PLAT TO SAID SECTION 28. SURVITECH'S BELIEF THAT THE ORIGINATOR OF SAID DEED WAS UNDER THE SAME IMPRESSION AS SURVITECH, IN THAT THE 15 FOOT WIDE STRIPS WERE OWNED BY THE OWNER'S OF THE ADJACENT TRACTS AND ONLY AN EASEMENT WAS DEDICATED ACROSS THE 15 FOOT WIDE STRIP. THEREFORE, WHEN SAID DEED TAKES 33 FEET FROM THE EAST AND NORTH OF SAID TRACTS, THE 33 FEET SHOULD BE TAKEN FROM THE SECTION AND QUARTER SECTION LINES AND NOT FROM THE EASEMENT LINES OF THE TRACTS AS DEPICTED ON SAID PLAT. IN DOING SO, THIS ELIMINATES ANY JOGS IN THE RIGHT–OF–WAY AND MAKES THE WIDTH OF THE RIGHT–OF–WAY 33 FEET INSTEAD OF THE 48 FEET AS DEPICTED IN SAID F.D.O.T. MAPS.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S00°18'00"E ALONG THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND "A" AND PARTIALLY LIES WITHIN A FLOOD HAZARD AREA.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6741948, DATED DECEMBER 18, 2017.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS SHOWN HEREON WERE IS PER FIELD LOCATED WETLAND FLAGS PER CARTER ENVIRONMENTAL SERVICES, INC, FLAGGED ON 02/20/2018.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE, NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
- THAT PORTION OF SCHOFIELD ROAD (DIRT ROAD) LYING IN SECTIONS 21 AND 28 PARTIALLY LIES OUTSIDE OF THE DEDICATED RIGHT OF WAY AND ENCLOSED WITHIN THE SUBJECT PARCEL AS SHOWN. ACCORDING TO LAKE COUNTY RIGHT OF WAY DEPARTMENT SAID GRADED ROAD IS MAINTAINED BY OSCEOLA COUNTY.
- NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE COUNTY RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE EXTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN–NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.

SURVEYOR'S CERTIFICATE:

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

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

DATE OF PLAT OR MAP: 02/16/18

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

William D. Donley
WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

04/22/2019
DATE

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

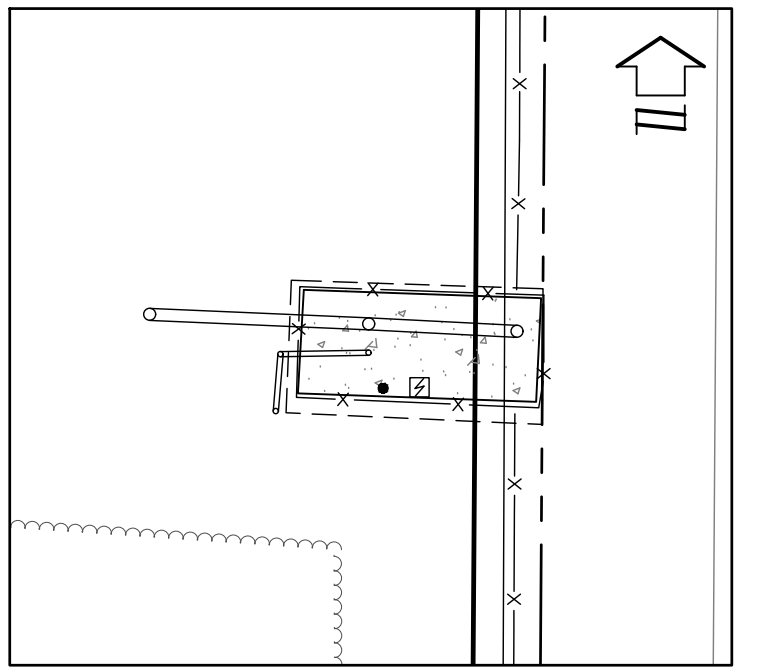
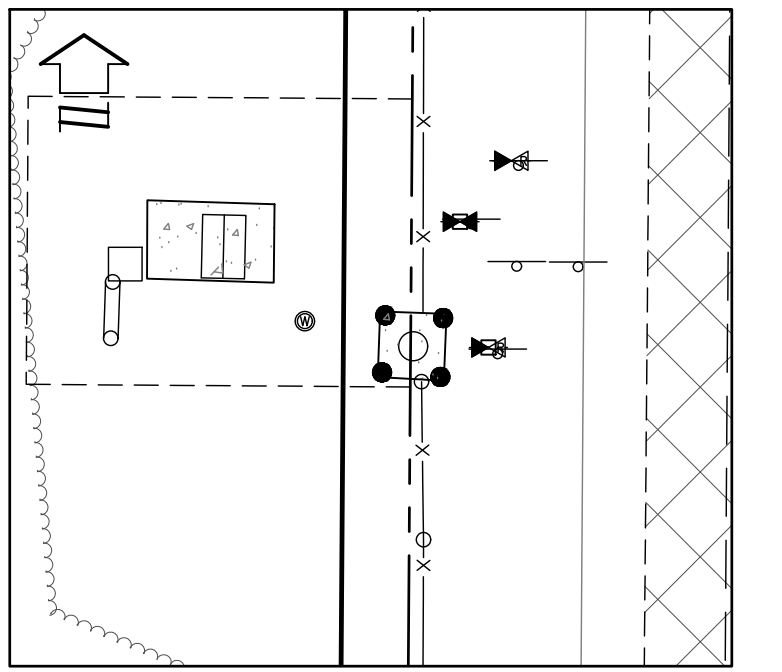
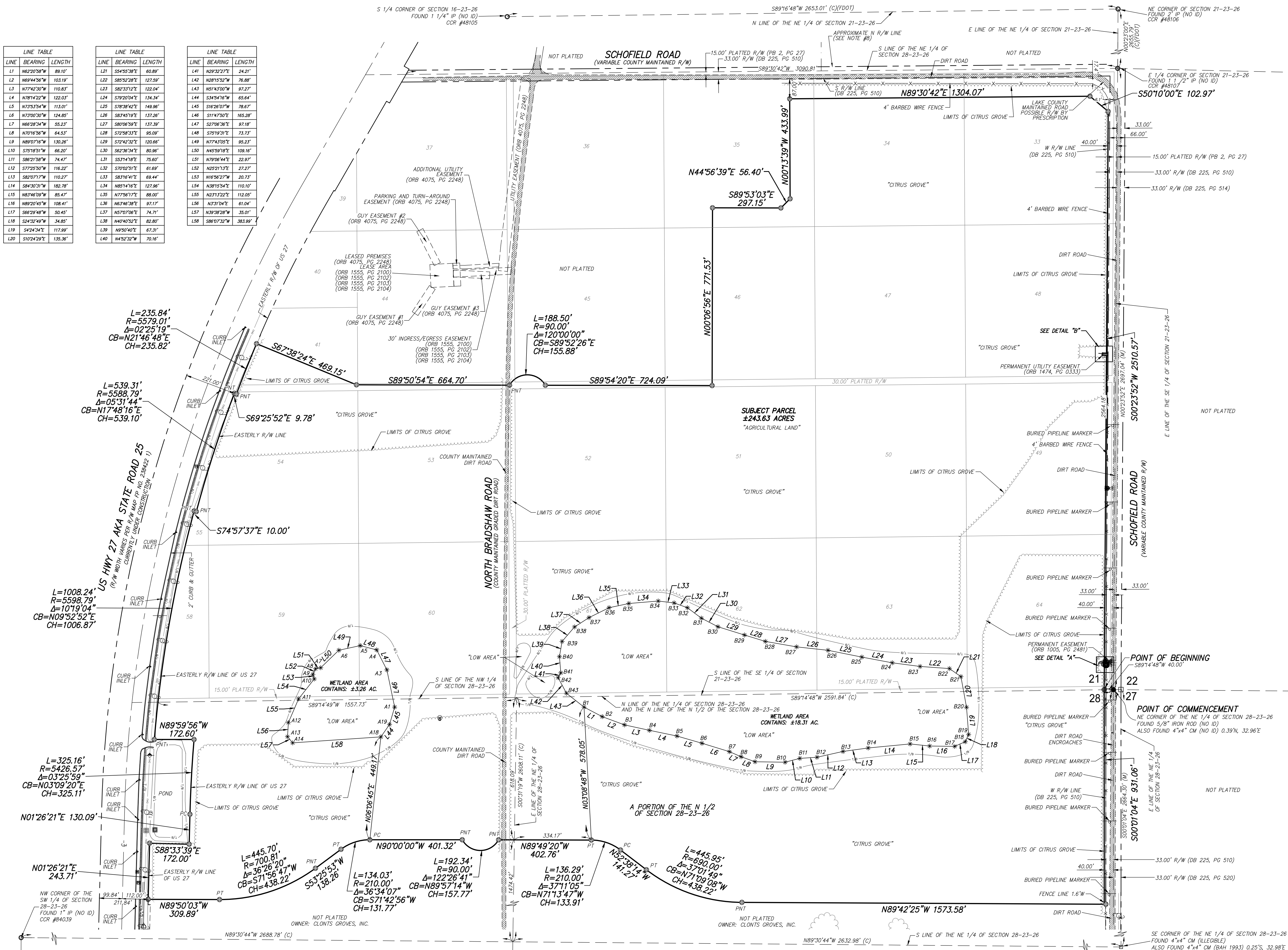
R E V I S I O N S					 Dewberry 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	A PORTION OF SECTIONS 21 & 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST			PLAT OF BOUNDARY SURVEY -FOR- OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC			LAKE COUNTY, FLORIDA	
FB/PG	DATE	DRAWN	REVISION	CKD		FB/PG		FIELD DATE		PROJECT NO. 50098617	1 OF 2		
N/A	04/10/18	MRP	ADDRESS SHUTTS COMMENTS	WDD		21,28-23-26 / 7		02/08/18					
	05/16/18		ADDED WETLANDS	WDD						SCALE N/A			
N/A	10/22/18	MRP	REVISED LEGAL DESCRIPTION	WDD									
N/A	10/26/18	MRP	REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18	WDD									
N/A	01/11/19	MRP	REVISED BOUNDARY AND LEGAL DESCRIPTION	WDD									
N/A	04/22/19	WS	MODIFY BOUNDARY	WDD									

Drawing name: C:\Users\wasmadot\AppData\Local\Temp\kafPublish\7160\Olympus_sundry_2019.dwg Sheet 2 Apr 22, 2019 1:24pm by wasmadot

LINE TABLE	
LINE	BEARING LENGTH
L1	N62°20'58"W 89.10'
L2	N69°44'56"W 103.19'
L3	N7°42'30"W 110.83'
L4	N78°43'22"W 122.03'
L5	N73°53'54"W 113.01'
L6	N73°00'30"W 124.85'
L7	N66°28'34"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°25'30"W 116.32'
L13	S82°07'17"W 110.27'
L14	S84°20'31"W 182.78'
L15	N83°46'59"W 85.47'
L16	N89°20'45"W 108.41'
L17	S86°29'48"W 50.45'
L18	S24°32'59"W 34.85'
L19	S42°34'34"E 117.99'
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°38'45"E 149.96'
L26	S83°45'19"E 137.26'
L27	S80°06'59"E 137.39'
L28	S72°58'33"E 95.09'
L29	S72°42'32"E 120.66'
L30	S62°36'34"E 80.96'
L31	S53°14'48"E 75.60'
L32	S70°52'51"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	N67°07'06"E 74.71'
L38	N40°40'52"E 82.80'
L39	N9°50'40"E 67.31'
L40	N4°52'32"W 70.16'

LINE TABLE	
LINE	BEARING LENGTH
L41	N28°32'27"E 24.21'
L42	N26°15'52"W 76.88'
L43	N51°43'00"W 97.27'
L44	S34°54'16"W 65.64'
L45	S16°26'07"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 108.16'
L51	N78°06'44"E 22.97'
L52	N25°11'13"E 27.27'
L53	N16°56'27"W 20.73'
L54	N38°15'54"E 110.10'
L55	N23°13'22"E 112.05'
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
N/A	04/10/18	MRP	ADDRESS SHUTS COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD
N/A	10/22/18	MRP	REVISED LEGAL DESCRIPTION	WDD
N/A	10/26/18	MRP	REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18	WDD
N/A	01/11/19	MRP	REVISED BOUNDARY AND LEGAL DESCRIPTION	WDD
N/A	04/22/19	WS	MODIFY BOUNDARY	WDD

Dewberry

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

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

LAKE COUNTY, FLORIDA

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

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



Annex 1809-0001

**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

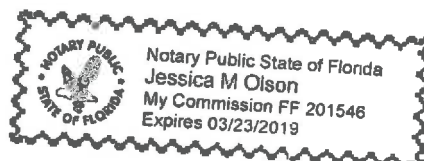
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 10th day of July, 2018.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Mike Cuff - Pres.
Landowner (Petitioner)

Date 7/9/18

Jessica M. Olson
Notary Public
3/23/2019
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 7-10-2018

Before me, the undersigned authority personally appeared W. Rex Clonts Jr., President of Clonts Groves, Inc. (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Municipal Services & Utilities
Comprehensive Plan Amendment & PUD
3. That said authority (owner) has appointed (agent's name) Dan O'Keefe and/or Brian Wheeler to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, 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.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X W. Rex Clonts Jr. - Pres.
Owner (signature)

X [Signature]
Agent's (signature)

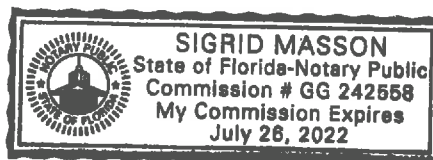
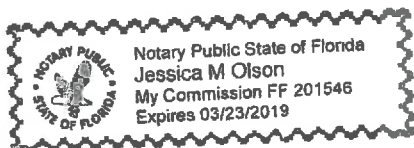
Sworn to and subscribed before me this 10th day of July, 2018.

Jessica M. Olson
Notary Public, State of FL
My commission expires: 3/23/2019

Sworn to and subscribed before me this 4th day of September, 2018.

Sigrid Masson
Notary Public, State of FL
My commission expires: 7/26/2022

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday December 11, 2018 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2018-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, 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

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

TOGETHER WITH:

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

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 OF SAID PUBLIC RECORDS OF LAKE COUNTY AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.19 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°42'25"W, A DISTANCE OF 1580.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE;

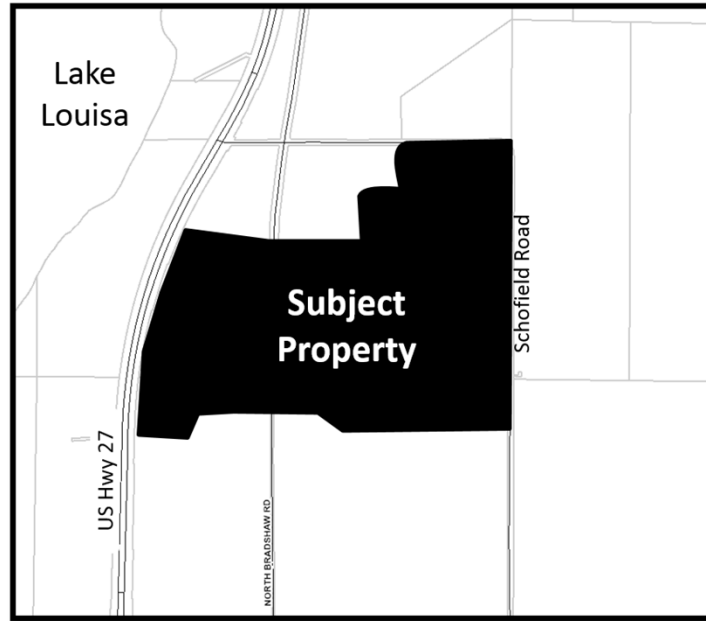
THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-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.

Location Map:



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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
Nov. 27 and Dec. 4, 2018



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, May 14, 2019

Agenda Item Name

Ordinance No. 2018-34 Final *Olympus Sports and Entertainment*

Requested Action

Recommend approval of Ordinance 2018-34.

Staff Report

The applicant, Olympus Sports and Entertainment (OSE) has requested an amendment to the Future Land Use Map of the City of Clermont Comprehensive Plan. The City of Clermont Comprehensive Plan is a state required document that defines the City of Clermont long-range intentions regarding the nature and direction of future development. The applicant is requesting the City to designate the property with a future land use category as Master Planned Development. The subject property is composed of 243+/- acres located mostly within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The current future land use designation in Lake County is Wellness Way Town Center and Wellness Way Area Plan 1. The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations as indicated in the table below:

Future Land Use Category Summary Table Maximum Density Allocation Table

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

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

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The Applicant envisions a project that incorporates residential, commercial, office, sports & performance venues, open space and civic uses. At present, the subject property is a non-active orange grove, which has succumbed to citrus greening.

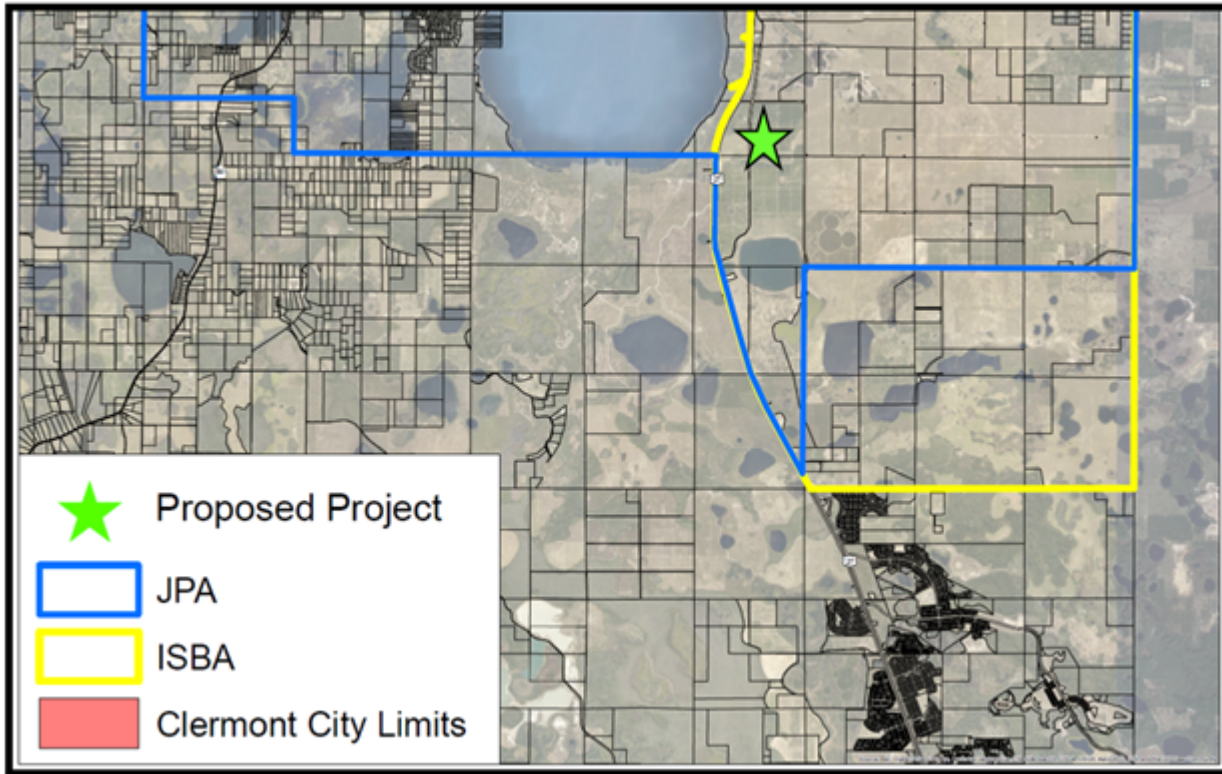
Looking North towards Hartwood Marsh Road



Looking West towards Lake Louisa



The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area.



The City Council approved to transmit the amendment to the Department of Economic Opportunity and other State Agencies for review in October 2018. Four of the seven agencies responded to the adoption package. These agencies were the Florida Department of Economic Opportunity (FDEO), Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), and the St. Johns River Water Management District (SJRWMD). Two agencies had no comments (FDEP & SJRWMD) and two agencies (FDEO & FDOT) had technical assistance comments. The technical assistance comments have been addressed through the utility agreement, annexation and/or the Planned Unit Development (PUD) ordinance.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is appropriate to support this future land use amendment along with the associated annexation and rezoning request. The project incorporates residential, commercial, office, sports & performance venues, open space and civic uses. The mixture of proposed uses is consistent with the intent of the City's Master Planned Development Future Land Use Designation. Therefore, staff supports the applicant's request for a change to Master Planned Development.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Olympus CPA ORD 2018-34	Olympus CPA ORD 2018-34 CC Formatted.DOC
2.	CPA Application	CPA Application.pdf
3.	Olympus Maps	Olympus Maps.pdf
4.	Wellness Way Road Network	Wellness Way Road Network.pdf
5.	Wellness Way Comp Plan LC	Wellness Way Comp Plan LC.pdf
6.	ALTA Survey	Olympus_surbdry_2019.pdf
7.	DEP 18-03ESR Response OSE	DEP 18-03ESR Response OSE.pdf
8.	Clermont_Proposed_18-3ESR_FDOT 111318 Response	Clermont_Proposed_18-3ESR_FDOT 111318 Response.pdf
9.	SJRWMD 18-03ESR Comments - OSE	SJRWMD 18-03ESR Comments - OSE.pdf
10.	CTY. CLERMONT 18-03ESR (P)	CTY. CLERMONT 18-03ESR (P).pdf
11.	CPA Legal Ad	CPA Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-34

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

ALL OF TRACTS 47, 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



CITY OF CLERMONT
ORDINANCE NO. 2018-34

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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET 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



CITY OF CLERMONT
ORDINANCE NO. 2018-34

AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

CHANGE IN FUTURE LAND USE CLASSIFICATION

From Lake County: Wellness Way-1 and Town Center

To City of Clermont: Master Planned Development

SECTION 2.

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

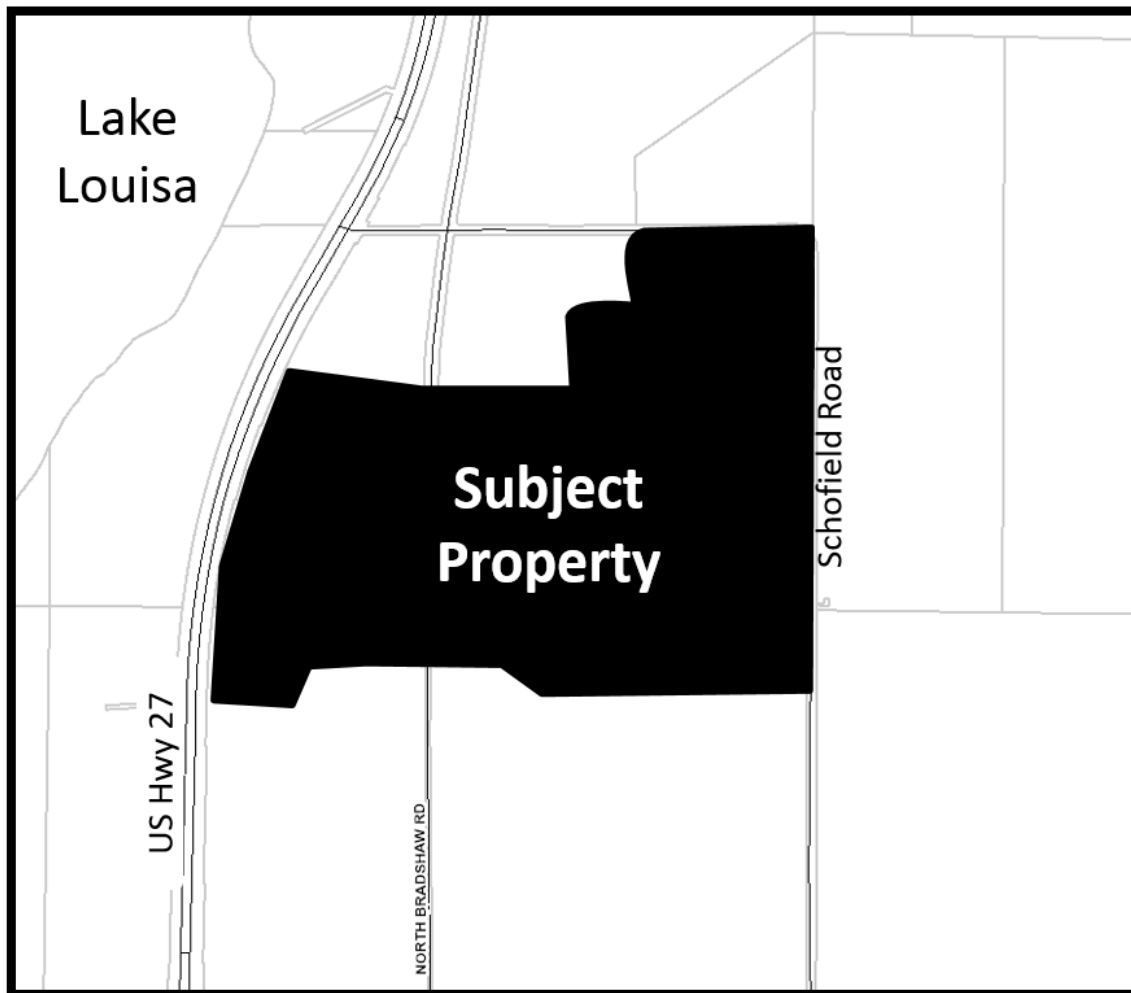
SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-34

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of May, 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



Comp 1809-0001

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 08/30/2018

FEE: \$2,325

Project Name (if applicable): OLYMPUS CLERMONT

Applicant: OLYMPUS SPORTS & ENTERTAINMENT

Contact Person: G. BRIAN WHEELER RLA

Address: 9822 TAPESTRY PARK CIRCLE SUITE 201

City: JACKSONVILLE State: FLORIDA Zip: 32246

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

E-Mail: BWHEELER@GGI-TAPESTRY.COM

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

Address: 420 South Orange Avenue Suite 1200

City: Orlando State: FLORIDA Zip: 32801

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

E-Mail: cecelia.bonifay@akerman.com

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

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

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

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

Existing (Actual) Land Use: orange grove on property

Existing Zoning: "A" AGRICULTURAL (Lake County)

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

Proposed Future Land Use: MASTER PLANNED DEVELOPMENT

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



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

Proposed Zoning District: PLANNED UNIT DEVELOPMENT

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

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

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

G. BRIAN WHEELER

_____, who being

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

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

G. BRIAN WHEELER

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

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



X Sigrid Masson
Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

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

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

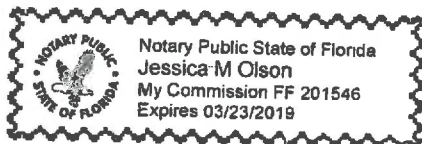
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Lake County Town Center to City of Clermont Master Planned Development for the property legally described on the attachment of this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

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

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

SWORN to and SUBSCRIBED before me by

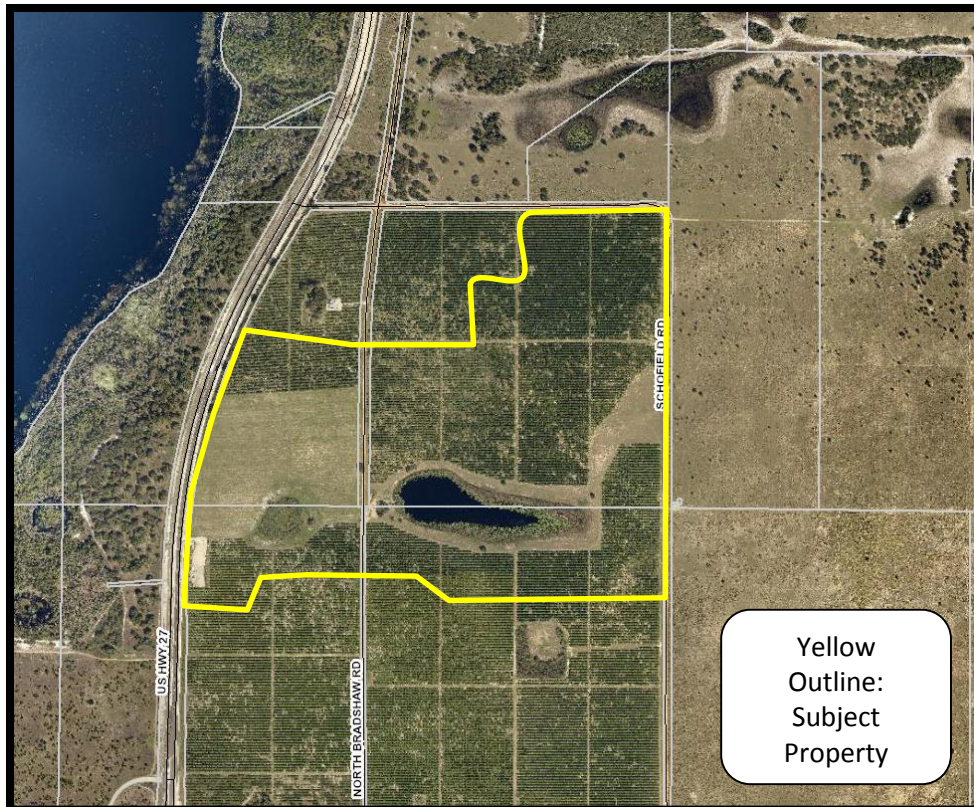
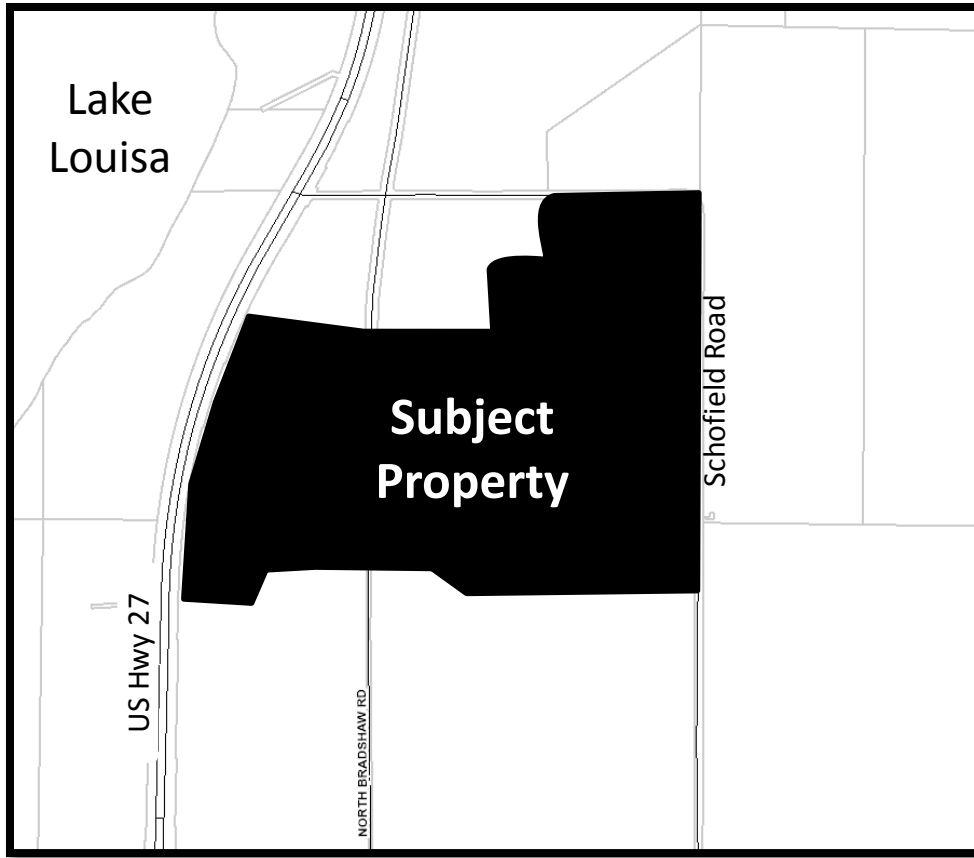
or personally known by me this 10th day of July, 2018.



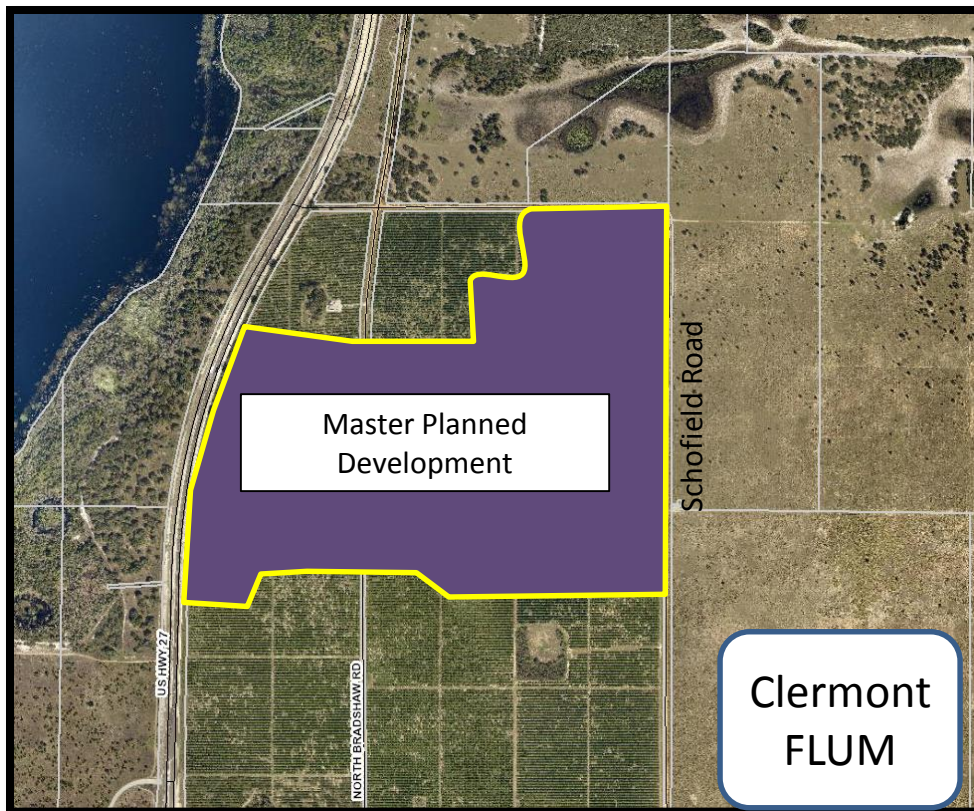
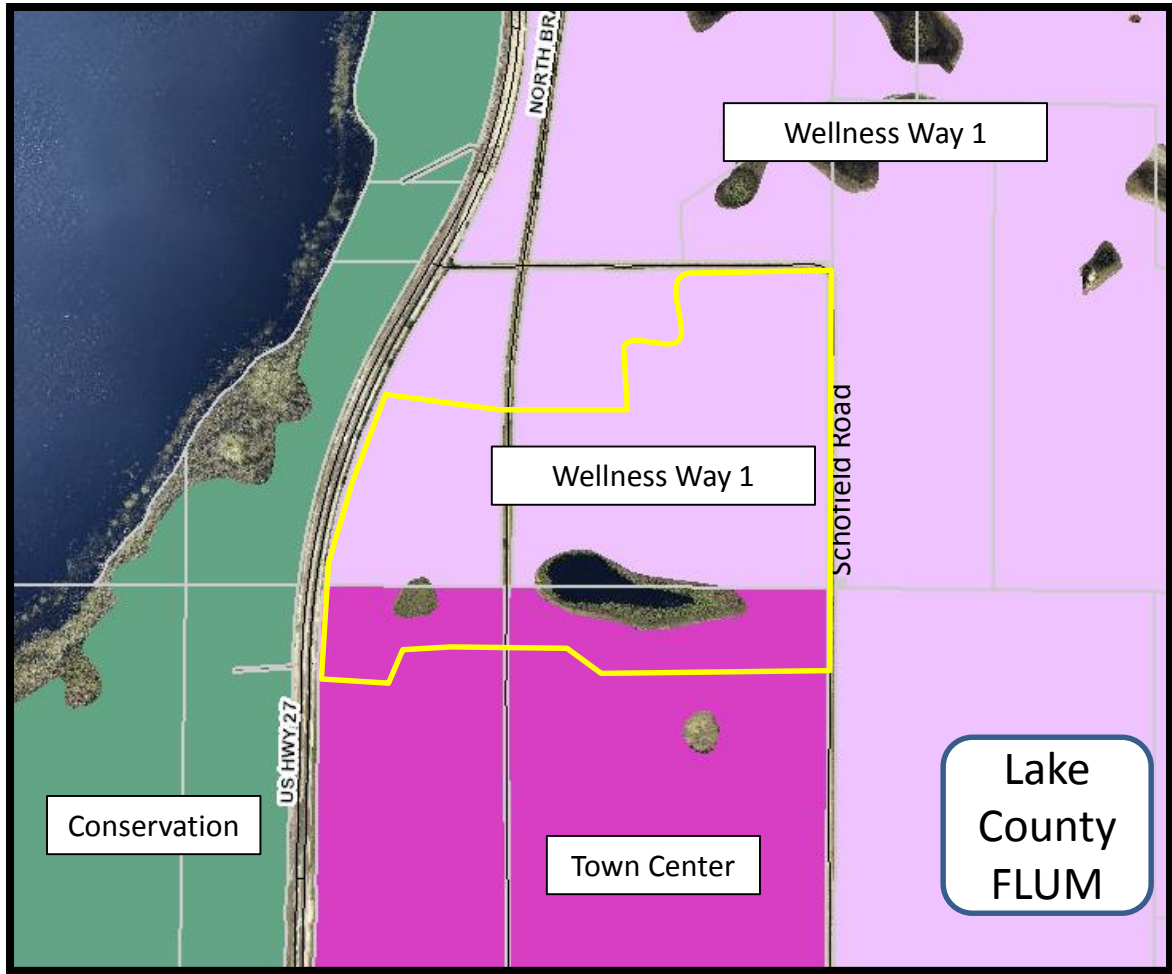
X Jessica M. Olson
Notary Public, State of Florida at Large

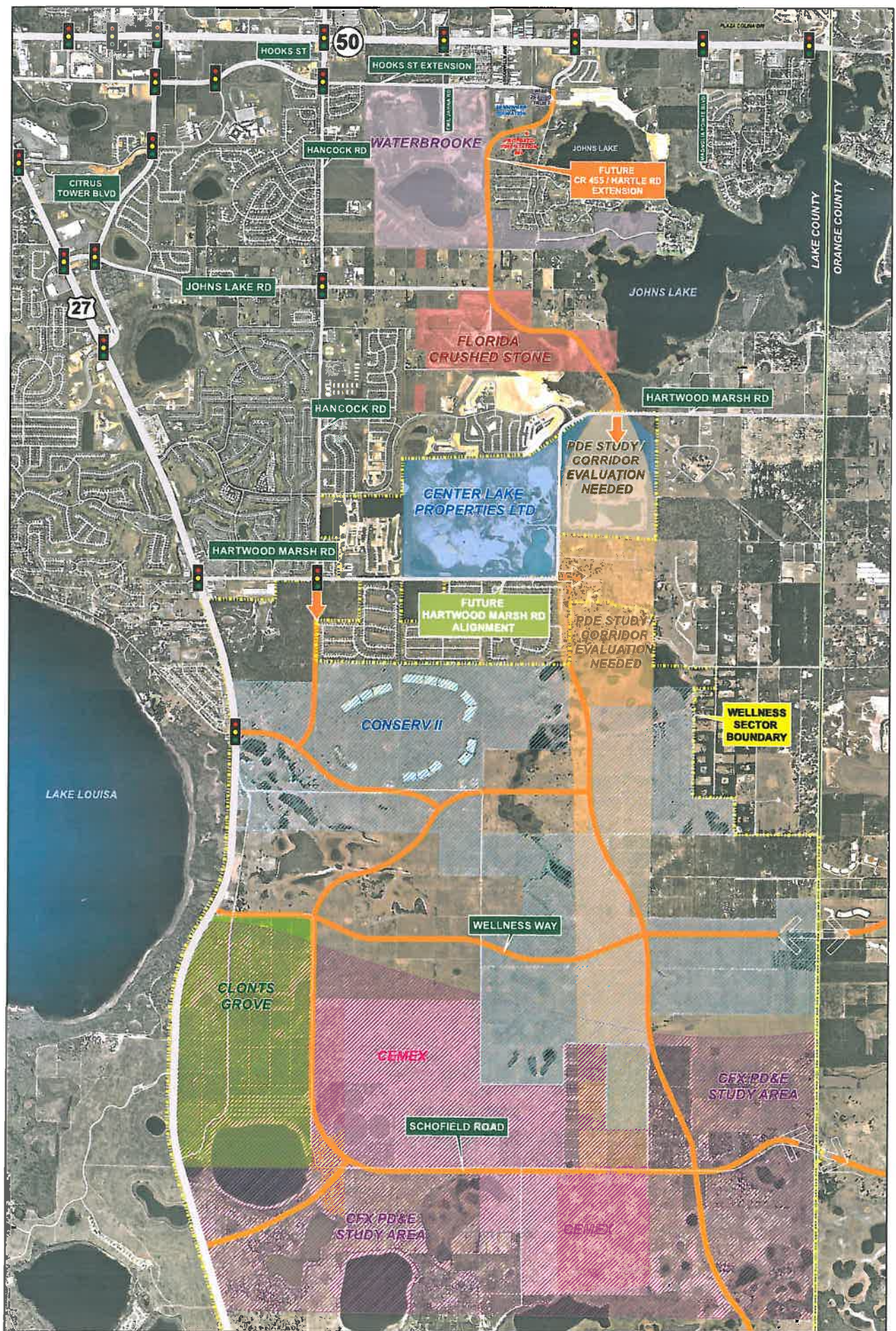
My Commission Expires: 3/23/2019

Exhibit - Location Map –Olympus



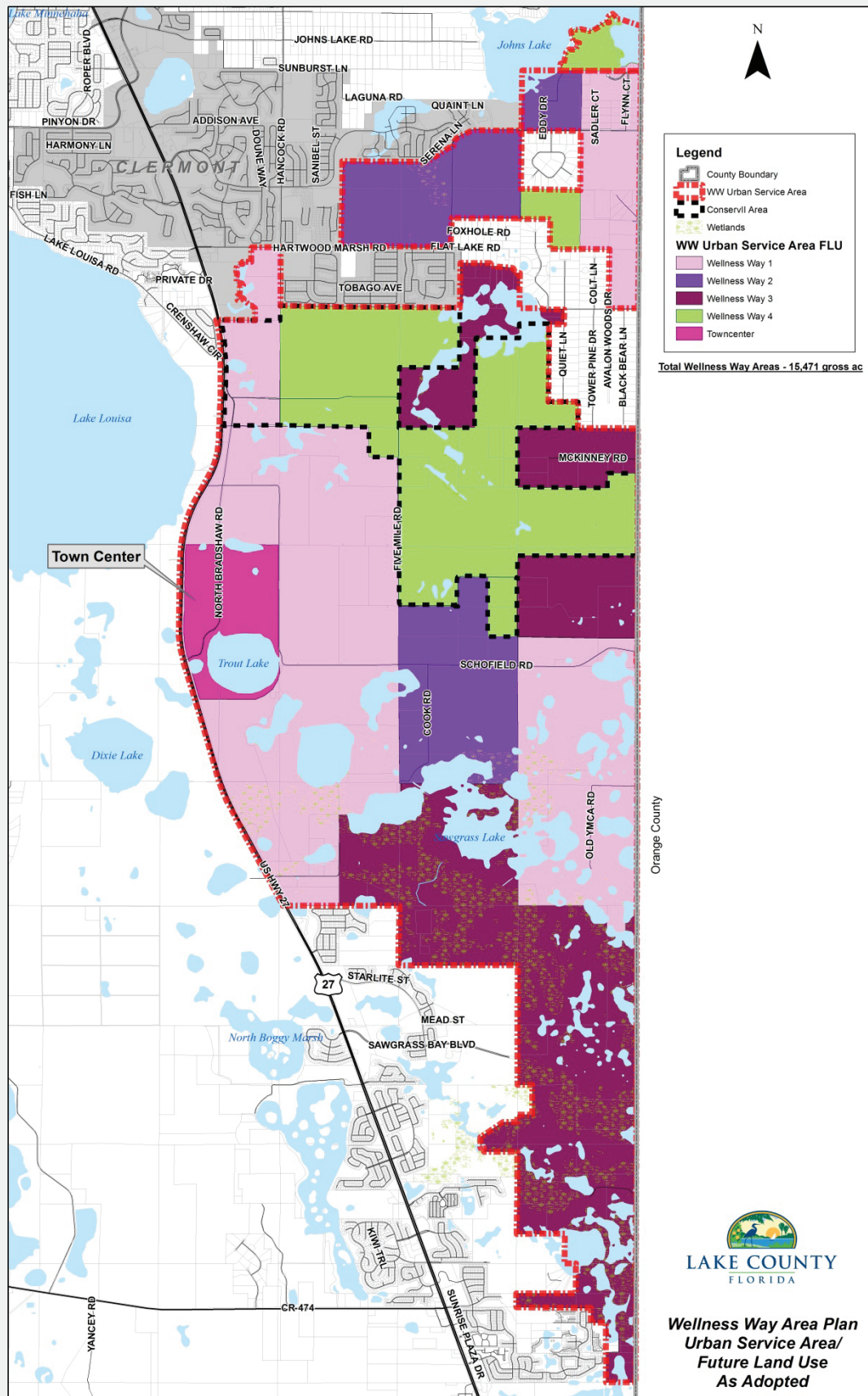
Future Land Use Map–Olympus





Wellness Way Area Plan

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



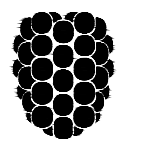
Drawing name: C:\Users\lwamod\AppData\Local\Temp\lwpublish\7760\Olympus_sdrtry_2019.dwg Sheet 1 Apr 22, 2019 1:24pm by lwamod

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

5. ROAD RIGHT-OF-WAYS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN THE PLAT OF MONTE VISTA PARK FARMS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED AS APPLICABLE]
6. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED JUNE 7, 1977 IN OFFICIAL RECORDS BOOK 630, PAGE 713, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
7. PERMANENT UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED JULY 8, 1985 IN OFFICIAL RECORDS BOOK 845, PAGE 552, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
8. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF ORLANDO, A FLORIDA MUNICIPAL CORPORATION; ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; LILLIAN D. BRADSHAW; LAKE TRIMBEY GROVES, INC., A FLORIDA CORPORATION; HI-ACRES, INC., A FLORIDA CORPORATION AND THE CHARLES E. BRADSHAW RESIDUAL TRUST, RECORDED OCTOBER 9, 1985 IN OFFICIAL RECORDS BOOK 854, PAGE 865 AND TOGETHER WITH AND AFFECTED BY THE PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1984 IN OFFICIAL RECORDS BOOK 1280, PAGE 1674 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 1569, PAGE 1174 AND TOGETHER WITH THE WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER AS EVIDENCED BY AND AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 119 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1204 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1210, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
9. PERMANENT EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED APRIL 5, 1989 IN OFFICIAL RECORDS BOOK 1005, PAGE 2481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED HEREON]
10. AGREEMENT BETWEEN GOLDEN GEM GROWERS, INC., A FLORIDA COOPERATIVE CORPORATION AND CLONTS GROVES, INC., RECORDED SEPTEMBER 17, 1992 IN OFFICIAL RECORDS BOOK 1185, PAGE 1949, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
11. PERMANENT UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 30, 1996 IN OFFICIAL RECORDS BOOK 1474, PAGE 333, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [PARCEL 843 DOES NOT AFFECT, PARCEL 842 AFFECTS – PLOTTED HEREON]
12. EASEMENT IN FAVOR OF SPRINT AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
13. EASEMENT IN FAVOR OF SUMTER ELECTRIC AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2102, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
14. EASEMENT (INGRESS/EGRESS) IN FAVOR OF OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2104, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
15. ORDINANCE #1997-70 TRACKING NO. #57-97-CUP CLONTS GROVES INC./OPM USA INC. (JOHN M. ARLALE) CUP#97 /7 /5-2 RECORDED OCTOBER 22, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
16. LEASE AGREEMENT DATED OCTOBER 9, 1997 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE BETWEEN CLONTS GROVES, INC., LESSOR, AND OPM – USA – INC., A FLORIDA CORPORATION, LESSEE, RECORDED DECEMBER 1, 1997 IN OFFICIAL RECORDS BOOK 1565, PAGE 169 AND TOGETHER WITH THE GENERAL CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED JANUARY 20, 1998 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF ASSIGNMENT OF LEASE BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, F/K/A AMERICAN TOWER SYSTEMS (DELAWARE), INC., A DELAWARE CORPORATION, SUCCESSOR BY MERGER TO OPMUSA– INC., A FLORIDA CORPORATION, ASSGNOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A AMERICAN TOWER SYSTEMS, L.P., A DELAWARE LIMITED PARTNERSHIP, ASSIGNEE, RECORDED FEBRUARY 28, 2000 IN OFFICIAL RECORDS BOOK 1797, PAGE 2221 AND TOGETHER WITH THE AMENDED AND RESTATED LEASE SUPPLEMENT DATED SEPTEMBER 29, 2008 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO OPM–USA–INC., LESSOR, AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP D/B/A VERIZON WIRELESS, A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED OCTOBER 8, 2008 IN OFFICIAL RECORDS BOOK 3687, PAGE 1088, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
17. LEASE SCHEDULE DATED DECEMBER 8, 1997 AND MASTER ASSIGNMENT, CONSTRUCTION AND LEASE AGREEMENT DATED JULY 23, 1998 AND INGRESS/EGRESS AND UTILITY EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE SCHEDULE BY AND BETWEEN OPM–USA–INC., A FLORIDA CORPORATION, GRANTER, AND PRIMCO PERSONAL COMMUNICATIONS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, RECORDED DECEMBER 11, 1997 IN OFFICIAL RECORDS BOOK 1568, PAGE 742, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
18. UTILITY EASEMENT IN FAVOR OF OPM–USA–INC., A FLORIDA CORPORATION, RECORDED JANUARY 6, 1998 IN OFFICIAL RECORDS BOOK 1574, PAGE 1224, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
19. LEASE AND PCS SITE AGREEMENT DATED DECEMBER 26, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF PCS SITE AGREEMENT BETWEEN OPM–USA, INC. AND SPRINTCOM, INC., A KANSAS CORPORATION, RECORDED MAY 15, 1998 IN OFFICIAL RECORDS BOOK 1608, PAGE 1441, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
20. LICENSE AGREEMENT DATED AUGUST 18, 2000 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSEOR, AND AIRT WIRELESS SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, LICENSEE, RECORDED SEPTEMBER 19, 2000 IN OFFICIAL RECORDS BOOK 1861, PAGE 2256, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
21. COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED DECEMBER 31, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED SEPTEMBER 10, 2001 IN OFFICIAL RECORDS BOOK 1999, PAGE 171 AND TOGETHER WITH THE FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED SEPTEMBER 28, 1999 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AMENDMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED AUGUST 30, 2002 IN OFFICIAL RECORDS BOOK 2165, PAGE 1563 AND FURTHER EVIDENCED AND TOGETHER WITH THE CORRECTED MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, OWNER, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, TENANT, RECORDED SEPTEMBER 19, 2006 IN OFFICIAL RECORDS BOOK 3262, PAGE 2462, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
22. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON-EXCLUSIVE EASEMENT DEED RECORDED FEBRUARY 20, 2003 IN OFFICIAL RECORDS BOOK 2263, PAGE 300, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61-EASEMENT APPEARS TO BE EXPIRED AS OF MAY 31, 2003 AND IS NOT PLOTTED]
23. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON-EXCLUSIVE EASEMENT DEED RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 2436, PAGE 1013, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61-EASEMENT APPEARS TO BE EXPIRED AS OF OCTOBER 15, 2004 AND IS NOT PLOTTED]
24. LEASE, GUY WIRE EASEMENTS AND ACCESS, PARKING AND UTILITY EASEMENTS AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF LEASE BY AND BETWEEN CLONTS GROVES, INC., A FLORIDA CORPORATION, LESSOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED SEPTEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4075, PAGE 2248, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
25. TERMS, CONDITIONS, OBLIGATIONS, DEDICATIONS AND PROVISIONS AS SET FORTH AND CONTAINED IN THAT CERTAIN SETTLEMENT AGREEMENT RECORDED NOVEMBER 22, 2017 IN OFFICIAL RECORDS BOOK 5030, PAGE 1620, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER	FLAG POLE
AC	ACRES	(NR)	NON-RADIAL	MAIL BOX
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK	HAND-CAP PARKING
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OHU	OVER-HEAD UTILITIES	BOLLARD
ASPH	ASPHALT PAVEMENT	(P)	PLAT	CENTRAL ANGLE
BWF	BARBED-WIRE FENCE	P.B.	PLAT BOOK	BREAK LINE
(C)	CALCULATED	PC	POINT OF CURVATURE	SET 4"x4" CM (LB 8011)
C&C	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE	FOUND 4"x4" CM (AS NOTED)
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT	SET N/D (LB 8011)
CH	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT	FOUND N/D (AS NOTED)
CL	CENTER LINE	PG(S)	PAGE(PAGES)	SET 5/8" IRC (LB 8011)
CLF	CHAIN-LINK FENCE	(I)	POINT OF INTERSECTION	FOUND IRON ROD (AS NOTED)
CM	CONCRETE MONUMENT	PLS	PROPERTY LINE	FOUND IRON PIPE (AS NOTED)
CMF	CORRUGATED METAL PIPE	P.O.B.	PROFESSIONAL LAND SURVEYOR	FOUND RAIL ROAD SPIKE (AS NOTED)
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING	FOUND "X" CUT
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT	BENCHMARK (AS NOTED)
(D)	DEED	PCC	POINT ON CURVE	AIR CONDITIONER
DEED	DEED BOOK	PRC	POINT OF REVERSE CURVATURE	CABLE TELEVISION RISER BOX
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT	ELECTRIC JUNCTION BOX
EL	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER	TELEPHONE RISER BOX
ELEC	ELECTRIC	PT	POINT OF TANGENCY	UTILITY RISER BOX
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE	WATER METER
E/P	EDGE OF PAVEMENT	R	RADIUS	WIRE PULL BOX
E/W	APPROXIMATE EDGE OF WATER	(R)	RADIAL	TRAFFIC SIGNAL BOX
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	ROM	ROUND CONCRETE MONUMENT	ELECTRICAL TRANSFORMER
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY	WOOD UTILITY POLE
FRM	FLOOD (FLORIDA) INSURANCE RATE MAP	RCP	REINFORCED CONCRETE PIPE	CONCRETE UTILITY POLE
FVC	FOUND	REC	RECOVERED	METAL UTILITY POLE
FND	FOUND	SEC	SECTION	TRAFFIC SIGNAL POLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SRF	SPLIT RAIL FENCE	GUY POLE
HWF	HOG-WIRE FENCE	SS	SANITARY SEWER	GUY ANCHOR
INT	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK	TRAIL POLE
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE	FLOOD LIGHT
IPC	IRON PIPE	TBM	TEMPORARY BENCH MARK	CATCH BASIN/DROP INLET
IRON	IRON PIPE & CAP	UE	UTILITY EASEMENT	CLEAR OUT
IRC	IRON ROD	(TYP)	TYPICAL	STORM MANHOLE
IRC	IRON ROD & CAP	WF	WOOD FENCE	ELECTRIC METER
L	ARC LENGTH	WF	WROUGHT IRON FENCE	SANITARY MANHOLE
LB	LICENSED BUSINESS	WPF	WIRELESS PRIVACY FENCE	STORM MANHOLE
(M)	MEASURED	W/	WITH	WELL
M.B.	MAP BOOK	W/V	WATER VALVE	FIBER-OPTIC CABLE MARKER
MES	METERED ROAD SECTION	W/V	GAS VALVE	GAS LINE MARKER
NAVD	NORTH AMERICAN VERTICAL DATUM	W/V	IRRIGATION CONTROL VALVE	SINGLE POLE SIGN
NGVD	NATIONAL GEODETIC VERTICAL DATUM	W/V	WATER SPIGOT	DOUBLE POLE SIGN
N/D	NAIL & DISK	W/V	FIRE HYDRANT	WETLAND FLAG



Dewberry

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

CERTIFICATE OF AUTHORIZATION NO. LB 8011

ALTA/NSPS LAND TITLE SURVEY
-FOR-
OLYMPUS SPORTS &
ENTERTAINMENT GROUP, LLC

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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET 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. 2384221 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 N07°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD, THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

SPECIAL NOTE:

THE FOLLOWING NOTE HAS BEEN TAKEN FROM A PREVIOUS SURVEY PERFORMED BY SURVITECH SOLUTIONS, INC DATED 09/04/12 IN REGARDS TO THE RIGHT-OF-WAY FOR SCHOFIELD ROAD. DEWBERRY HAS ACQUIRED TO SAID RIGHT-OF-WAY FOR CONTIGUITY BETWEEN THE RIGHT-OF-WAY AND THE SUBJECT PARCEL.

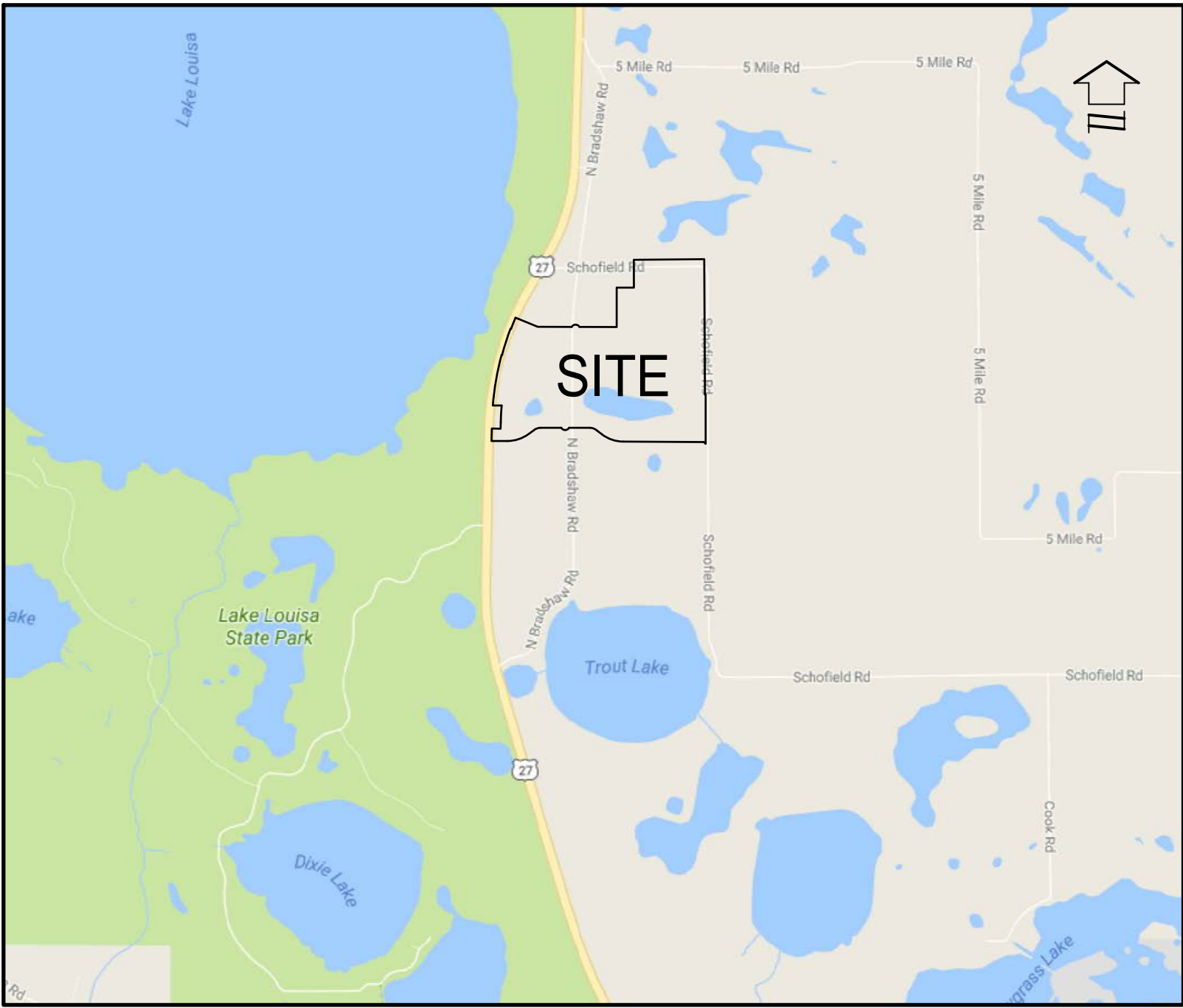
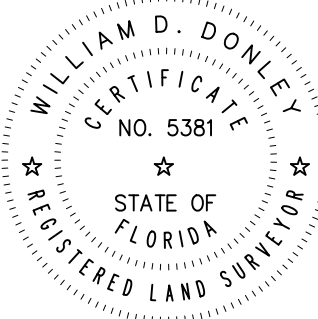
SCHOFIELD ROAD RIGHT-OF-WAY NOTE:

SURVITECH BELIEVES THAT THERE ARE CONFLICTS WITH THE RIGHT-OF-WAY WIDTH FOR SCHOFIELD ROAD AND THAT THE WIDTH OF THE RIGHT-OF-WAY SHOULD BE 33 FEET AND NOT 48 FEET AS DEPICTED ON THE RIGHT-OF-WAY MAPS PER F.D.O.T. PROJECT NO. 238422. SURVITECH HAS COME TO THIS CONCLUSION BASED ON THE FOLLOWING:

FIRST, SURVITECH IS FAIRLY CONFIDENT THAT THE SAID RIGHT-OF-WAY MAPS DEPICT THE RIGHT-OF-WAY AS 48 FEET WIDE BECAUSE DEED BOOK 225, PAGE 510 CALLS FOR THE EAST 33 FEET OF TRACTS 33, 48, 49, AND 64 AS WELL AS THE NORTH 33 FEET OF TRACTS 33, 34, 35, AND 36 OF THE PLAT OF MONTE VISTA PARK FARMS AS RECORDED IN PLAT BOOK 2, PAGE 27. SAID DEED ALSO CALLS FOR THE NORTH 33 FEET OF THAT PART OF TRACT 37 LYING EAST OF US HIGHWAY 27, AND THAT THE PLAT OF MONTE VISTA PARK FARMS DEPICTS A 15 FOOT STRIP ALONG THE NORTH SIDE OF TRACTS 33, 34, 35, 36, AND 37 AND ALONG THE EAST SIDE OF TRACTS 33, 48, 49, AND 64. AT FIRST GLANCE, SAID 15 FOOT WIDE STRIPS APPEAR TO BE PUBLIC RIGHT-OF-WAY; SO, ASSUMING THAT THE PLAT DEDICATED 15 FEET OF RIGHT-OF-WAY AND ASSUMING THAT THE BOUNDARIES OF SAID TRACTS PER DEED MAKES THE RIGHT-OF-WAY OF SCHOFIELD ROAD 48 FEET WIDE.

HOWEVER, SURVITECH BELIEVES THAT THE BOUNDARIES OF SAID TRACTS ACTUALLY EXTEND TO THE SECTION AND QUARTER SECTION LINES ADJACENT THERETO. THE REASONS BEING ARE THAT SAID PLAT SPECIFICALLY STATES THAT "THE FEET IN THE STREETS AND 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 FOR THE BENEFIT OF THE PUBLIC, AND PURCHASERS, FOR TRAVEL AND NECESSARY DRAINAGE OF SAID ROADS, BY REFERENCE TO THIS PLAT IS HEREBY GRANTED"; AFTER READING THIS STATEMENT, SURVITECH SCALED THE SIZE OF THE LOTS AND FOUND THAT THE WIDTH OF TRACTS 33 AND 49 IS LESS THAN THE INTERIOR TRACTS 34 AND 35. THIS AND THE ABOVE PLAT STATEMENT LEAD THE SURVEYOR TO BELIEVE THAT THE ORIGINAL INTENT OF THE PLAT WAS FOR THE 15 FOOT WIDE STRIPS TO BE INCLUDED IN THE OWNERSHIP OF THE TRACTS LYING ADJACENT THERETO, THEREBY, MAKING THE TRACTS EQUAL SIZE.

FURTHERMORE, WITHIN SAID DEED BOOK 225, PAGE 510 THERE IS ANOTHER PARAGRAPH THAT TAKES THE "EAST 33 FEET OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST". WITH SAID SECTION 28 LYING DIRECTLY SOUTH OF SAID PLAT OF MONTE VISTA PARK FARMS, IF THE RIGHT-OF-WAY WAS TO BE AS SAID F.D.O.T. MAPS DEPICTS THAT THERE WOULD BE A JOG IN THE RIGHT-OF-WAY OF THE ROAD WHERE IT TRANSITIONS FROM SAID PLAT TO SAID SECTION 28. SURVITECH'S BELIEF THAT THE ORIGINATOR OF SAID DEED WAS UNDER THE SAME IMPRESSION AS SURVITECH, IN THAT THE 15 FOOT WIDE STRIPS WERE OWNED BY THE OWNER'S OF THE ADJACENT TRACTS AND ONLY AN EASEMENT WAS DEDICATED ACROSS THE 15 FOOT WIDE STRIP. THEREFORE, WHEN SAID DEED TAKES 33 FEET FROM THE EAST AND NORTH OF SAID TRACTS, THE 33 FEET SHOULD BE TAKEN FROM THE SECTION AND QUARTER SECTION LINES AND NOT FROM THE EASEMENT LINES OF THE TRACTS AS DEPICTED ON SAID PLAT. IN DOING SO, THIS ELIMINATES ANY JOGS IN THE RIGHT-OF-WAY AND MAKES THE WIDTH OF THE RIGHT-OF-WAY 33 FEET INSTEAD OF THE 48 FEET AS DEPICTED IN SAID F.D.O.T. MAPS.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S00°18'00"E ALONG THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND "A" AND PARTIALLY LIES WITHIN A FLOOD HAZARD AREA.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6741948, DATED DECEMBER 18, 2017.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS SHOWN HEREON WERE IS PER FIELD LOCATED WETLAND FLAGS PER CARTER ENVIRONMENTAL SERVICES, INC, FLAGGED ON 02/20/2018.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE, NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
- THAT PORTION OF SCHOFIELD ROAD (DIRT ROAD) LYING IN SECTIONS 21 AND 28 PARTIALLY LIES OUTSIDE OF THE DEDICATED RIGHT OF WAY AND ENCLOSED WITHIN THE SUBJECT PARCEL AS SHOWN. ACCORDING TO LAKE COUNTY RIGHT OF WAY DEPARTMENT SAID GRADED ROAD IS MAINTAINED BY OSCEOLA COUNTY.
- NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE COUNTY RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE EXTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN-NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.

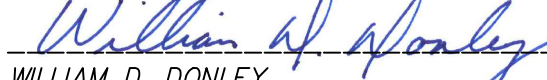
SURVEYOR'S CERTIFICATE:

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

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

DATE OF PLAT OR MAP: 02/16/18

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


WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

04/22/2019
DATE

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

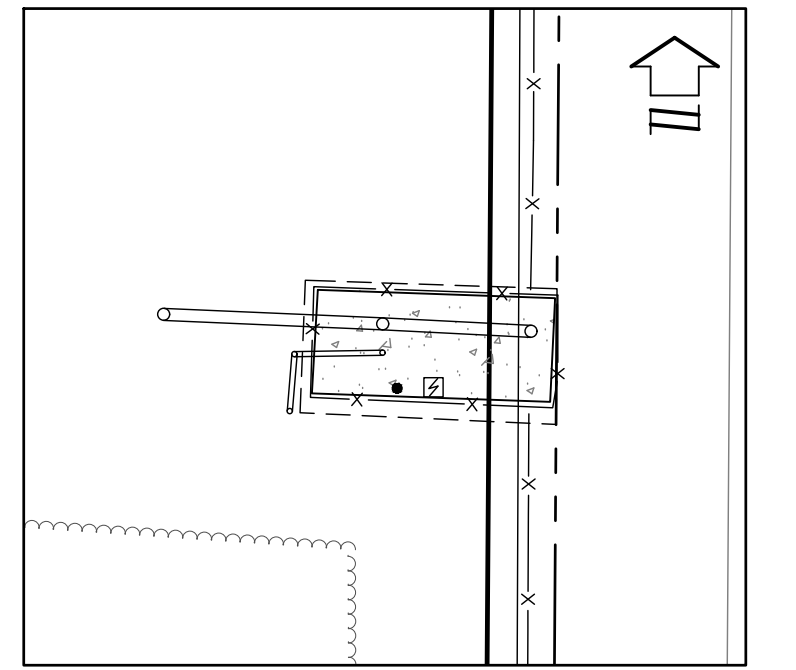
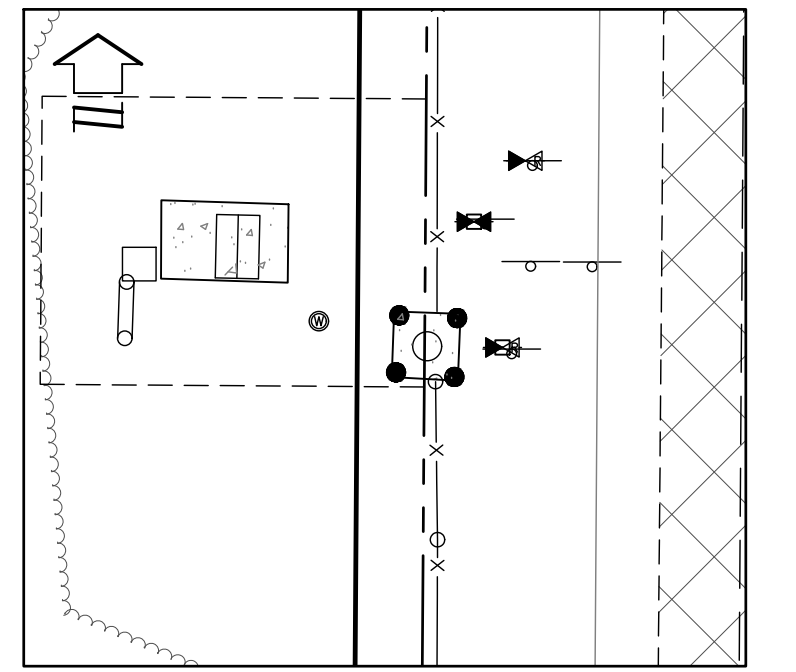
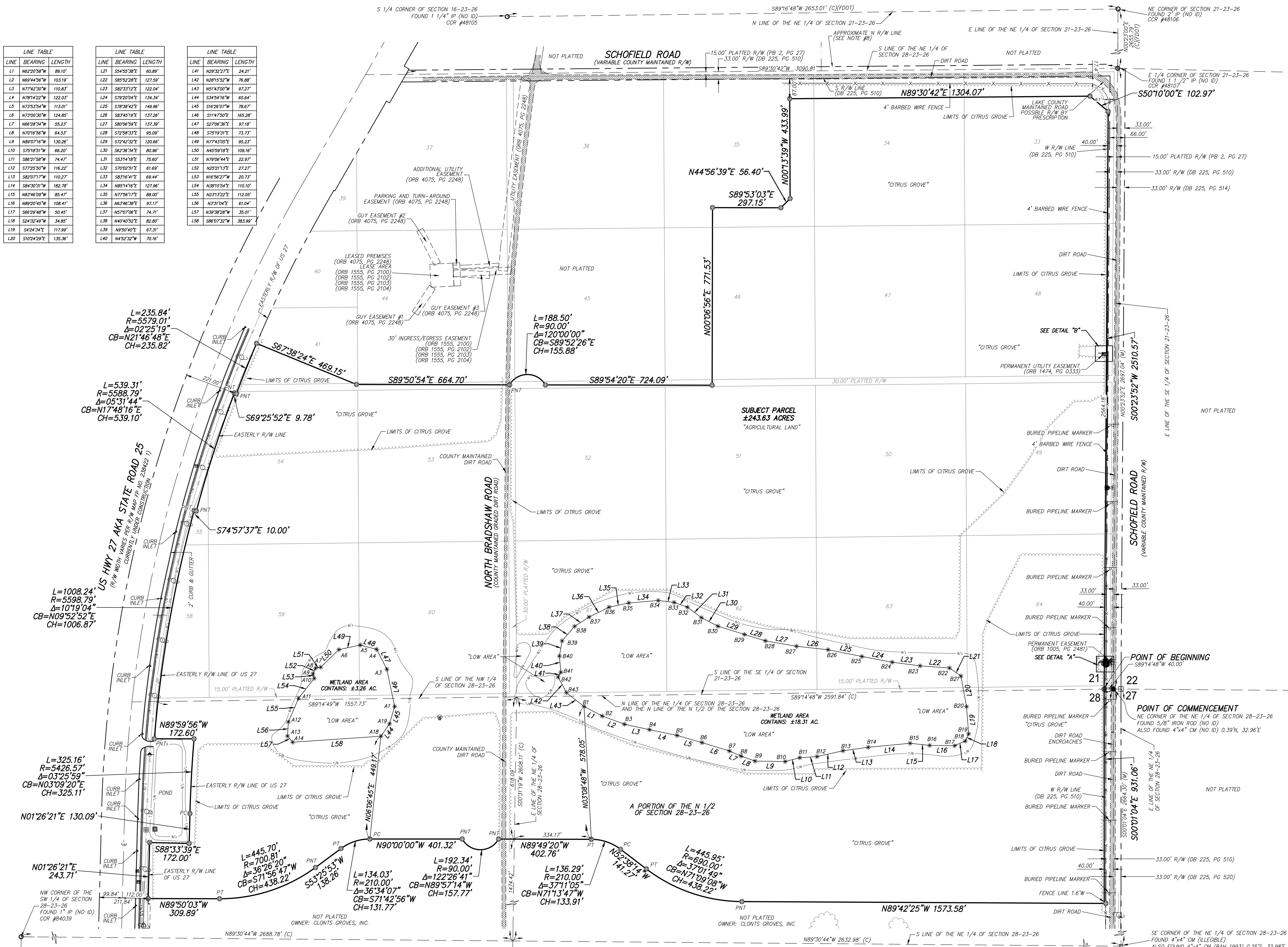
R E V I S I O N S					 Dewberry 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9026 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	A PORTION OF SECTIONS 21 & 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA				PLAT OF BOUNDARY SURVEY —FOR— OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC				FB/PG		FIELD DATE		PROJECT NO.		1 OF 2
FB/PG	DATE	DRAWN	REVISION	CKD		21,28—23—26 / 7		02/08/18		50098617										
DRAWING DATE	BY	APPROVED	SCALE																	
02/16/18	MRP	WDD	N/A																	
ADDRESS SHUTTS COMMENTS		WDD																		
ADDED WETLANDS		WDD																		
REVISED LEGAL DESCRIPTION		WDD																		
REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18		WDD																		
REVISED BOUNDARY AND LEGAL DESCRIPTION		WDD																		

Drawing name: C:\Users\wasmadot\AppData\Local\Temp\kafPublish-7760\Olympus_sundry_2019.dwg Sheet 2 Apr 22, 2019 1:24pm by wasmadot

LINE TABLE	
LINE	BEARING LENGTH
L1	N62°20'58"W 89.10'
L2	N69°44'56"W 103.19'
L3	N7°42'30"W 110.83'
L4	N78°43'22"W 122.03'
L5	N73°53'54"W 113.01'
L6	N73°00'30"W 124.85'
L7	N66°28'34"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°25'30"W 116.32'
L13	S82°07'17"W 110.27'
L14	S84°20'31"W 182.78'
L15	N83°46'59"W 85.47'
L16	N89°20'45"W 108.41'
L17	S86°29'48"W 50.45'
L18	S24°32'59"W 34.85'
L19	S42°43'44"E 117.99'
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°38'45"E 149.96'
L26	S83°45'19"E 137.26'
L27	S80°06'59"E 137.39'
L28	S72°58'33"E 95.09'
L29	S72°42'32"E 120.66'
L30	S62°36'34"E 80.96'
L31	S53°14'48"E 75.60'
L32	S70°52'51"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	N67°07'06"E 74.71'
L38	N40°40'52"E 82.80'
L39	N9°50'40"E 67.31'
L40	N4°52'32"W 70.16'

LINE TABLE	
LINE	BEARING LENGTH
L41	N28°32'27"E 24.21'
L42	N26°15'52"W 76.88'
L43	N51°43'00"W 97.27'
L44	S34°54'16"W 65.64'
L45	S16°26'07"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 108.16'
L51	N78°06'44"E 22.97'
L52	N25°11'13"E 27.27'
L53	N16°56'27"W 20.73'
L54	N38°15'54"E 110.10'
L55	N23°13'22"E 112.05'
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
N/A	04/10/18	MRP	ADDRESS SHUTS COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD
N/A	10/22/18	MRP	REVISED LEGAL DESCRIPTION	WDD
N/A	10/26/18	MRP	REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18	WDD
N/A	01/11/19	MRP	REVISED BOUNDARY AND LEGAL DESCRIPTION	WDD
N/A	04/22/19	WS	MODIFY BOUNDARY	WDD

Dewberry

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

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

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

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

John E. Kruse

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, November 26, 2018 10:44 AM
To: John E. Kruse; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Clermont 18-3ESR Proposed

To: John E. Kruse, Senior Planner

Re: Clermont 18-3ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard
DeLand, Florida 32720

MIKE DEW
SECRETARY

November 13, 2018

John Kruse, AICP
Senior Planner, City of Clermont
685 Montrose Street
Clermont, FL 34711

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF CLERMONT
DEO #: 18-3ESR

Dear Mr. Kruse,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment as requested in your transmittal letter dated October 24, 2018.

We appreciate the opportunity to participate in this review process. Since the proposed amendment has the potential to result in significant adverse impacts to the State Highway System (SHS) and the Strategic Intermodal System (SIS), the Department offers its technical assistance comments in the attachment.

If you have any questions, you may contact Steve Shams at 386-943-5421 or by e-mail at Steve.Shams@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Tim McClendon, Lake County
Fred Milch, ECFRPC
Kellie Smith, FDOT

Jennifer Carver, FDOT
Sherry Spiers, DEO
D. Ray Eubanks, DEO

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 10/29/2018
Review Comments Deadline: 11/28/2018
Today's Date: 11/13/2018

GENERAL BACKGROUND INFORMATION

The City of Clermont has submitted the proposed Clermont 18-3ESR large scale Comprehensive Plan amendment pertaining to a 247.37± subject area, located southeast of Lake Louisa, between S.R. 25/U.S. 27 and Schofield Road. The amendment proposes to change the Future Land Use (FLU) designation of the subject area from Wellness Way 1 and Town Center (Lake County) to Master Planned Development (City of Clermont). There is an associated rezoning and annexation application proposed.

The pertinent Future Land Use Map (FLUM) designations and descriptions for the FLU amendment provided by the City include the following:

- **LAKE COUNTY – WELLNESS WAY 1**

The intent of the Wellness Way Area Plan, which is an Urban Service Area under Section 163.3164(50), Florida Statutes (2015) (hereinafter, "WWUSA"), is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

Town Center FLUC allows the permitted and conditional land uses listed below with a jobs-to-housing ratio of 2.00 to 1.00.

*Maximum allowed intensity: Commercial – Not to exceed a floor area ratio (FAR) of 0.25.
Residential – Not to exceed 1.85 dwelling units per acre.*

- **LAKE COUNTY – WELLNESS WAY TOWN CENTER**

The intent of the Wellness Way Area Plan, which is an Urban Service Area under Section 163.3164(50), Florida Statutes (2015) (hereinafter, "WWUSA"), is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well-balanced development patterns that minimize environmental impacts and leverage existing resources.

Town Center FLUC allows the permitted and conditional land uses listed below with a jobs-to-housing ratio of 1.75 to 1.00.

*Maximum allowed intensity: Commercial – Not to exceed a floor area ratio (FAR) of 0.30.
Residential – Not to exceed four (4) dwelling units per acre.*

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc.
Fax:	386-943-5713		407-839-4006
E-mail:	Steve.Shams@dot.state.fl.us		407-839-4008
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-3ESR\Proposed\Clermont_Proposed_18-3ESR_Review.docx		tjohnson@vhb.com

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 10/29/2018
Review Comments Deadline: 11/28/2018
Today's Date: 11/13/2018

- **CITY OF CLERMONT – MASTER PLANNED DEVELOPMENT**

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System.

*Maximum allowed intensity: Commercial – Not to exceed a floor area ratio (FAR) of 0.25.
Residential – Not to exceed twenty-five (25) dwelling units per acre.*

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc.
Fax:	386-943-5713		407-839-4006
E-mail:	Steve.Shams@dot.state.fl.us		407-839-4008
File:	H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-3ESR\Proposed\Clermont_Proposed_18-3ESR_Review.docx		tjohnson@vhb.com

PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 10/29/2018
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FUTURE LAND USE MAP AMMENDMENT

Elements: Future Land Use Map
Rule Reference: Chapter 163, Florida Statutes

Background:

The City of Clermont has submitted the proposed Clermont 18-3ESR large scale Comprehensive Plan Amendment pertaining to a 247.37± subject area, located southeast of Lake Louisa, between S.R. 25/U.S. 27 and Schofield Road. The amendment proposes to change the FLU designation of the subject area from Wellness Way 1 and Town Center (Lake County) to Master Planned Development (City of Clermont). The subject area is depicted in Figure 1.

Figure 1: Location Map



FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5 386-943-5421 386-943-5713 E-mail: Steve.Shams@dot.state.fl.us File: H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-3ESR\Proposed\Clermont_Proposed_18-3ESR_Review.docx	Reviewed by:	Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vhb.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

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The Applicant, Olympus Sports and Entertainment, is proposing a mixed-use project to incorporate residential, commercial, office, sports & performance venues, open space, and civic uses. There is an associated Planned Unit Development (PUD) rezoning application. However, there is no proposed development program specified in the transmittal package.

The Staff Report included in the transmittal states Lake County and the City of Clermont are participating in a Central Florida Expressway Authority (CFX) PD&E study on the corridor between U.S. 27 and S.R. 429 and the results of the PD&E are anticipated to be presented to the CFX Board in early 2019. Furthermore, the transmittal indicates "a Transportation Impact Analysis (TIA) is currently underway by the applicant to identify the framework roadway network to support the Olympus project" and the findings "will be used to craft appropriate conditions for the PUD zoning application."

The exact acreages for each existing FLU designation were included in the transmittal. Available Lake County GIS data was used to determine the acreages for the following analysis.

The City of Clermont recently updated its Comprehensive Plan to increase the maximum density allowed in the Master Planned Development FLU to twenty-five (25) dwelling units per acre through an affordable housing component. This amendment was reviewed by the Department as Clermont 18-2ESR. The following analysis assumes the subject development could take advantage of the increased allowable density.

Table 1 below shows the trip generation potential for the adopted and proposed land use scenarios, and the change in trips as a result of the proposed amendment.

Table 1: Trip Generation Potential of Parcel Affected by FLUM Amendment – Highest and Best Use

Scenario	Land Use	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted (Lake County)	Single Family	210	404	d.u.	3,797	388
	Commercial	820	2,457,764	s.f.	53,038	5,809
Proposed (City of Clermont)	Single Family	210	6,184	d.u.	33,702	2,323
	Commercial	820	2,693,859	s.f.	56,451	6,217
Change in Trips					+33,318	+2,343

Source: ITE Trip Generation Manual 10th Edition; d.u. = dwelling units; s.f. = square footage

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5 386-943-5421 386-943-5713 E-mail: Steve.Shams@dot.state.fl.us File: H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-3ESR\Proposed\Clermont_Proposed_18-3ESR_Review.docx	Reviewed by:	Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vhb.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont

DEO Amendment #: 18-3ESR

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The analysis indicates the proposed amendment would increase the trip generation potential of the subject property by 33,318 daily trips and 2,323 P.M. peak hour trips.

The State roadway segments within three miles of the site potentially impacted by the amendment are shown in Table 2, with years 2018, 2028, and 2040 projected volumes.

Table 2: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
S.R. 25/ U.S. 27	Boggy Marsh Rd to Frank Jarrell Rd	Y	D	98,300	25,200	Y	98,300	27,700	Y	98,300	30,600	Y
	Frank Jarrell Rd to Schofield Rd	Y	C	60,400	25,200	Y	60,400	27,700	Y	60,400	30,600	Y
	Schofield Rd to Lake Louisa Rd	Y	D	98,300	25,200	Y	98,300	27,700	Y	98,300	30,600	Y
	Lake Louisa Rd Hartwood Marsh Rd	Y	D	62,900	24,300	Y	62,900	28,700	Y	62,900	36,700	Y
	Hartwood Marsh Rd to Johns Lake Rd/Roper Blvd	Y	D	62,900	35,600	Y	62,900	40,400	Y	62,900	48,000	Y

Source: FDOT District Five 2016 LOS_ALL Report Update

Technical Assistance Comments:

There are no State Facilities within three miles of the proposed amendment site projected to exceed LOS standards through the year 2040. The Department acknowledges there is a Transportation Impact Analysis (TIA) currently underway as part of the associated PUD rezoning application. The proposed land use amendment results in a significant increase in the trip generation potential of the subject site. Therefore, there is potential for significant adverse impacts to the State Highway System (SHS) and Strategic Intermodal System (SIS) based on the proposed amendment. The Department offers the following technical assistance comment:

- 1) The Department respectfully requests to work together with the Applicant, City of Clermont, and other local governments and agencies (as applicable) in the TIA's methodology and review process.

FDOT Contact: Steve Shams, MURP In-house Consultant FDOT District 5 Telephone: 386-943-5421 Fax: 386-943-5713 E-mail: Steve.Shams@dot.state.fl.us File: H:\OOC\Planning\Growth Management\CPA Project Files\Clermont_Lake\Review\2018\18-3ESR\Proposed\Clermont_Proposed_18-3ESR_Review.docx	Reviewed by: Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vhb.com
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PROPOSED COMPREHENSIVE PLAN AMENDMENT REVIEW

Local Government: City of Clermont
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The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

Technical Assistance Disclaimer: We are providing a technical assistance comment consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment will not form the basis of a challenge. The technical assistance comment can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc.
Fax:	386-943-5713		407-839-4006
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John E. Kruse

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Tuesday, November 20, 2018 10:04 AM
To: John E. Kruse
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Clermont proposed comprehensive plan amendment 18-3ESR

Dear Mr. Kruse

St. Johns River Water Management District (District) staff have reviewed City of Clermont proposed comprehensive plan amendment 18-3ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

As a reminder, the District approved the 2015 Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP) in November 2015. The District has previously contacted the City in 2016 and 2017 regarding the need to update its Water Supply Facilities Work Plan (Work Plan) within 18 months (i.e., by May 2017) of governing board approval of the CFWI RWSP. The District is also providing this email as a reminder about the requirement to adopt an updated Work Plan and related comprehensive plan amendment. To find more information about the CFWI RWSP please visit cfwiwater.com.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

November 29, 2018

The Honorable Gail Ash
Mayor, City of Clermont
City Hall
685 West Montrose Street
Clermont, Florida 34711

Dear Mayor Ash:

The Department of Economic Opportunity ("Department") has reviewed the City of Clermont's proposed comprehensive plan amendment (Amendment No. 18-03ESR), received on October 30, 2018, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing one technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Future Land Use Element Policy 1.7.2 in the City's comprehensive plan requires that the Master Planned Development future land use category "shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System." The amendment package indicates that additional water and wastewater infrastructure to serve the site must be built, and impacts to transportation facilities and schools are unknown. Further, an annexation petition related to the property is pending but not yet adopted. The City should not adopt the proposed future land use map amendment until the 247.37-acre property is annexed into the City. In addition, the City should consider whether to adopt the proposed amendment before a development agreement has been executed and the applicant has demonstrated that the proposed development of the property will meet all the requirements in the City's Concurrency Management System.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

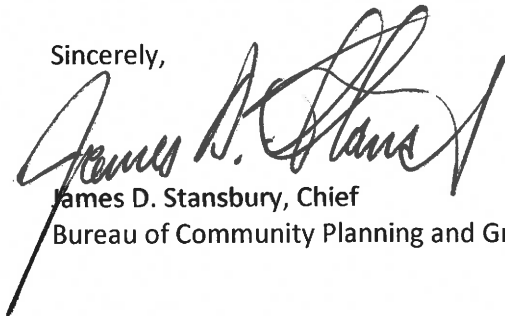
An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Sherry Spiers, Regional Planning Administrator, by telephone at (850) 717-8499 or by email at sherry.spiers2@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ ss

Enclosure(s): Procedures for Adoption

cc: John E. Kruse, AICP, Senior Planner, City of Clermont
Hugh W. Harling, Jr., East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities.
(Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

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

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

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



Location:

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

Ordinance NO.2018-34:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D045904 - September 22 & November 27, 2018

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D045904 (100%)

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 14, 2019	
Agenda Item Name	
Ordinance No. 2018-36 <i>Final</i> <i>Olympus Sports and Entertainment</i>	
Requested Action	
Recommend approval of Ordinance 2018-36.	
Staff Report	
<u>Background</u> The applicant, Olympus Sports and Entertainment (OSE), is requesting a rezoning to a Planned Unit Development (PUD). The purpose for this PUD is to develop a 243-acre sports venue complex, Project Olympus, that will provide a unique mixed-use destination focusing on healthy lifestyle and clinical medical uses. The project will host a wide variety of sports, entertainment, medical, retail, housing and hotel uses. 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 succumbed to citrus greening and no longer viable for production. The project has a significant economic development benefit to the City and south Lake County <u>Transportation</u> The City has been leading an effort to develop an overall solution to constructing a roadway network in the area to accommodate the traffic impacts of Project Olympus and other future development projects. This effort has included the applicant and other landowners, as well as Lake County, Lake-Sumter MPO, and the FDOT. In support of this effort, Lake County has approved Resolution 2019-BLANK, which indicates the County's support for an alternative approach to acquiring right-of-way, designing, permitting and constructing of the Wellness Way roadway network. Other regional roadway improvements are anticipated to be approved this fall in the form of the Central Florida Expressway Authority's finalization of a PD&E Study for the Lake/Orange Connector – a limited access expressway connecting State Road 429 to US 27. The applicant will be responsible for construction of all onsite roadways as well as offsite mitigation via a required Transportation Impact Fee Credit Agreement with Lake County. <u>Consistency with Comprehensive Plan</u> The proposed Olympus PUD/Planned Unit Development Land Use Allocation and Density/Intensity is consistent with the Master Plan Future Land Use Designation maximum of 12 DU/acre residential and 0.25 Floor Area Ratio nonresidential on gross acreage. <u>Proposed PUD Zoning</u> Included in the PUD Ordinance will be nine exhibits. These exhibits relate important information visually about the project. The list of exhibits include:	

Exhibit 1:	Olympus Planned Unit Development <u>Regulating Plan</u>
Exhibit 2:	Olympus Sports and Entertainment Planned Unit Development <u>Site Plan</u>
Exhibit 3:	Olympus Planned Unit <u>Development Standards</u>
Exhibit 4:	Olympus <u>Equivalency-Trip Conversion Matrix</u>
Exhibit 5:	Olympus <u>Grading Plan</u>
Exhibit 6:	Olympus <u>Flag and Banner Locations</u>
Exhibit 7:	Olympus <u>Right-of-Way Cross Section</u>
Exhibit 8:	Olympus <u>Trail Network</u>
Exhibit 9:	Olympus <u>Transportation Impact Study/Proportionate Share</u>

The applicant has established six (6) Districts within the PUD for the purpose of defining land uses that have unique development standards, parking provisions and operational management. The proposed PUD Development Standards document, which is Exhibit 3, defines permitted development uses and activities by Use District. Each Use District has unique development standards designed to support its intended function and purpose.

PUD Zoning Waivers

Below are twenty-five waivers that have been identified in the Development Standards document. The following table identifies the requested waivers and the staff recommendation.

#	Waiver	Staff Recommendation
1	Shared parking/reduced parking	Agreeable- must be demonstrated at site plan
2	Setting max parking capacity	Agreeable- must be demonstrated at site plan
3	9'x18' standard parking stall size	Agreeable- must be demonstrated at site plan
4	Maximum Building height - 164 feet	Agreeable- must be demonstrated at site plan
5	Measuring Building height - stories	Denial - use City Standard
6	Reduced Building setbacks	Agreeable- must be demonstrated at site plan
7	Increased bicycle racks/ride-share	Agreeable- must be demonstrated at site plan
8	Digital Changeable Signs inside USU zone only	Agreeable – Section 10, Item 3 in PUD Ord.
9	Laser Lighting	Denial
10	Water-oriented facilities into setbacks	Agreeable- must be demonstrated at site plan
11	Infill development - no min. lot size	Agreeable- must be demonstrated at site

		plan
12	Gated Streets	Agreeable- must be demonstrated at site plan
13	Trees within right-of-way	Agreeable- must be demonstrated at site plan
14	Maximum Area of Signs	Denial - awaiting Master Sign Plan
15	Air rights encroachment	Agreeable- must be demonstrated at site plan
16	Ancillary self-service storage fencing	Agreeable- must be demonstrated at site plan
17	Agriculture uses – Community Garden	Agreeable- must be demonstrated at site plan
18	Irregular Shaped Lots	Agreeable with City Manager approval
19	Telecommunication Towers up to 180 feet	Denial - maximum of 140 feet
20	Special Events and Temporary Uses	Denial – use City special event process
21	All Indoor/Outdoor Entertainment allowed	Denial - must define
22	Industrial Use/Waste related services	Denial - Specify waste related services
23	Architectural Standards	Denial - awaiting architectural standards
24	Ownership/Maintenance of Community Green Space	Agreeable- must be demonstrated at site plan
25	Definitions specific for Olympus	Denial - use City Standard

Summary

The proposed PUD is consistent with the Master Planned Development Future Land Use and the spirit of the Lake County Wellness Way Area Plan. The PUD ordinance has several specific conditions that the applicant will need to satisfy in order to continue to move forward on the development of the site, if approved by City Council. These conditions include the extension of utility lines to the area in a timely manner, entering into a Transportation Impact Fee Credit agreement with Lake County within 12 months and the future submittal and adoption of a Master Signage Package and Architectural Guidelines.

Staff Recommendation

Based upon the proposed uses, the spirit of the Wellness Way Area Plan and the consistency with the Master Planned Developed Future Land Use, staff supports the overall request to rezone to a PUD, with the exception to the nine (9) waivers highlighted in the waiver table above.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)			
1.	2018-36 Olympus REZ	2018-36 Olympus REZ UPDATED.docx	
2.	Olympus Maps with zoning	Olympus Maps with zoning.pdf	
3.	Exhibit 1 - OSE PUD E1 regulating plan-REV-2	Exhibit 1 - OSE PUD E1 regulating plan-REV-2.pdf	
4.	Exhibit 2 - OSE PUD E2 Site Plan rev-5	Exhibit 2 - OSE PUD E2 Site Plan rev-5.pdf	
5.	Exhibit 3 - OSE-PUD-DEV-STD -5	Exhibit 3 - OSE-PUD-DEV-STD -5.pdf	
6.	Exhibit 4 - Olympus Equivalency Matrix 122718	Exhibit 4 - Olympus Equivalency Matrix 122718.pdf	
7.	Exhibit 5 - OSE PUD E5 Grading	Exhibit 5 - OSE PUD E5 Grading.pdf	
8.	Exhibit 6 - FlagsandBanners	Exhibit 6 - FlagsandBanners.pdf	
9.	Exhibit 7 - Olympus Right-of-Way Cross Section EX 7	Exhibit 7 - Olympus Right-of-Way Cross Section EX 7.pdf	
10.	Exhibit 8 - OSE Trail Network	Exhibit 8 - OSE Trail Network.pdf	
11.	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719	Exhibit 9 - Final TIS Analysis PS Details - Buildout 030719.pdf	
12.	Olympus_surbdry_2019	Olympus_surbdry_2019.pdf	
13.	Olympus REZ Ad Proof Page 1	Olympus REZ Ad Proof Page 1.pdf	
14.	Olympus REZ Ad Proof Page 2	Olympus REZ Ad Proof Page 2.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2018-36

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

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

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property (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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-



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TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE 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;



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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 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

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

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.

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

SECTION 3.

The exhibits below are contained in this Planned Unit Development Ordinance and shall be referenced throughout the document and the life of the Planned Unit Development.

- Exhibit 1: Olympus Planned Unit Development Regulating Plan
- Exhibit 2: Olympus Sports and Entertainment Planned Unit Development Site Plan
- Exhibit 3: Olympus Planned Unit Development Standards
- Exhibit 4: Olympus Equivalency-Trip Conversion Matrix
- Exhibit 5: Olympus Grading Plan



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- Exhibit 6: Olympus Flag and Banner Locations
Exhibit 7: Olympus Right-of-Way Cross Section
Exhibit 8: Olympus Trail Network
Exhibit 9: Olympus Transportation Impact Study/Proportionate Share

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.



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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.
 - 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, Florida Department of Transportation or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or St. Johns River Water Management District 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 Planned Unit Development 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 cumulative compliance with this condition, the applicant/developer shall provide a table with the current and proposed total cumulative 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 11-12-2018, 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.



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3. The Olympus Sports and Entertainment Planned Unit Development Site Plan, Exhibit 2 and Olympus Planned Unit Development - Development Standards, dated November 19, 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 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 Highway 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. Olympus may plat the residential tracts in accordance with the Regulating Plan (Exhibit 2) in order to maintain its concurrency reservation certificate #LCS APF19-2018 issued by Lake County School Board on Friday, October 12, 2018. Said Concurrency Reservation Certificate and Cover Letter stipulate a one (1) year period to enter into a Developer Agreement or Planned Unit Development adoption by ordinance with the City of Clermont. Furthermore, the same School Board Certificate and Cover Letter stipulate two (2) six month extensions to secure plat approval.
6. To facilitate the City's ability to provide fire protection for this development and future developments of the surrounding area, the Developer agrees to convey a parcel to the CITY for a fire station site, in a location to be agreed upon by the City (the "Fire Station Site"). The Fire Station Site shall be dedicated to the City, as approved and accepted by the City when a surveyed legal description for the final location thereof is available but no later than one (1) year from the date of the approval hereof. The site shall be of sufficient size to accommodate a 10,000 square foot station. The Fire Station Site shall be provided with access to a public road at connection and access points acceptable to the City; sufficient capacity for offsite storm and ground water retention, water and sewer lines stubbed out to the site and any necessary fill material to ensure the Fire Station Site is at grade and level. The City shall notify the Developer in writing one (1) year prior to the date that it intends to start construction of the contemplated fire station on the site, whereupon the Developer and the City shall coordinate the timely completion of the access, grading and stub-outs. Upon dedication of the real property for the Fire Station Site, the Developer shall be entitled to fire impact fee credits in the per acre fair market value of the dedicated property that is consistent with the per acre purchase price paid by the Developer for property that is the subject hereof. For purposes herein, the Developer shall provide to the City such reasonable verification as to the actual purchase price for the subject 243 +/- acres and the parties shall enter into a fire impact fee credit agreement consistent herewith.
7. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.



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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 Planned Unit Development 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 Planned Unit Development site zones:

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 Planned Unit Development boundary. Required landscape or buffers along the perimeter of the Planned Unit Development 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 Planned Unit Development 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. Two (2) Vehicle Use Areas (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.



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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 Planned Unit Development 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 set forth in Exhibit 5. Terraces constructed within the boundary of the Planned Unit Development 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 the 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 dedicated City of Clermont 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.



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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 all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended 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 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 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. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



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2. The Developer shall enter into a Transportation Impact Fee Credit agreement with Lake County and the City of Clermont by May 15, 2020, which should be based upon Exhibit 9 - Olympus Transportation Impact Study/Proportionate Share. The Agreement shall require the Developer to fund improvements for Conserv right-of-way, design and permitting of roadways and/or construction of roadways for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
 - iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
3. 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.
4. 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.
5. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.
6. For intersections on private streets, angled right-of-way lines in lieu of 25' radius may be used to accommodate fencing and building walls.
7. 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.
8. Street dimensions may be used in accordance with the Planned Unit Development Exhibit 7 Right-of-Way Street Cross Section for street sections for private "local" street types internal to the development, provided however final engineering plans are reviewed and approved by the City.



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9. Sidewalks/Streets:

- a. The 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 Planned Unit Development.
- b. The Developer may allow the selling of goods and services within the designated Planned Unit Development 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 or assign(s). 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 Planned Unit Development 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 the Developer.
- d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and right-of-way within the boundary of the Planned Unit Development where the design speed is 30 mph or under and City referenced Florida Department of Transportation highway standards and specifications do not align with low speed street design.

10. Parking:

- a. Parking spaces may be reduced to 9' x 18' providing 162 square feet.
- b. The Planned Unit Development may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.
- c. Oversized parking spaces within the Planned Unit Development 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. Neighborhood Electric Vehicles parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned Neighborhood Electric Vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible Neighborhood Electric Vehicles to standard parking spaces may be utilized for management of parking capacity for all site vehicles.



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- d. On street loading zones utilizing parking restricted spaces during loading hours may be utilized Planned Unit Development private, streets, right-of-way 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.
11. The project development program can be modified based on the Olympus Sports & Entertainment Planned Unit Development 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, without amending the Planned Unit Development:
 - a. Residential uses can only be increased by 225 multi-family and 100 single-family units, with a maximum of 1,413 residential units. No additional conversion to residential uses is allowed. The project may utilize the affordable housing density bonus, as contained in the Land Development Code, Section 122-358, as a way for increased density on any single development site.
 - 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. Any matrix conversions shall be documented in the annual report.
12. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and Olympus Boulevard adjacent to 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.
13. 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 as shown in Exhibit 8 Olympus Trail Network.
14. Prior to the first Certificate of Occupancy in Phase 2, the Developer shall provide the City a Mobility Plan which documents the commitments being made to increase internal capture. Such commitments could include, but are not limited to Neighborhood Electric Vehicle programs, internal and external shuttle programs, and other related vehicular reduction/internal capture strategies.

SECTION 10. Signs

1. Developer shall prepare an overall master signage plan for City approval. Such application and approval shall supersede Chapter 102 where applicable. The project shall be subject to the City Code until the Developer receives approval from the City Council for an overall master signage plan.



CITY OF CLERMONT
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2. Street light pole banners are permitted with no more than two per pole. The perimeter road network will be limited to every other pole for flag use. Internal roads may have flags as needed. The banners shall be associated with current events or activities within the Planned Unit Development 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.
3. The Urban Special Purpose District may incorporate video display monitors outdoors but within building envelopes, courtyards, and internal promenades (OEZ-1) which are oriented to the pre-event attendees & post event attendees and not visible to the general public. Event based Video Display application shall not be regulated as “signage” under the City Ordinance and shall not be regulated as “signage” under the Olympus Sports and Entertainment Planned Unit Development Signage Master Plan. Video Display placement may vary with event scale and may also include non-permanent interview & broadcast platforms. Mobile broadcast & video production equipment may also incorporate display monitors that serve the temporary event function.

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 Planned Unit Development.

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 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 Planned Unit Development which shall not be less than five (5) years after the planned last phase of the development program.



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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. 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 May 15th for the prior calendar year. 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.



CITY OF CLERMONT
ORDINANCE NO. 2018-36

7. This Ordinance shall be rendered null and void if substantial construction, such as site infrastructure, 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.



CITY OF CLERMONT
ORDINANCE NO. 2018-36

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

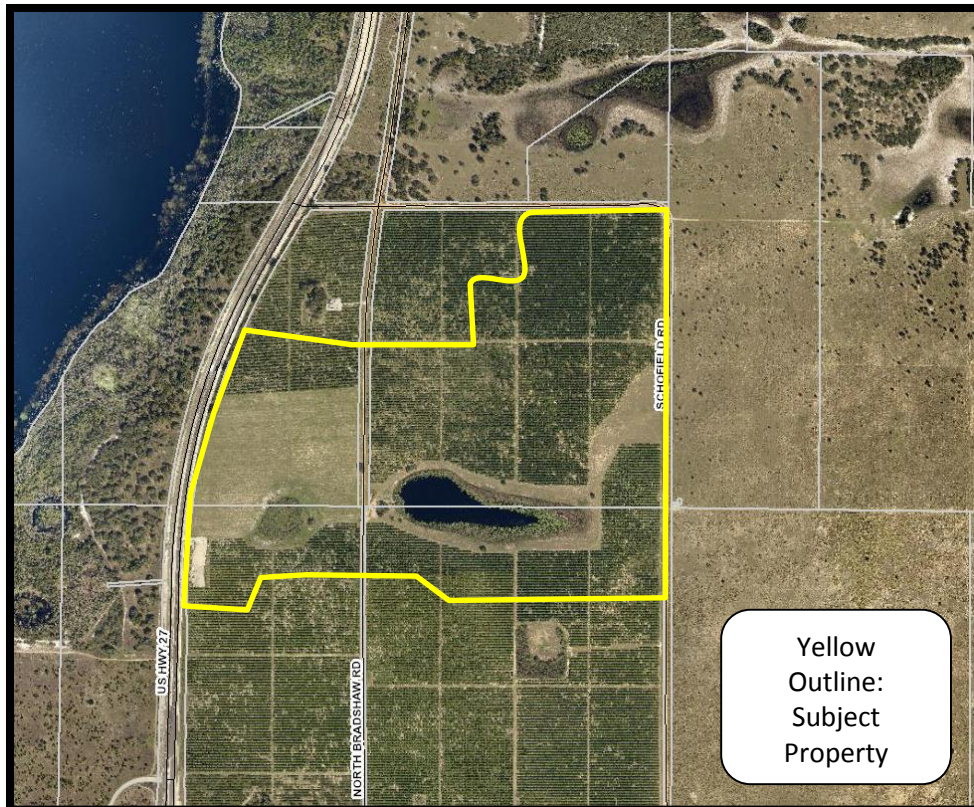
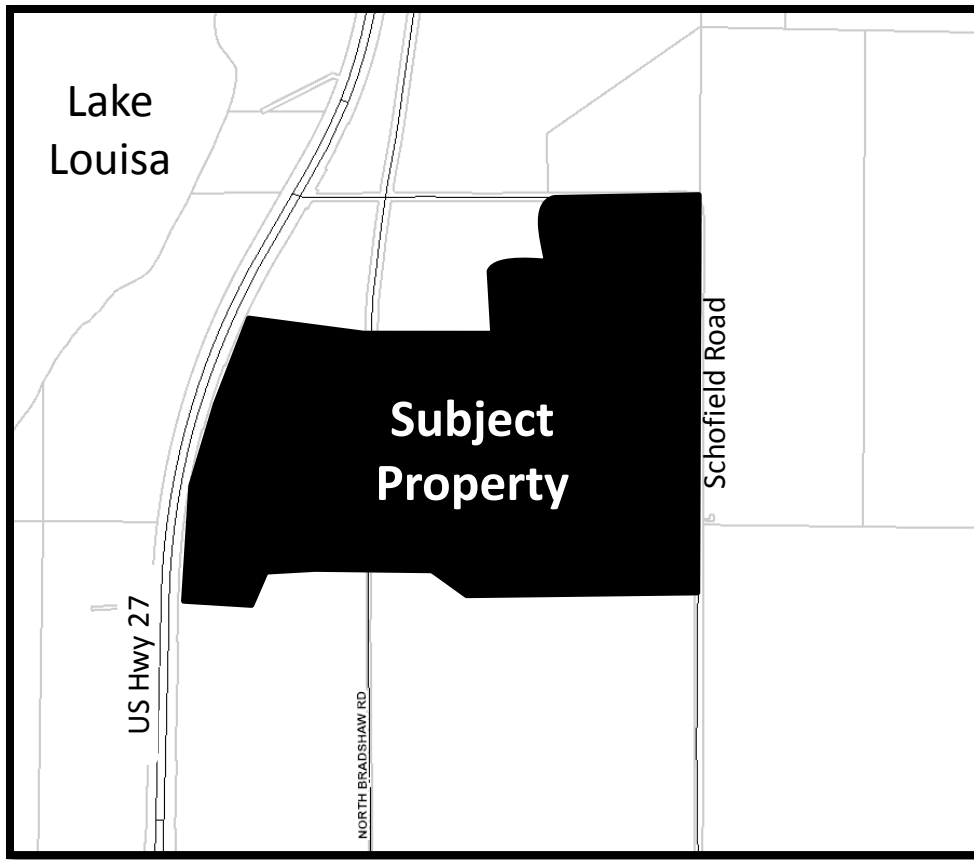
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

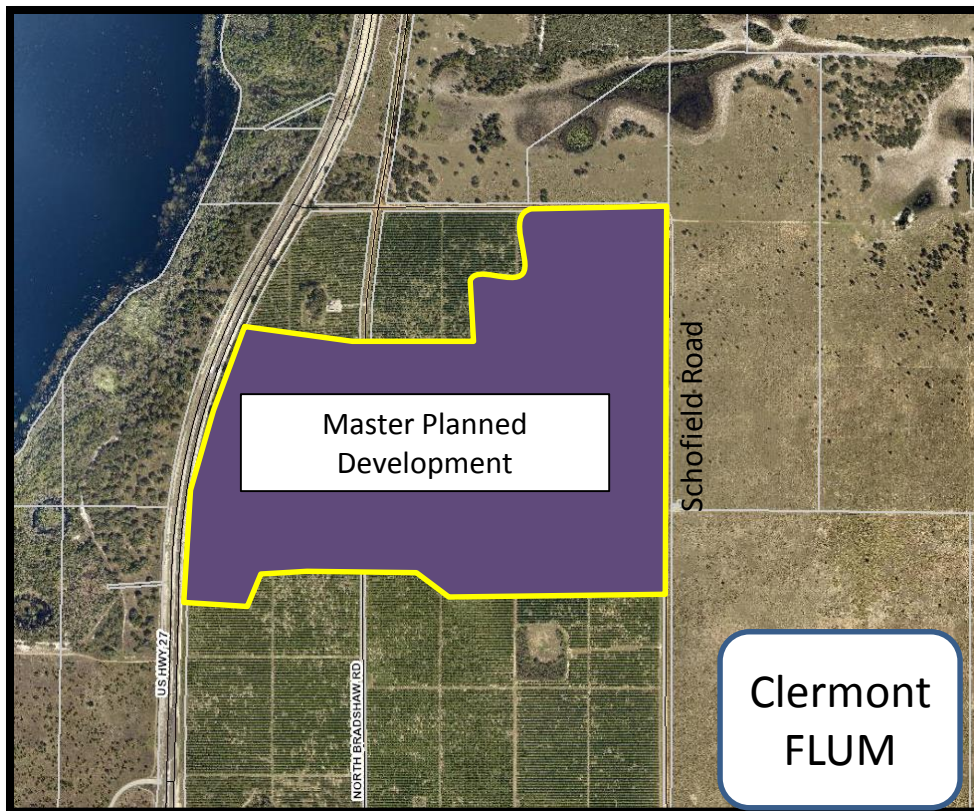
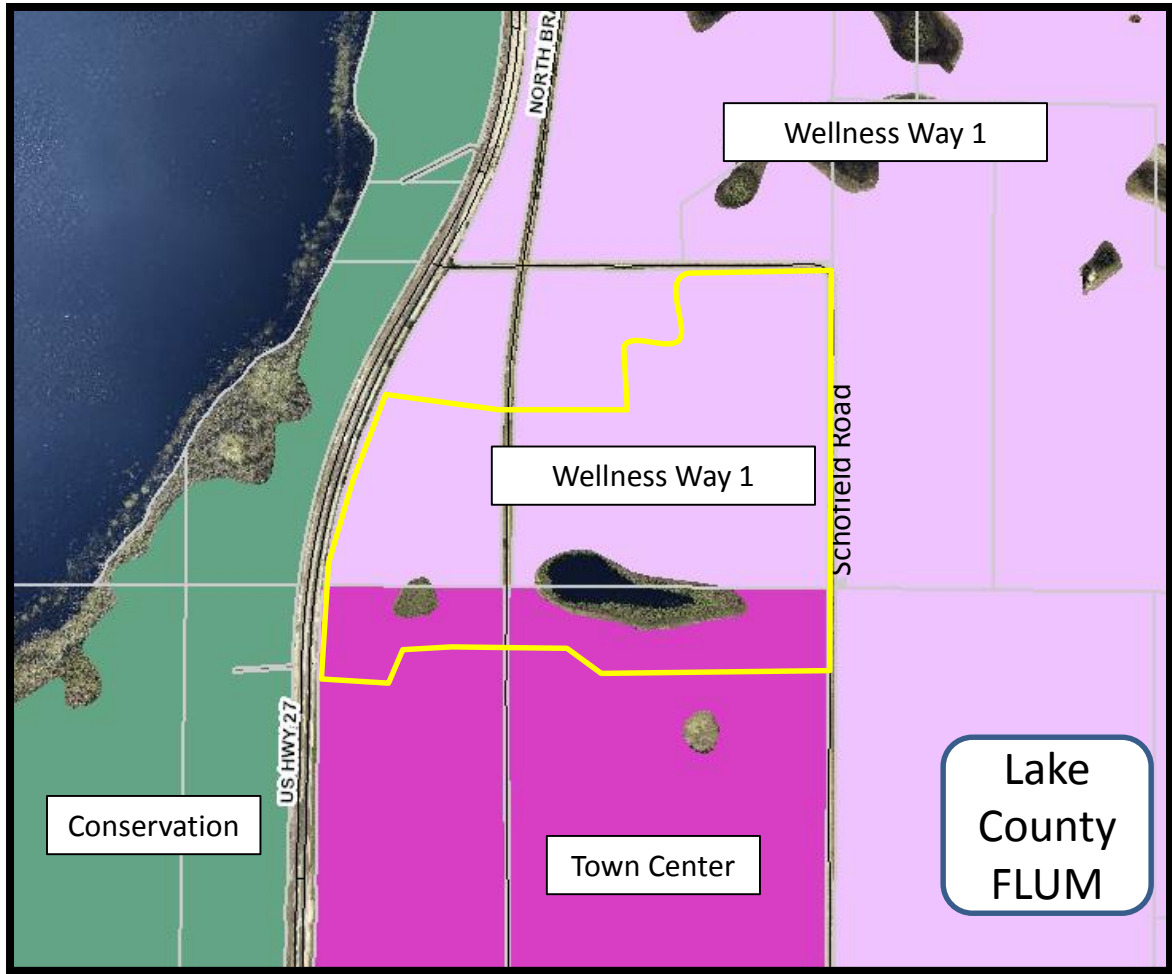
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

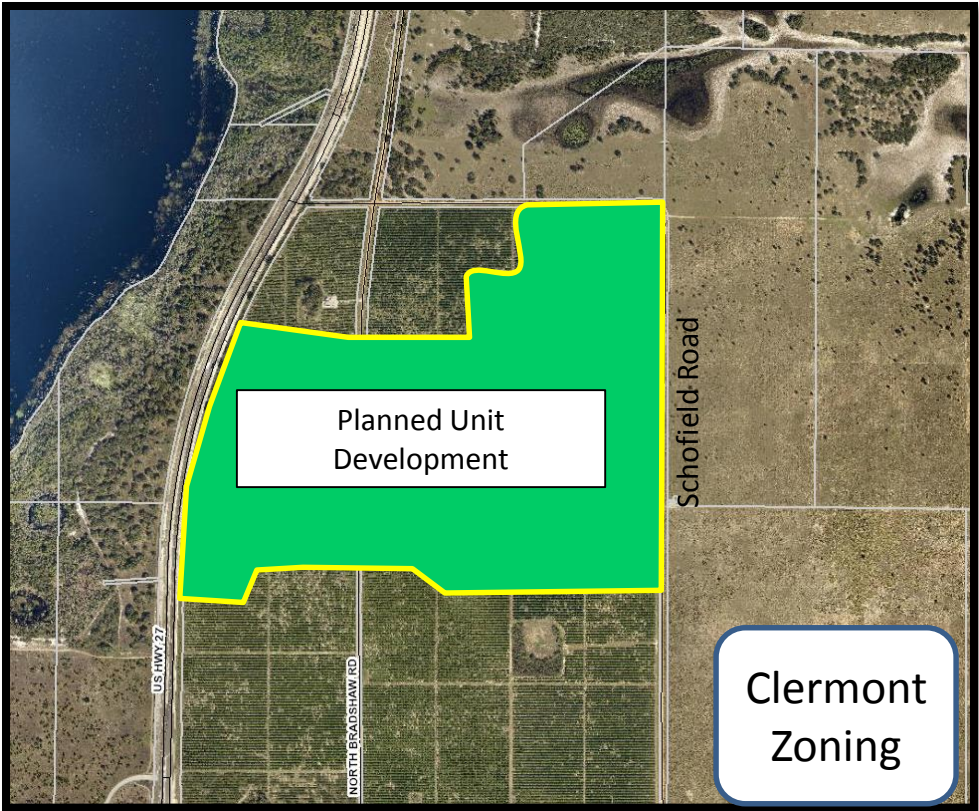
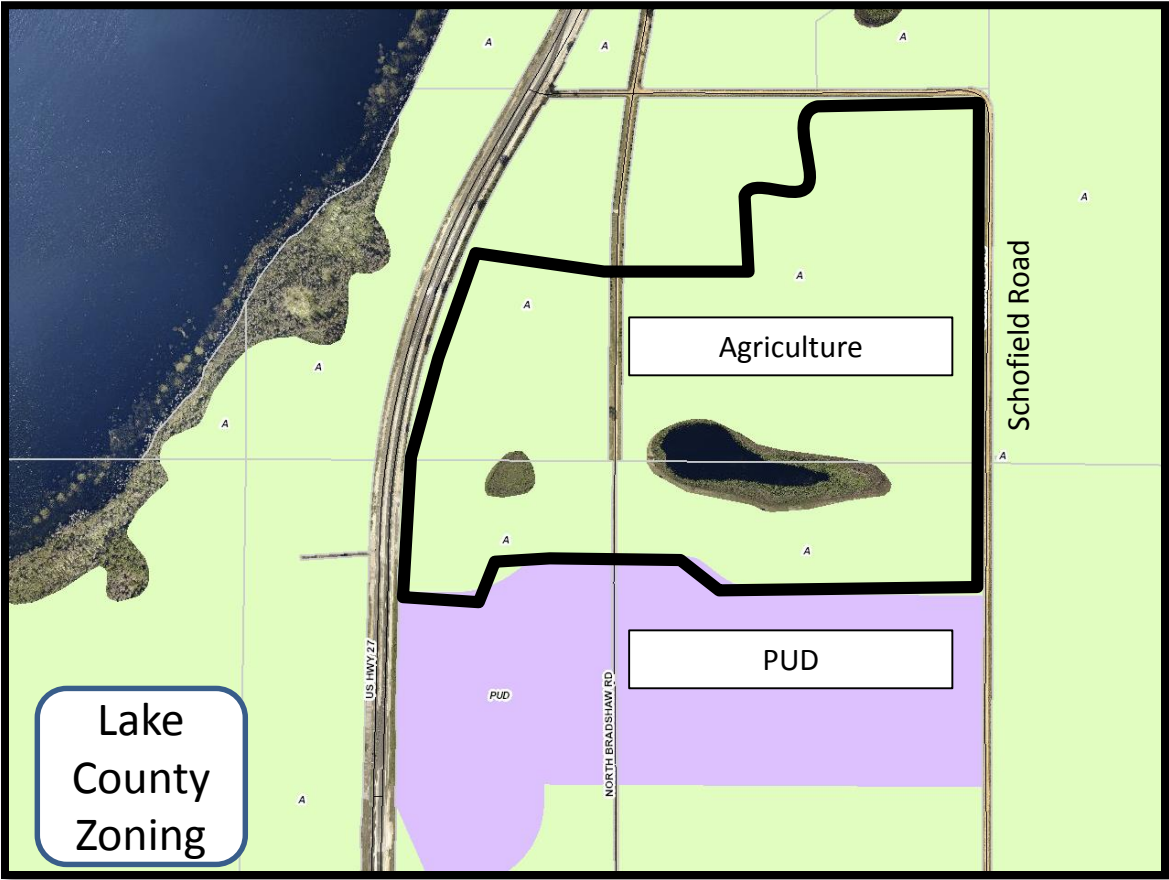
Exhibit - Location Map –Olympus



Future Land Use Map–Olympus

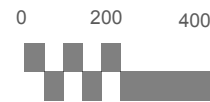


Zoning Map–Olympus



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-

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Future Wellness Way

Future Schoefield Road

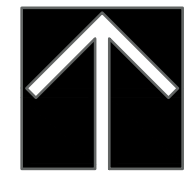
OSE PUD SITE PLAN Exhibit-2

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

ARB COORDINATION

☐ Site Plan	☐ Landscape
☐ Site Coverage	☐ Architecture
☐ Drainage	☐ Other

0 200 400

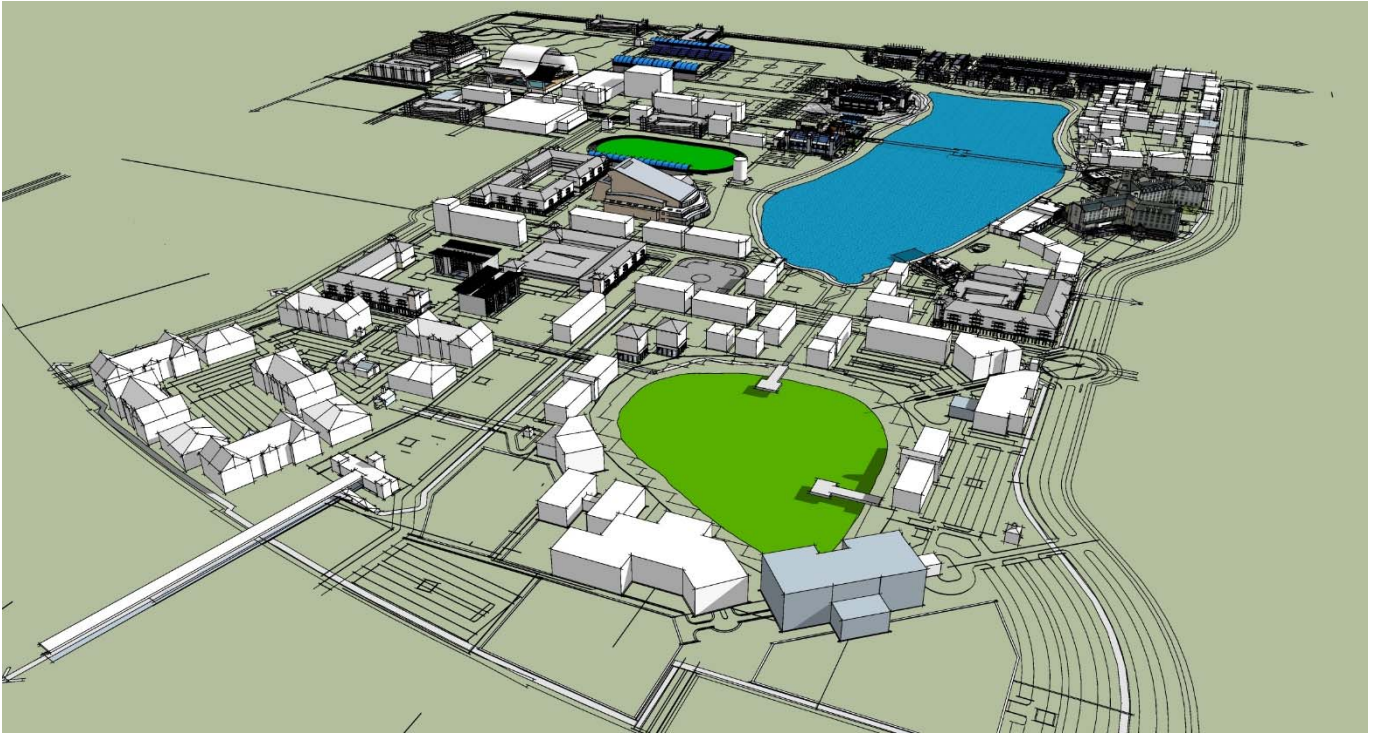


- GATEWAY / MONUMENTS / KIOSK
- PEDESTRIAN / ATHLETE PATHWAYS
- MULTI USE PUBLIC TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING
- PAD SITES / INFILL BUILDINGS
- COTTAGE COURT
- ENTERTAINMENT ZONE BOUNDARY
- OUTDOOR EVENT ZONE (OEZ)

OLYMPUS CLERMONT

Development Standards-Exhibit H

November 19, 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.

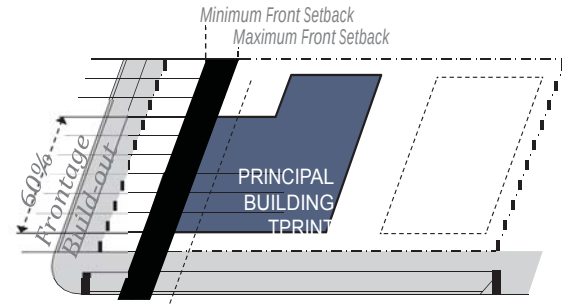
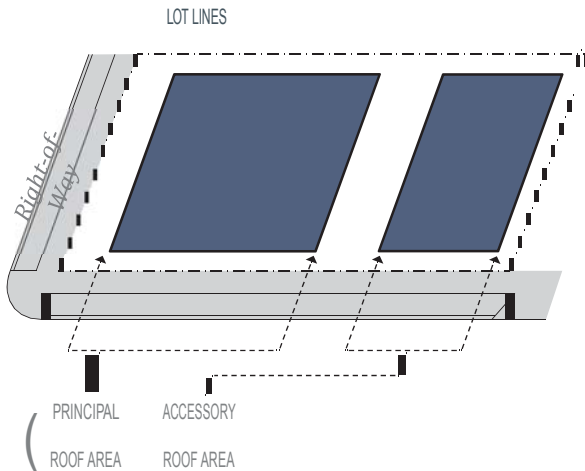
-URBAN SPECIAL-USE DISTRICT (USU)

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 56 ft max	8 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, 102 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	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

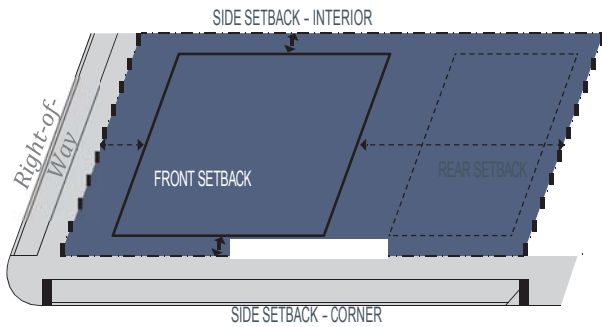
LOT CONFIGURATION (2.4.1.A)



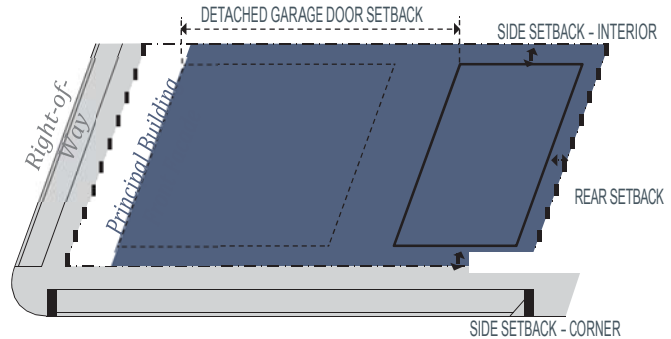
FRONTAGE BUILD-OUT (2.4.1.A.4)

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)



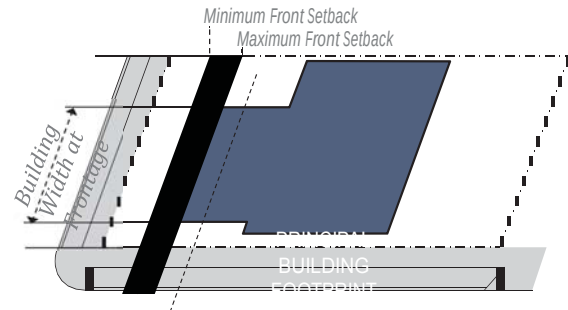
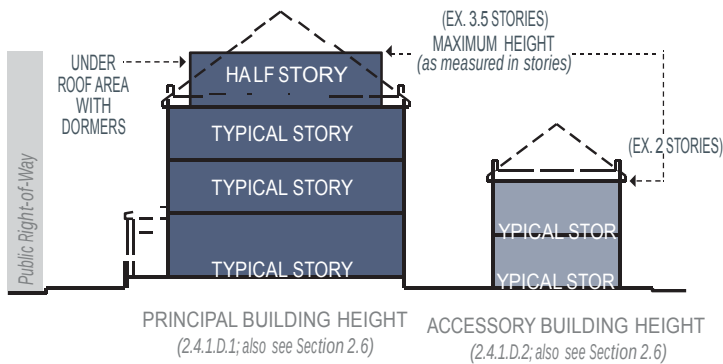
ACCESSORY BUILDING SETBACKS (2.4.1.C)

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 adjacent grade, above base flood elevation, if applicable, to the highest point of roof height including roof top elements. USU district building height

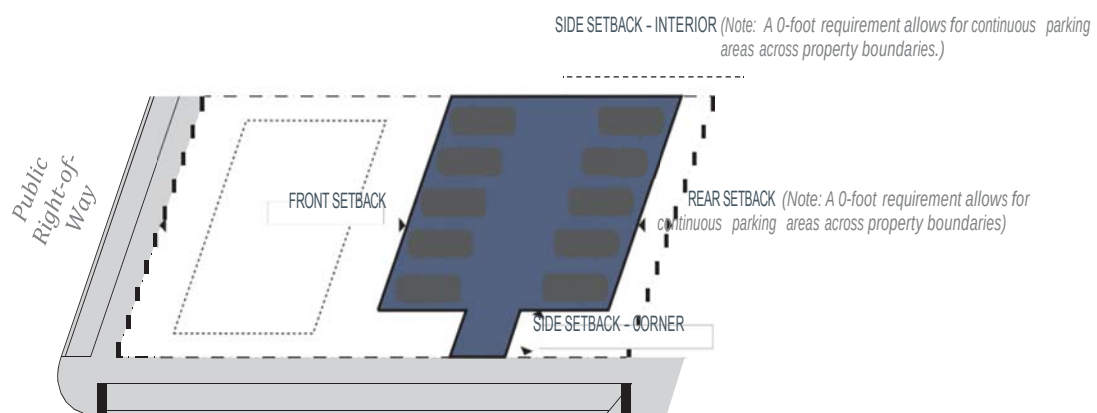
Shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.



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 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.

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 PUD RSD 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 any structure under roof (e.g., playhouse, doghouse,) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

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

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

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

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

3.11.5 SATELLITE DISHES

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

3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

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

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

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

3.12.2 PERMITTED TEMPORARY USE

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

4: BUILDING DESIGN & INFILL STANDARDS

4.1.1 PURPOSE

The purpose of this section is to:

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

4.1.2 INTENT

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

5: LANDSCAPING, PARKING & LIGHTING

5.1 PURPOSE

The purpose of this article is to

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

5.2: PARKING

5.2.1 PURPOSE

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

5.2.2 APPLICABILITY

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

5.2.3 BICYCLE PARKING

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

5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

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

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

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

5.2.4 PARKING SPACE REQUIREMENTS

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

5.2.5 PARKING EXCEPTIONS

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

5.2.6 SHARED PARKING AND PARKING REDUCTIONS

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

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

5.2.7 PARKING LOT DESIGN

A. General Design Standards

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

C. Connectivity

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

D. Materials

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

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

F. Tandem Parking in Residential Driveways is allowed.

5.2.9 STRUCTURED PARKING

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

5.2.10 PARKING OF SPECIFIC VEHICLES

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

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

5.3: LIGHTING

5.3.1 PURPOSE

The standards set forth in this section are designed to:

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

5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

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

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

5.3.3 PROHIBITED LIGHTING TYPES

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

6: SIGNS

6.1.1 PURPOSE

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

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

6.2: ADMINISTRATION AND MASTER SIGN PLANS

6.2.1 APPLICABILITY

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

6.2.2 MASTER SIGN PLANS

A. Applicability: Master Sign Plans are required for the following development types:

1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.

- B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.
- C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.
- E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.
- F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

6.3: OTHER SIGNS THAT REQUIRE A PERMIT

6.3.1 CHANGEABLE COPY SIGNS

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

B. Maximum Area

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

7: Land Development

7.1 PURPOSE

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

7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

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

7.3 OVERHEAD UTILITIES

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

7.4 TREE PLANTING STANDARDS

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

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

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

8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

8.1.1 PURPOSE AND INTENT

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

8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

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

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

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

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

9: DEFINITIONS OF SPECIALIZED TERMS

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

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

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

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

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

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

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

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

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

Bar/ Tavern/Night Club.

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

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

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

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

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

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

Bungalow Court. See (Building Type Standards).

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

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

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

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

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

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.

3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."

4. **Religious Institutions, Club House, Meeting Facilities**

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

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

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

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

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

shared and maintained by community residents.

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

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

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

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

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

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

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

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

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

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

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

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

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

Facade. The vertical surface of a building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lodging. (syn. Overnight Guest Accommodation)

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

providing overnight accommodations and breakfast to transient guests.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Museum. See “Community Oriented Civic Facility.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recreation Facility, Commercial or Institutional.

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

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

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

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

Residential. Premises used primarily for human habitation.

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

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

School, Private or Public. Includes the following facilities:

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

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

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

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

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

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

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

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

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

Storage, Outdoor. See “Outdoor Storage.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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:

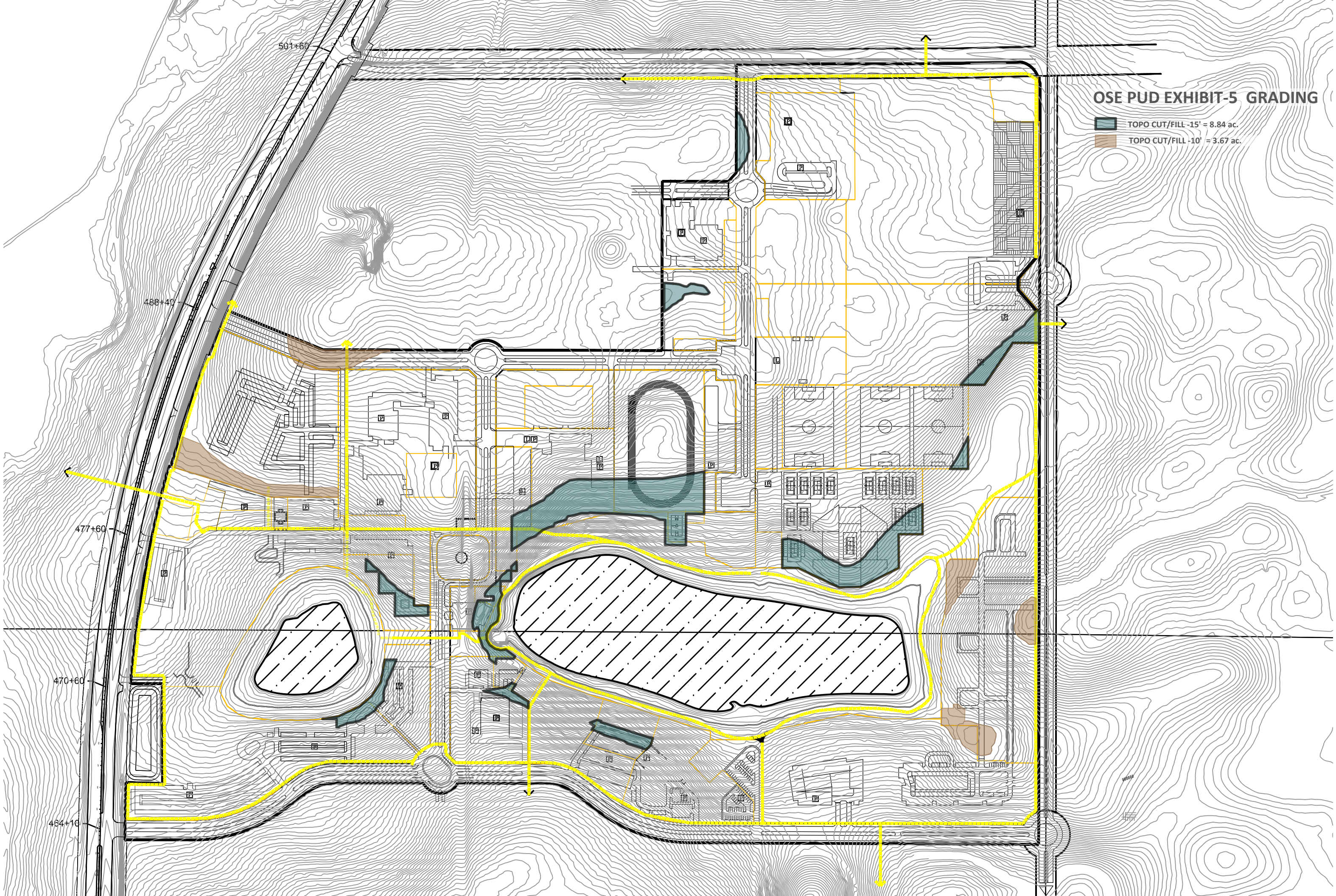
General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to 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



OLYMPUS™
SPORTS, WELLNESS, FITNESS

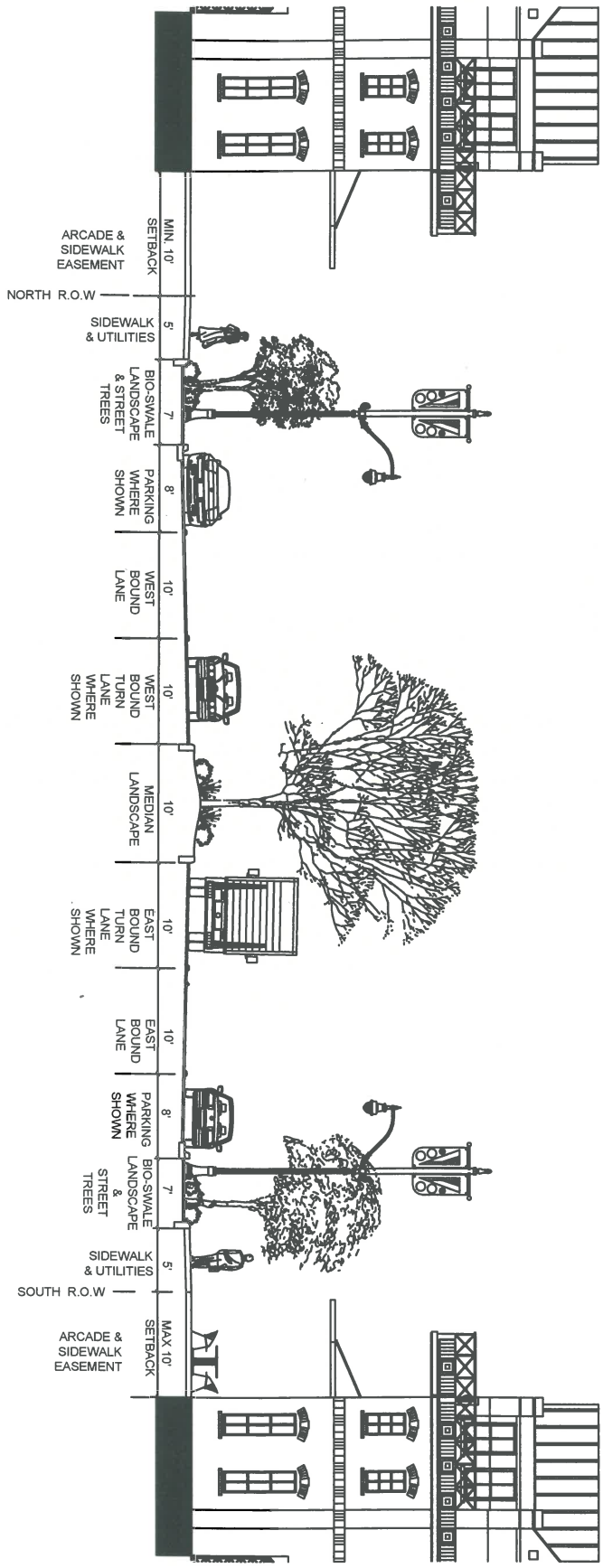
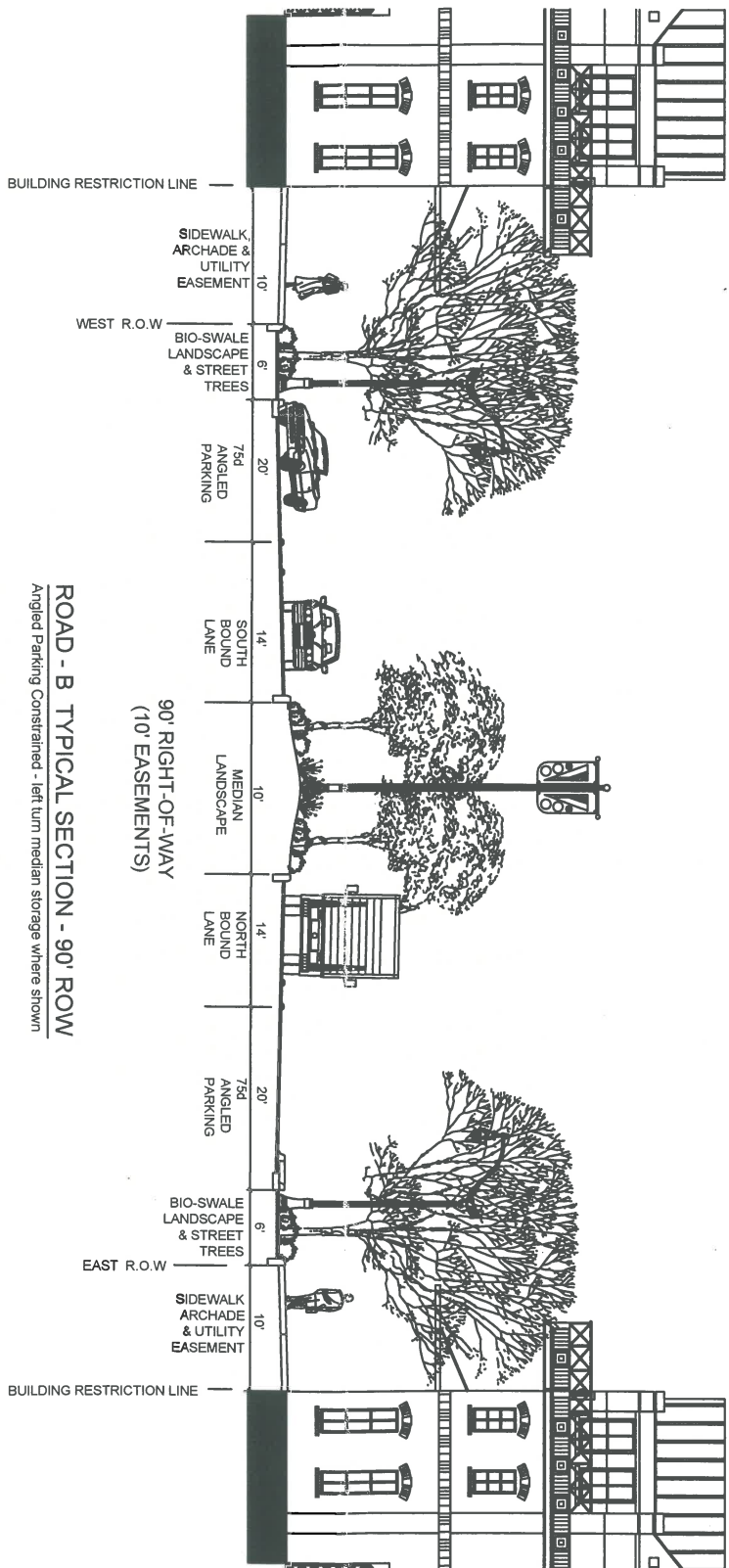
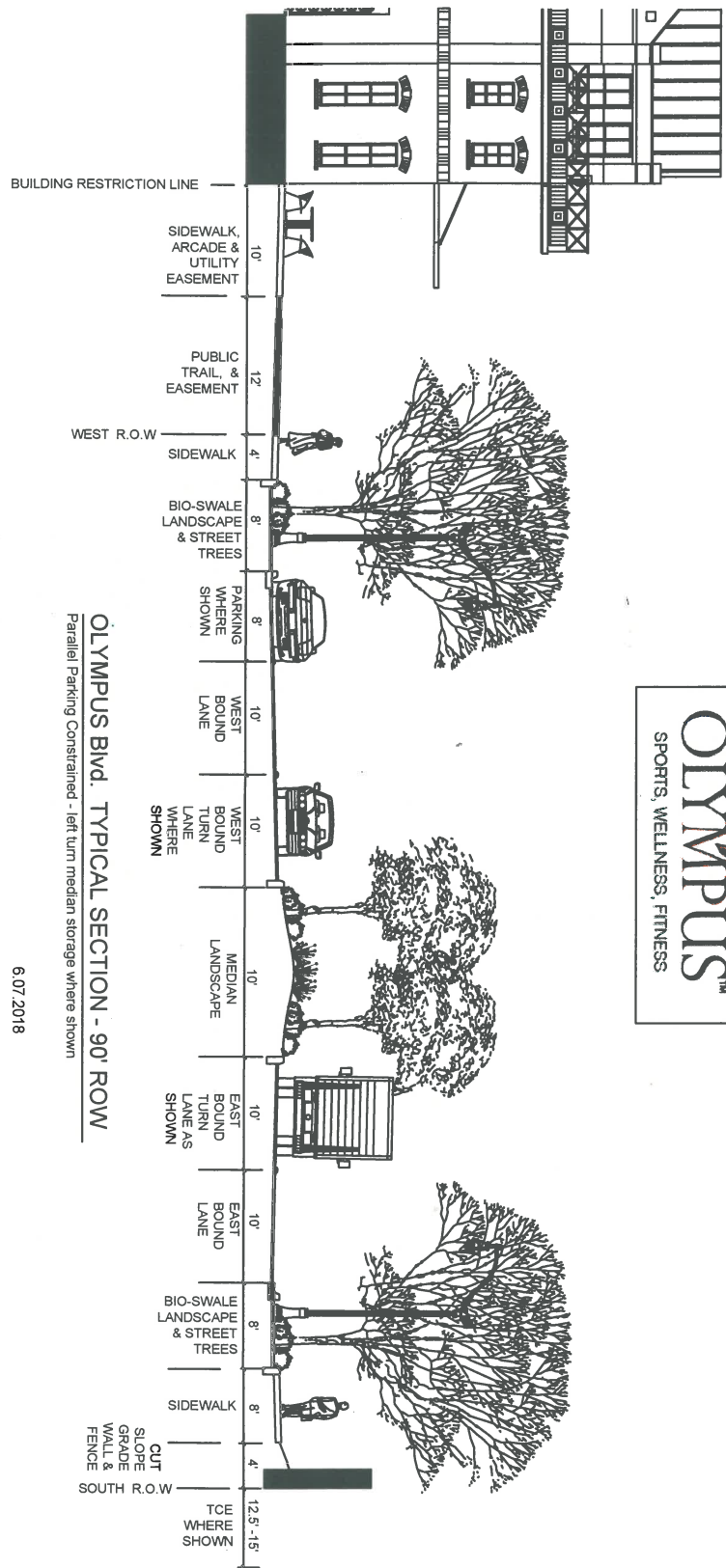
- GATEWAY
- PEDESTRIAN PATHWAYS
- MULTI USE TRAIL SYSTEM
- MULTI USE PROMENADE
- PLAZA
- PERVIOUS STABILIZED GRASS PARKING

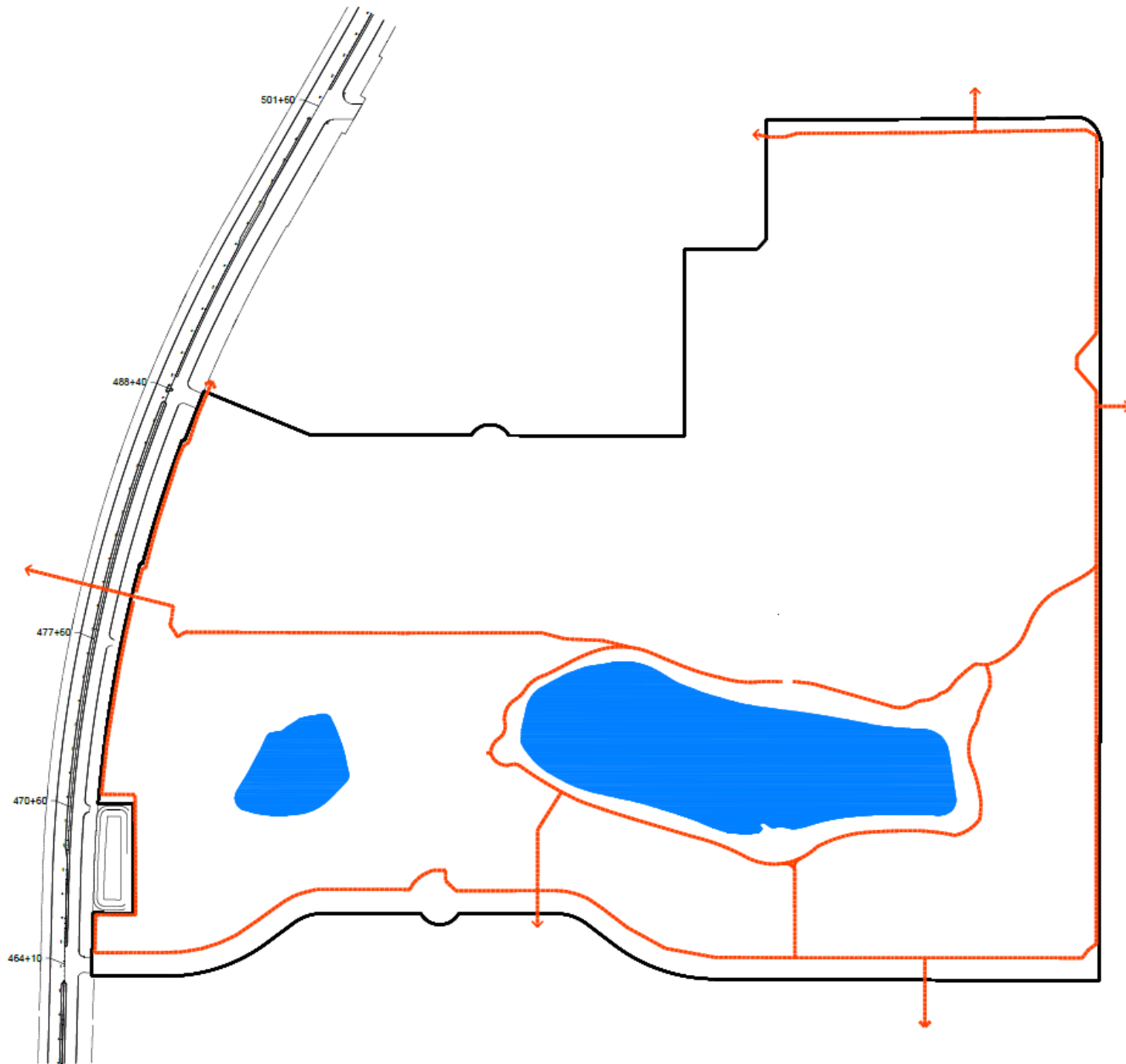
FLAGS and BANNERS

Banners

Flags







OLYMPUS PUBLIC TRAIL EXHIBIT - 8

— MULTI USE PUBLIC TRAIL SYSTEM

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

Buildout - Phase 5 (Year 2025)

EXISTING ROAD SEGMENTS

Road Name	From	To	LOS Standard	LOS Capacity	5 Year Growth Rate	Source Growth Rate	2025 Daily Traffic with Growth Rate	PM Peak Hour Total, Year 2025 with Growth Rate	PM Peak Hour/Peak Direction	Peak Dir.	2025 NB/EB	Remaining Trips (within Adopted	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted	V/C Ratio	LOS
CR 455/Hartle Road (+new 2L to Lost Lake)	SR 50	Magnolia Island	D	1800	6.58%	FDOT 11-8106	7024	792	303	SB	380	1420	0.21	C	412	1388	0.23	C
CR 455/Hartle Road (+new 2L to C-0854)	Magnolia Island	Hartwood Marsh C-0854	D	792	6.58%	FDOT 11-8106	7024	792	303	SB	380	412	0.48	C	412	380	0.52	C
S. Hancock Road	SR 50	Hooks Street	D	1800	3.38%	LC Sta. 165	25350	2096	1152	SB	945	855	0.53	C	1152	648	0.64	C
S. Hancock Road	Hooks	Johns Lake	D	792	3.38%	LC Sta. 165	25350	2096	1152	SB	945	-153	1.19	F	1152	-360	1.45	F
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792	7.53%	LC Sta. 180	18576	1616	843	NB	843	-51	1.06	F	773	19	0.98	D
Hartwood Marsh Road	US 27	Hancock Road	D	675	7.79%	LC Sta. 146	27180	2407	1319	WB	979	-304	1.45	F	1319	-644	1.95	F
Hartwood Marsh Road	Hancock Road	N. 90 Degree Bend	D	675	6.92%	Avg. 146 & 150	23894	2413	1217	WB	945	-270	1.40	F	1217	-542	1.80	F
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612	6.04%	LC Sta. 150	18277	1600	1180	EB	1180	-568	1.93	F	419	193	0.68	D
Hooks Street	US 27	Citrus Tower Blvd.	D	1800	9.41%	LC Sta. 281	19240	1687	856	WB	831	969	0.46	C	856	944	0.48	C
Johns Lake Road	US 27	Hancock Road	D	675	1.00%	LC Sta. 170	6544	649	345	WB	302	373	0.45	C	345	330	0.51	D
Lake Louisa Road	Vista Del Lago	US 27	D	675	1.00%	LC Sta. 151	3920	317	212	WB	105	570	0.16	C	212	463	0.31	C
US 27 /SR 25	SR 50	John Lake Road	C	2940	3.91%	FDOT Avg. 11-5184 & 11-0012	49948	3467	1958	SB	1552	1388	0.53	C	1958	982	0.67	C
US 27 /SR 25	Johns Lake Road	Hartwood Marsh Road	C	2940	5.11%	FDOT 11-0011	53636	4175	2135	NB	2135	805	0.73	C	2061	879	0.70	C
US 27 /SR 25	Hartwood Marsh Road	Lake Louisa Road	C	2940	1.00%	FDOT 11-0311	27613	2485	1347	SB	1138	1802	0.39	C	1347	1593	0.46	C
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2857	83	0.97	C	2413	527	0.82	C
US 27/SR 25	Schofield Road	Lake Louisa State Park - Ridgview	C	2940	5.36%	FDOT 11-0007	40224	5270	2857	NB	2856	84	0.97	C	2414	526	0.82	C
US 27/SR 25	Lake Louisa State Park - Ridgview	CFX Toll	C	2940	3.25%	FDOT Avg. 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	CFX Toll	Boggy Marsh Road	C	2940	3.25%	FDOT 11-0007 & 11-0310	34220	4483	2430	NB	2430	510	0.83	C	2053	887	0.70	C
US 27/SR 25	Boggy Marsh Road	CR 474	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C
US 27/SR 25	CR 474	US 192	C	2940	3.92%	FDOT 11-0310	61208	5509	2986	SB	2523	417	0.86	C	2986	-46	1.02	C

Note (1): FDOT Available Counts Applied, Year 2017

WITH TOLL

NEW ROADWAYS (WELLNESS WAY FRAMEWORK PLAN) - ADDED TO OLYMPUS TIS MODEL NETWORK

Road Name	From	To	Adopted LOS Standard	LOS Capacity	AADT, Background Traffic (2025 Model)	K (peak to daily factor), from review of local roads	D (directional split) from model No Build Network	Peak Dir. (from model TOD, No Build)	PM Peak Hour Total	PM Peak Hour/Peak Direction	2025 NB/EB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS	2025 SB/WB	Remaining Trips (within Adopted LOS)	V/C Ratio	LOS
CFX Lake-Orange County Connector	US 27	CR 455	C	4580	14100	0.12	63.5%	WB	1692	1074	618	3962	0.13	C	1692	2888	0.37	C
CFX Lake-Orange County Connector	CR 455	Orange Co.	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CFX Lake-Orange County Connector	Orange Co.	Schofield Road w/o Toll 429	C	4580	24300	0.12	60.8%	WB	2916	1773	1143	3437	0.25	C	2916	1664	0.64	C
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792	19200	0.11	51.5%	NB	2112	1088	1088	-296	1.37	F	1024	-232	1.29	F
CR 455/Hartle Road	Wellness Way	Schofield	D	792	14100	0.11	51.3%	NB	1551	796	796	-4	1.00	E	755	37	0.95	E
CR 455/Hartle Road	Schofield	CFX Toll	D	792	22600	0.11	51.5%	NB	2486	1280	1280	-488	1.62	F	1206	-414	1.52	F
CR 455/Hartle Road	CFX Toll	Sawgrass Bay Blvd.	D	792	6700	0.11	52.9%	NB	737	390	390	402	0.49	C	347	445	0.44	C
Hancock Ext	Hartwood Marsh	Wellness Way Parkway	D	792	12900	0.09	63.2%	NB	1161	734	734	58	0.93	D	427	365	0.54	C
Hanover Ridgeview PUD - Lake Louisa State Park	US 27	Schofield	D	792	4000	0.09	62.5%	EB	360	225	225	567	0.28	D	135	657	0.17	C
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd. (Road C)	D	1800	5400	0.09	50.7%	WB	486	246	240	1560	0.13	C	246	1554	0.14	C
Schofield Rd. - Wellness Way Parkway	Stadium Blvd. (Road C)	Hancock Ext, 1st 90 degree	D	1800	5400	0.09	51.0%	WB	486	248	238	1562	0.13	C	248	1552	0.14	C
Schofield Road	Hancock Ext, 1st 90 degree	Olympus Blvd. (Road A)	D	792	9100	0.09	60.0%	SB	819	491	328	464	0.41	C	491	301	0.62	C
Schofield Road	Olympus Blvd (Road A)	Shell Pond, 2nd 90 degree	D	792	9100	0.09	56.9%	NB	819	466	466	326	0.59	C	353	439	0.45	C
Schofield Road	Shell Pond, 2nd 90 degree	CR 455/Hartle Rd.	D	792	5700	0.09	56.9%	WB	513	292	221	571	0.28	C	292	500	0.37	C
Schofield Road	CR 455	Orange Co.	D	792	5500	0.09	56.9%	WB	495	282	213	579	0.27	C	282	510	0.36	C
Wellness Way Parkway	Hancock Road	CR 455	D	1800	5000	0.09	61.5%	WB	450	277	173	1627	0.10	C	277	1523	0.15	C
Wellness Way Parkway	CR 455	Orange Co.	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C
Wellness Way Parkway (Orange Co.)	Orange Co.	CR 545 or New Independence	D	1800	12100	0.09	58.6%	WB	1089	638	451	1349	0.25	C	638	1162	0.35	C

* Existing Roads - mitigate only project trips over capacity (see available capacity)
New Roads - mitigate all project trips on roadways not committed for funded by others

Olympus Net External PM Peak Hour Trips:

Enter = 1422
Exit = 2066

Forecasted 2025 Background Traffic with Olympus

<---Olympus Project Traffic-->

Forecasted 2025 Background Traffic with Olympus																		
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *	
Exit	4.0%	83	NB	380	462	1338	0.26	C	Enter	4.0%	101	SB	412	513	1287	0.29	C	
Exit	3.0%	62	NB	380	442	350	0.56	C	Enter	3.0%	43	SB	412	455	337	0.57	C	
Exit	2.0%	41	NB	945	987	813	0.55	C	Enter	2.0%	34	SB	1152	1186	614	0.66	C	
Exit	3.0%	62	NB	945	1007	(215)	1.27	F	Enter	3.0%	36	SB	1152	1188	(396)	1.50	F	
Exit	6.0%	124	NB	843	967	(175)	1.22	F	Enter	6.0%	104	SB	773	877	(85)	1.11	F	
Exit	6.0%	124	EB	979	1103	(428)	1.63	F	Enter	6.0%	68	WB	1319	1387	(712)	2.05	F	
Exit	4.0%	83	EB	945	1028	(353)	1.52	F	Enter	4.0%	111	WB	1217	1328	(653)	1.97	F	
Exit	3.0%	62	EB	1180	1242	(567)	1.52	F	Enter	3.0%	73	WB	419	492	183	0.73	D	
Exit	2.0%	41	EB	831	873	927	0.48	C	Enter	2.0%	24	WB	856	880	920	0.49	C	
Enter	4.0%	57	EB	302	359	316	0.53	D	Exit	4.0%	2	WB	345	347	328	0.51	D	
Enter	10.0%	142	EB	105	247	86	0.74	C	Exit	10.0%	267	WB	212	479	196	0.71	D	
Exit	7.0%	145	NB	1552	1697	1243	0.58	C	Enter	7.0%	242	SB	1958	2200	740	0.75	C	
Exit	20.0%	413	NB	2135	2548	392	0.87	C	Enter	20.0%	304	SB	2061	2365	575	0.80	C	
Exit	21.0%	434	NB	1138	1572	1368	0.53	C	Enter	21.0%	353	SB	1347	1700	1240	0.58	C	
Exit	32.0%	661	NB	2857	3518	(578)	1.20	F	Enter	31.0%	435	SB	2413	2849	91	0.97	C	
Enter	26.0%	370	NB	2856	3226	(286)	1.10	F	Exit	26.0%	486	SB	2414	2899	41	0.99	C	
Enter	23.0%	327	NB	2430	2757	183	0.94	C	Exit	20.0%	333	SB	2053	2386	554	0.81	C	
Enter	20.0%	284	NB	2430	2715	225	0.92	C	Exit	20.0%	242	SB	2053	2295	645	0.78	C	
Enter	14.0%	199	NB	2523	2722	218	0.93	C	Exit	14.0%	242	SB	2986	3227	(287)	1.10	F	
Enter	7.5%	107	NB	2523	2630	310	0.89	C	Exit	7.5%	192	SB	2986	3178	(238)	1.08	F	

WITH CFX TOLL

Forecasted 2025 Background Traffic with Olympus

<---Olympus Project Traffic-->

					Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *					2025 Background Trips	Total Trips PM Peak Hour Trips 2025 with Olympus	Available Trips (within Adopted LOS)	V/C Ratio	LOS *
Enter or Exit	Project Traffic %	Project Trips	NB/EB	2025 Background Trips					Enter or Exit	Project Traffic %	Project Trips	SB/WB	2025 Background Trips				
Exit	0.0%	0	EB	618	618	3962	0.13	B	Enter	3.0%	43	WB	1692	1735	2845	0.38	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	13.0%	269	EB	1143	1412	3168	0.31	B	Enter	13.0%	185	WB	2916	3101	1479	0.68	B
Exit	5.0%	103	NB	1088	1191	(399)	1.50	F	Enter	6.0%	85	SB	1024	1110	(318)	1.40	F
Enter	2.0%	28	NB	796	824	(32)	1.04	F	Exit	3.0%	62	SB	755	817	(25)	1.03	F
Enter	13.0%	185	NB	1280	1465	(673)	1.85	F	Exit	15.0%	310	SB	1206	1516	(724)	1.91	F
Enter	3.0%	43	NB	390	433	359	0.55	C	Exit	2.0%	41	SB	347	388	404	0.49	C
Exit	16.0%	331	NB	734	1064	(272)	1.34	F	Enter	16.0%	228	SB	427	655	137	0.83	C
Enter	1.0%	14	EB	225	239	553	0.30	C	Exit	0.0%	0	WB	135	135	657	0.17	C
Enter	12.0%	171	EB	240	410	1390	0.23	C	Exit	12.0%	248	WB	246	494	1306	0.27	C
Exit	28.0%	578	EB	238	817	983	0.45	C	Enter	28.0%	398	WB	248	646	1154	0.36	C
Enter	10.0%	142	NB	328	470	322	0.59	C	Exit	10.0%	207	SB	491	698	94	0.88	C
Enter	14.0%	199	NB	466	665	127	0.84	C	Exit	15.0%	310	SB	353	663	129	0.84	C
Exit	15.0%	310	EB	221	531	261	0.67	C	Enter	14.0%	199	WB	292	491	301	0.62	C
Exit	2.0%	41	EB	213	255	537	0.32	C	Enter	3.0%	43	WB	282	324	468	0.41	C
Exit	4.0%	83	EB	173	256	1544	0.14	C	Enter	14.0%	199	WB	277	476	1324	0.26	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	5.0%	71	WB	638	709	1091	0.39	C
Exit	4.0%	83	EB	451	533	1267	0.30	C	Enter	4.0%	57	WB	638,154	695	1105	0.39	C

PROPORTIONATE SHARE SPREADSHEET - DRAFT

Prepared/updated: 3/7/19 Update for Client - FINAL DRAFT

Buildout - Phase 5 (Year 2025)

1/24/19 Add Local Lake County Costs

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

EXISTING ROAD SEGMENTS

EXISTING ROAD SEGMENTS											LINKED		LINKED		MANUAL CHECK		Hypothetical Improve. to Mitigate						
Road Name	From	To	Adopted LOS Standard	LOS Capacity	Remaining Trips Before Project	Remaining Trips Capacity After Project	Seg. Deficiency *	Segment Length (mi.)	Segment Length (feet)	<---- NB or EB---->	Dir.	<---SB or WB---->	Dir.	Project Trips to MITIGATE*	Deficiency includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer		
S. Hancock Road	Hooks	Johns Lake	D	792				1.22	6450														
NB or EB					(153)	(215)	Y			62	NB			62	(215)	Add NB Left (dual)	250	\$ 208,022	\$ 208,022	0.25	\$ 51,573		
SB or WB					(360)	(396)	Y					36	SB	36	(396)	Turn lane SB Right	250	\$ 200,845	\$ 200,845	0.14	\$ 28,560		
S. Hancock Road	Johns Lake	Hartwood Marsh	D	792				1.75	9218														
NB or EB					(51)	(175)	Y			124	NB			124	(175)	Turn lane NB Right	250	\$ 200,845	\$ 200,845	0.50	\$ 99,587		
SB or WB					19	(85)	Y					104	SB	85	(85)	Add separate SB Left	250	\$ 208,022	\$ 208,022	0.34	\$ 70,728		
Hartwood Marsh Road	US 27	Hancock Road	D	675				0.68	3615														
NB or EB					(304)	(428)	Y			124	EB			124	(428)	Widen EB thru 1L to 2L (future)	675	\$ 1,745,916	\$ 1,187,223.14	0.18	\$ 218,027		
SB or WB					(644)	(712)	Y					68	WB	68	(712)	Extend WB left (550' to 800'), Extend WB right (240' to 570') RURAL	500	\$ 545,276.56	\$ 545,276.56	0.14	\$ 74,437		
Hartwood Marsh Road	Hancock Road	2nd - 90 Degree Bend	D	675				2.5	13181														
NB or EB					(270)	(353)	Y			83	EB			83	(353)	Widen to 2L EB	792	\$ 1,431,080	\$ 3,577,700.55	0.10	\$ 373,310		
SB or WB					(542)	(653)	Y					111	WB	111	(653)	Extend WB left 200' to 500'	250	\$ 269,477	\$ 269,477.26	0.44	\$ 119,557		
Hartwood Marsh Road	N. 90 Degree Bend	Orange County Line	D	612				1.4	7426														
NB or EB					(568)	(567)	Y			62	EB			62	(567)	Widen 2L EB	792	\$ 1,745,916	\$ 2,444,282.93	0.08	\$ 191,345		
SB or WB					193	183	N					73	WB										
US 27/SR 25	Lake Louisa Road	Schofield Road	C	2940				0.98															
NB or EB					83	(578)	Y			661	NB			578	(578)	Add NB thru (hypothetical) 1/3 cap.	1029	\$ 3,273,289.89	\$ 3,207,824.09	0.56	\$ 1,801,868.15		
SB or WB					527	91										(includes exclusive right turn lanes)	6L to 8L URBAN						
US 27/SR 25	Schofield Road	Lake Louisa State Park	C	2860				1.0	5263														
NB or EB					84	(286)	Y			370	NB			286	(286)	Add NB right turn lane	300	\$ 200,845	\$ 200,845	0.95	\$ 191,472.18		
SB or WB					526	41	N																
US 27/SR 25 (outside SA)	Boggy Marsh Road	CR 474	C	2940				2.01	10639														
NB or EB					417	218	N			199	NB												
SB or WB					(46)	(287)	Y					242	SB	242	(287)	Add SB right turn lane	300	\$ 208,022.20	\$ 208,022.20	0.81	\$ 167,612		
US 27/SR 25 (outside SA)	CR 474	US 192	C	2940				1.71	9047														
NB or EB					417	310	N			107	NB												
SB or WB					(46)	(238)	Y					192	SB	192	(238)	Add left turn lane	300	\$ 208,022	\$ 208,022	0.64	\$ 133,229.90		
Subtotal																			\$ 3,521,306				

NEW Roadway Segments - Added to Olympus TIS Model Network

NEW Roadway Segments - Added to Olympus TIS Model Network											LINKED		LINKED		LINKED		LINKED							
					LINKED	LINKED					<-----NB or EB----->		<---SB or WB--->											
Road Name	From	To	Adopted LOS Standard	LOS Capacity	Remaining Trips Before Project	Remaining Trips Capacity After Project	Seg. Impact *	Segment Length (mi.)	Segment Length (feet)		Project Trips	Dir.	Project Trips	Dir.	Project Trips to MITIGATE*	Deficiency? Includes background(Total Trips)	Proposed Improvement	MSV Add	Cost per Mile	Total Cost (cost/mi x length)	% Proj. Trips to Capacity (% Prop. Share Cost)	PFS to Developer		
CR 455/Hartle Road	Hartwood Marsh- C-0854	Wellness Way	D	792				3.25	17161															
	NB or EB				(296)	(399)	Y				103	NB			103	(399)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.13	\$ 454,446		
	SB or WB				(232)	(318)	Y						85	SB	85	(318)	Rural 2L	792	\$ 1,072,071	\$ 3,484,231	0.11	\$ 375,347		
CR 455/Hartle Road	Wellness Way	Schofield	D	792				1.6	8450															
	NB or EB				(4)	(32)	Y				28	NB			28	(32)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.04	\$ 61,595		
	SB or WB				37	(25)	Y						62	SB	62	(25)	Rural 2L	792	\$ 1,072,071	\$ 1,715,314	0.08	\$ 134,236		
CR 455/Hartle Road	Schofield	CFX TOLL	D	792				0.29	1531															
	NB or EB				(488)	(673)	Y				185	NB			185	(673)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.23	\$ 72,567		
	SB or WB				(414)	(724)	Y						310	SB	310	(724)	Rural 2L	792	\$ 1,072,071	\$ 310,901	0.39	\$ 121,652		
CR 455/Hartle Road	CFX TOLL	SAWGRASS WAY	D	792				3.1	16368															
	NB or EB				402	359					43	NB			43		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 179,011		
	SB or WB				445	404							41	SB	41		Rural 2L	792	\$ 1,072,071	\$ 3,323,420	0.05	\$ 173,389		
Hancock Ext	Hartwood Marsh- C-0854	Wellness Way		792				2.19	11549															
	NB or EB				58	(272)	Y				331	NB			331	(272)	Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.42	\$ 979,925		
	SB or WB				365	137	N						228	SB	228		Rural 2L	792	\$ 1,072,071	\$ 2,347,835	0.29	\$ 674,469		
Schofield Rd. - Wellness Way Parkway	US 27	Stadium Blvd.	D	1800				0.25	1320															
	NB or EB				1560	1390					171	EB			171		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.09	\$ 19,553		
	SB or WB				1554	1306							248	WB	248		2L to 4L Urban	1800	\$ 825,000	\$ 206,250	0.14	\$ 28,408		
Schofield Rd. - Wellness Way Parkway	Stadium Blvd.	Hancock Ext, 1st 90 degree		1800				0.35	1870															
	NB or EB				1562	983					578	EB			578		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.32	\$ 92,798		
	SB or WB				1552	1154							398	WB	398		2L to 4L Urban	1800	\$ 825,000	\$ 288,750	0.22	\$ 63,872		
Wellness Way Parkway	Hancock Road	CR 455	D	1800				2.52	13312															
	NB or EB				1627	1544					83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.05	\$ 280,621		
	SB or WB				1523	1324							199	WB	199		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 6,112,260	0.11	\$ 676,016		
Wellness Way Parkway	CR 455	Orange Co.	D	1800				0.54	2875															
	NB or EB				1349	1267					83	EB			83		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.05	\$ 60,133		
	SB or WB				1162	1091							71	WB	71		Urban 4L - Use 2LD future 4L	1800	\$ 2,425,500	\$ 1,309,770	0.04	\$ 51,730		

* Existing Roads - mitigate only project trips over capacity (see available capacity)

New Roads - mitigate all project trips on roadways not committed for funded by others

Subtotal \$ 4,499,772

TOTAL \$ 8,021,077

Prop. Share Credit Against Impact Fees and Proposed Credits

Credits: Olympus Blvd. Remaining Capacity, Regional Trails, Signal Fiber Optics

Lake County Costs, 1/24/19**Const. Cost Per CEMEX Agreement**

New 2L Urban - future 4L	\$3,675,000
New 2L Undiv. Rural 4' Sh	\$1,624,350
Widen 2L inside 4L div. U	\$1,250,000

Contingency 10%, Design 12%, CEI 10%

1.32**General FDOT 2018 Costs (No Specific D-5 Available)****Note: Divide cost by 2, 1/2 road improvement per direction**

<u>Section</u>	<u>Cost/Mile</u>	<u>Description</u>
New:		
Urban 2LU \$	4,981,800	with 4' bike lanes
Rural 2L \$	2,202,091	5' paved shoulders
Rural 4LD \$	4,312,785	(2' paved shoulders inside, 5' outside)
Urban 4L \$	7,448,544	22' median and 4' bike lanes
Widen:		
2L to 4LDU \$	2,862,158	2L ex. Add 2L 5' paved shoulders
4LR add turn lane \$	170,510	ADD LEFT TURN lane
4LR add turn lane \$	164,627	ADD RIGHT TURN lane
6LD to 8LD (rural) \$	2,879,092	Add outside lanes
6LD to 8LD (urban) \$	5,366,049	Add outside lanes has B/L
Turn Lane Ext Rural \$	226,065	Ext. 300' left turn D3 Cost
Turn Lane Ext Rural \$	220,883	Ext. 300' right turn D3 Cost
Turn Lane Ext Urban \$	307,636	Ext. 300' left turn D3 Cost
Turn Lane Ext Urban \$	277,180	Ext. 300' right turn D3 Cost
2LU to 4LD \$	5,456,415	22' median and 4' bike lanes

1.22

10% contingency in above FDOT Costs, Use Design 12% and CEI 10% @ 22%

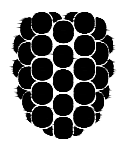
Drawing name: C:\Users\lwamod\AppData\Local\Temp\MapPublic\7160\Olympus_sdrdy_2019.dwg Sheet 1 Apr 22, 2019 1:24pm by lwamod

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

5. ROAD RIGHT-OF-WAYS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN THE PLAT OF MONTE VISTA PARK FARMS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED AS APPLICABLE]
6. RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA CORPORATION, RECORDED JUNE 7, 1977 IN OFFICIAL RECORDS BOOK 630, PAGE 713, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
7. PERMANENT UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED JULY 8, 1985 IN OFFICIAL RECORDS BOOK 845, PAGE 552, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
8. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER BETWEEN THE CITY OF ORLANDO, A FLORIDA MUNICIPAL CORPORATION; ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; LILLIAN D. BRADSHAW; LAKE TRIMBEY GROVES, INC., A FLORIDA CORPORATION; HI-ACRES, INC., A FLORIDA CORPORATION AND THE CHARLES E. BRADSHAW RESIDUAL TRUST, RECORDED OCTOBER 9, 1985 IN OFFICIAL RECORDS BOOK 854, PAGE 865 AND TOGETHER WITH AND AFFECTED BY THE PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1984 IN OFFICIAL RECORDS BOOK 1280, PAGE 1674 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN OFFICIAL RECORDS BOOK 1569, PAGE 1174 AND TOGETHER WITH THE WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER AS EVIDENCED BY AND AFFECTED BY THAT CERTAIN PARTIAL RELEASE OF WATER CONSERV II AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 119 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1204 AND TOGETHER WITH THE ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 15, 2009 IN OFFICIAL RECORDS BOOK 3830, PAGE 1210, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
9. PERMANENT EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED APRIL 5, 1989 IN OFFICIAL RECORDS BOOK 1005, PAGE 2481, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – PLOTTED HEREON]
10. AGREEMENT BETWEEN GOLDEN GEM GROWERS, INC., A FLORIDA COOPERATIVE CORPORATION AND CLONTS GROVES, INC., RECORDED SEPTEMBER 17, 1992 IN OFFICIAL RECORDS BOOK 1185, PAGE 1949, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]
11. PERMANENT UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION, RECORDED OCTOBER 30, 1996 IN OFFICIAL RECORDS BOOK 1474, PAGE 333, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [PARCEL 843 DOES NOT AFFECT, PARCEL 842 AFFECTS – PLOTTED HEREON]
12. EASEMENT IN FAVOR OF SPRINT AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2100, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
13. EASEMENT IN FAVOR OF SUMTER ELECTRIC AND OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2102, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
14. EASEMENT (INGRESS/EGRESS) IN FAVOR OF OPM – USA – INC. RECORDED OCTOBER 21, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2104, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
15. ORDINANCE #1997-70 TRACKING NO. #57-97-CUP CLONTS GROVES INC./OPM USA INC. (JOHN M. ARLALE) CUP#97 /7 /5-2 RECORDED OCTOBER 22, 1997 IN OFFICIAL RECORDS BOOK 1555, PAGE 2318, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
16. LEASE AGREEMENT DATED OCTOBER 9, 1997 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE BETWEEN CLONTS GROVES, INC., LESSOR, AND OPM – USA – INC., A FLORIDA CORPORATION, LESSEE, RECORDED DECEMBER 1, 1997 IN OFFICIAL RECORDS BOOK 1565, PAGE 169 AND TOGETHER WITH THE GENERAL CONVEYANCE, BILL OF SALE AND ASSIGNMENT DATED JANUARY 20, 1998 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF ASSIGNMENT OF LEASE BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, F/K/A AMERICAN TOWER SYSTEMS (DELAWARE), INC., A DELAWARE CORPORATION, SUCCESSOR BY MERGER TO OPMUSA– INC., A FLORIDA CORPORATION, ASSGNOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A AMERICAN TOWER SYSTEMS, L.P., A DELAWARE LIMITED PARTNERSHIP, ASSIGNEE, RECORDED FEBRUARY 28, 2000 IN OFFICIAL RECORDS BOOK 1797, PAGE 2221 AND TOGETHER WITH THE AMENDED AND RESTATED LEASE SUPPLEMENT DATED SEPTEMBER 29, 2008 AND EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWERS, INC., A DELAWARE CORPORATION, SUCCESSOR IN INTEREST TO OPM–USA–INC., LESSOR, AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP D/B/A VERIZON WIRELESS, A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED OCTOBER 8, 2008 IN OFFICIAL RECORDS BOOK 3687, PAGE 1088, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
17. LEASE SCHEDULE DATED DECEMBER 8, 1997 AND MASTER ASSIGNMENT, CONSTRUCTION AND LEASE AGREEMENT DATED JULY 23, 1998 AND INGRESS/EGRESS AND UTILITY EASEMENT AS EVIDENCED BY AND TOGETHER WITH THE SHORT FORM LEASE SCHEDULE BY AND BETWEEN OPM–USA–INC., A FLORIDA CORPORATION, GRANTER, AND PRIMECO PERSONAL COMMUNICATIONS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, GRANTEE, RECORDED DECEMBER 11, 1997 IN OFFICIAL RECORDS BOOK 1568, PAGE 742, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
18. UTILITY EASEMENT IN FAVOR OF OPM–USA–INC., A FLORIDA CORPORATION, RECORDED JANUARY 6, 1998 IN OFFICIAL RECORDS BOOK 1574, PAGE 1224, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
19. LEASE AND PCS SITE AGREEMENT DATED DECEMBER 26, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF PCS SITE AGREEMENT BETWEEN OPM–USA, INC. AND SPRINTCOM, INC., A KANSAS CORPORATION, RECORDED MAY 15, 1998 IN OFFICIAL RECORDS BOOK 1608, PAGE 1441, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
20. LICENSE AGREEMENT DATED AUGUST 18, 2000 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSEOR, AND AIRT WIRELESS SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, LICENSEE, RECORDED SEPTEMBER 19, 2000 IN OFFICIAL RECORDS BOOK 1861, PAGE 2256, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
21. COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED DECEMBER 31, 1997 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AGREEMENT BY AND BETWEEN OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED SEPTEMBER 10, 2001 IN OFFICIAL RECORDS BOOK 1999, PAGE 171 AND TOGETHER WITH THE FIRST AMENDMENT TO COMMUNICATIONS SITE SUBLEASE AGREEMENT DATED SEPTEMBER 28, 1999 AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF AMENDMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, SUBLESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, SUBLESSEE, RECORDED AUGUST 30, 2002 IN OFFICIAL RECORDS BOOK 2165, PAGE 1563 AND FURTHER EVIDENCED AND TOGETHER WITH THE CORRECTED MEMORANDUM OF AGREEMENT BY AND BETWEEN AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, SUCCESSOR IN INTEREST TO OPM–USA, INC., A FLORIDA CORPORATION, OWNER, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, TENANT, RECORDED SEPTEMBER 19, 2006 IN OFFICIAL RECORDS BOOK 3262, PAGE 2462, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
22. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON–EXCLUSIVE EASEMENT DEED RECORDED FEBRUARY 20, 2003 IN OFFICIAL RECORDS BOOK 2263, PAGE 300, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61–EASEMENT APPEARS TO BE EXPIRED AS OF MAY 31, 2003 AND IS NOT PLOTTED]
23. TERMS AND CONDITIONS OF THE MAINTENANCE OF THE STORMWATER RETENTION AREA AS CONTAINED IN THAT CERTAIN TEMPORARY NON–EXCLUSIVE EASEMENT DEED RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 2436, PAGE 1013, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [LIES IN SOUTHWEST CORNER OF TRACT 61–EASEMENT APPEARS TO BE EXPIRED AS OF OCTOBER 15, 2004 AND IS NOT PLOTTED]
24. LEASE, GUY WIRE EASEMENTS AND ACCESS, PARKING AND UTILITY EASEMENTS AS EVIDENCED BY AND TOGETHER WITH THE MEMORANDUM OF LEASE BY AND BETWEEN CLONTS GROVES, INC., A FLORIDA CORPORATION, LESSOR, AND AMERICAN TOWER, L.P., A DELAWARE LIMITED PARTNERSHIP, LESSEE, RECORDED SEPTEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4075, PAGE 2248, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [DOES NOT AFFECT]
25. TERMS, CONDITIONS, OBLIGATIONS, DEDICATIONS AND PROVISIONS AS SET FORTH AND CONTAINED IN THAT CERTAIN SETTLEMENT AGREEMENT RECORDED NOVEMBER 22, 2017 IN OFFICIAL RECORDS BOOK 5030, PAGE 1620, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. [AFFECTS – NOT PLOTTABLE]

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	NO.	NUMBER	FLAG POLE
AC	ACRES	(NR)	NON–RADIAL	MAIL BOX
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK	HAND–CAP PARKING
ADS	ADVANCE DRAINAGE SYSTEM PIPE	OHU	OVER–HEAD UTILITIES	BOLLARD
ASPH	ASPHALT PAVEMENT	(P)	PLAT	CENTRAL ANGLE
BWF	BARBED–WIRE FENCE	P.B.	PLAT BOOK	BREAK LINE
(C)	CALCULATED	PC	POINT OF CURVATURE	SET 4"x4" CM (LB 8011)
C&C	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE	FOUND 4"x4" CM (AS NOTED)
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT	SET N/D (LB 8011)
CH	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT	FOUND N/D (AS NOTED)
CL	CENTER LINE	PG(S)	PAGE(PAGES)	SET 5/8" IRC (LB 8011)
CLF	CHAIN–LINK FENCE	(I)	POINT OF INTERSECTION	FOUND IRON ROD (AS NOTED)
CM	CONCRETE MONUMENT	PLS	PROPERTY LINE	FOUND IRON PIPE (AS NOTED)
CMF	CORRUGATED METAL PIPE	P.O.B.	PROFESSIONAL LAND SURVEYOR	FOUND RAIL ROAD SPIKE (AS NOTED)
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING	FOUND "X" CUT
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT	BENCHMARK (AS NOTED)
(D)	DEED	PCC	POINT ON CURVE	AIR CONDITIONER
DEB	DEED BOOK	PRC	POINT OF REVERSE CURVATURE	CABLE TELEVISION RISER BOX
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT	ELECTRIC JUNCTION BOX
EL	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER	TELEPHONE RISER BOX
ELEC	ELECTRIC	PT	POINT OF TANGENCY	UTILITY RISER BOX
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE	WATER METER
E/P	EDGE OF PAVEMENT	R	RADIUS	WIRE PULL BOX
E/W	APPROXIMATE EDGE OF WATER	(R)	RADIAL	TRAFFIC SIGNAL BOX
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	ROM	ROUND CONCRETE MONUMENT	ELECTRICAL TRANSFORMER
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY	WOOD UTILITY POLE
FRM	FLOOD (FLORIDA) INSURANCE RATE MAP	RCP	REINFORCED CONCRETE PIPE	CONCRETE UTILITY POLE
FVC	FOUND	REC	RECOVERED	METAL UTILITY POLE
FND	FOUND	SEC	SECTION	TRAFFIC SIGNAL POLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SRF	SPLIT RAIL FENCE	GUY POLE
HWF	HOG–WIRE FENCE	SS	SANITARY SEWER	GUY ANCHOR
INT	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK	TRAIL POLE
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE	FLOOD LIGHT
IPC	IRON PIPE	TBM	TEMPORARY BENCH MARK	CATCH BASIN/DROP INLET
IRON	IRON PIPE & CAP	UE	UTILITY EASEMENT	CLEAR OUT
IRC	IRON ROD	(TYP)	TYPICAL	STORM MANHOLE
IRC	IRON ROD & CAP	WF	WOOD FENCE	ELECTRIC METER
L	ARC LENGTH	WF	WROUGHT IRON FENCE	SANITARY MANHOLE
LB	LICENSED BUSINESS	WPF	WIRELESS PRIVACY FENCE	STORM MANHOLE
(M)	MEASURED	W/	WITH	WELL
M.B.	MAP BOOK	W/V	WATER VALVE	FIBER–OPTIC CABLE MARKER
MES	MISERED VAD SECTION	W/V	GAS VALVE	GAS LINE MARKER
NAVD	NORTH AMERICAN VERTICAL DATUM	W/V	WATER VALVE	SINGLE POLE SIGN
NGVD	NATIONAL GEODETIC VERTICAL DATUM	W/V	WATER SPIGOT	DOUBLE POLE SIGN
N/D	NAIL & DISK	W/V	FIRE HYDRANT	WETLAND FLAG
		W/V		RECLAIMED WATER VALVE
		W/V		RECLAIMED WATER METER
		W/V		BURIED FIBER OPTIC MARKER
		W/V		BURIED ELECTRIC MARKER



Dewberry

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WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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

LAKE COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY -FOR- OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC

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 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 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET 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. 2384221 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 N07°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD, THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

SPECIAL NOTE:

THE FOLLOWING NOTE HAS BEEN TAKEN FROM A PREVIOUS SURVEY PERFORMED BY SURVITECH SOLUTIONS, INC DATED 09/04/12 IN REGARDS TO THE RIGHT–OF–WAY FOR SCHOFIELD ROAD. DEWBERRY HAS ACQUIRED TO SAID RIGHT–OF–WAY FOR CONTIGUITY BETWEEN THE RIGHT–OF–WAY AND THE SUBJECT PARCEL.

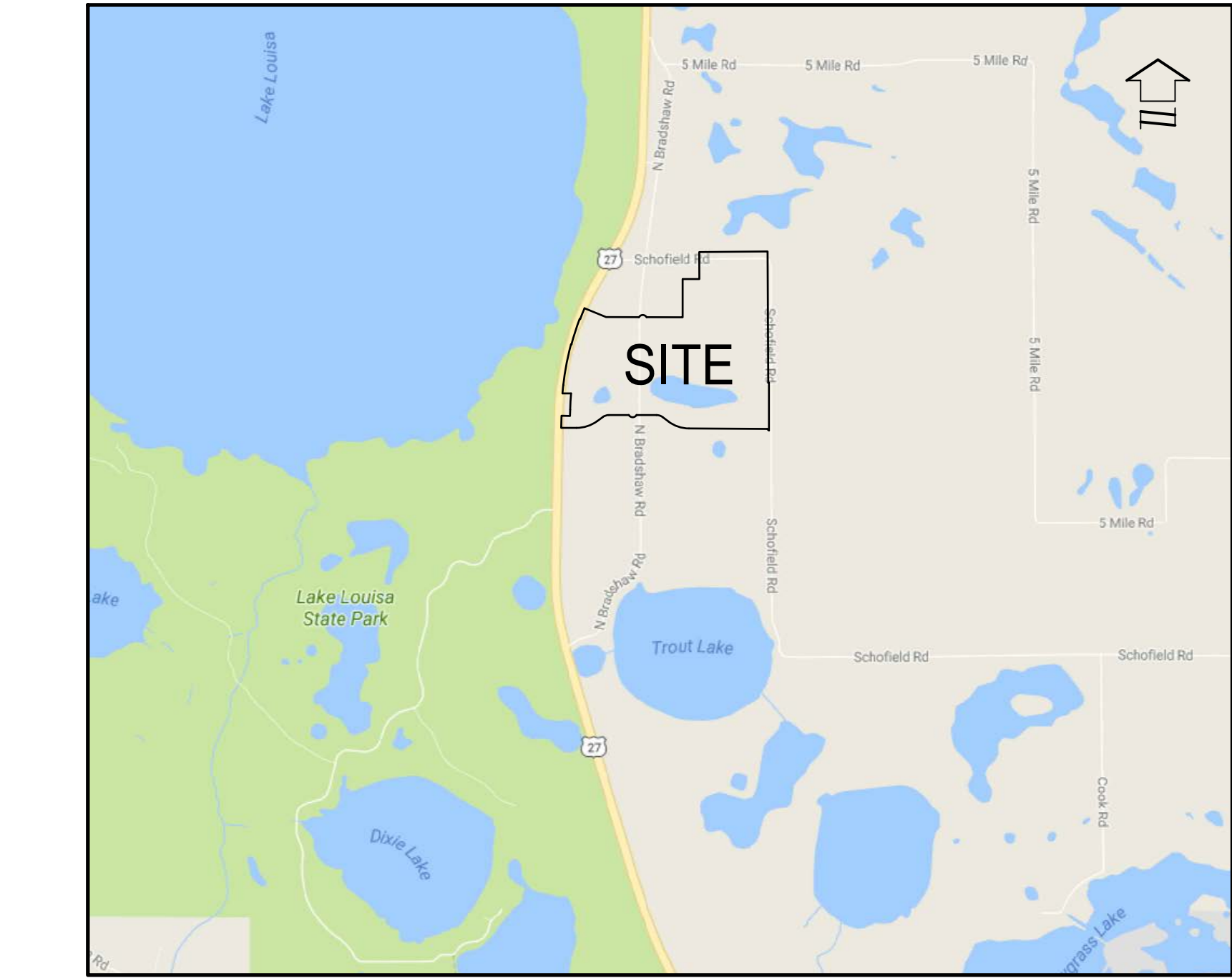
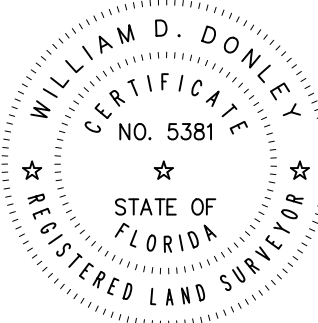
SCHOFIELD ROAD RIGHT–OF–WAY NOTE:

SURVITECH BELIEVES THAT THERE ARE CONFLICTS WITH THE RIGHT–OF–WAY WIDTH FOR SCHOFIELD ROAD AND THAT THE WIDTH OF THE RIGHT–OF–WAY SHOULD BE 33 FEET AND NOT 48 FEET AS DEPICTED ON THE RIGHT–OF–WAY MAPS PER F.D.O.T. PROJECT NO. 238422. SURVITECH HAS COME TO THIS CONCLUSION BASED ON THE FOLLOWING:

FIRST, SURVITECH IS FAIRLY CONFIDENT THAT THE SAID RIGHT–OF–WAY MAPS DEPICT THE RIGHT–OF–WAY AS 48 FEET WIDE BECAUSE DEED BOOK 225, PAGE 510 CALLS FOR THE EAST 33 FEET OF TRACTS 33, 48, 49, AND 64 AS WELL AS THE NORTH 33 FEET OF TRACTS 33, 34, 35, AND 36 OF THE PLAT OF MONTE VISTA PARK FARMS AS RECORDED IN PLAT BOOK 2, PAGE 27. SAID DEED ALSO CALLS FOR THE NORTH 33 FEET OF THAT PART OF TRACT 37 LYING EAST OF US HIGHWAY 27, AND THAT THE PLAT OF MONTE VISTA PARK FARMS DEPICTS A 15 FOOT STRIP ALONG THE NORTH SIDE OF TRACTS 33, 34, 35, 36, AND 37 AND ALONG THE EAST SIDE OF TRACTS 33, 48, 49, AND 64. AT FIRST GLANCE, SAID 15 FOOT WIDE STRIPS APPEAR TO BE PUBLIC RIGHT–OF–WAY; SO, ASSUMING THAT THE PLAT DEDICATED 15 FEET OF RIGHT–OF–WAY AND ASSUMING THAT THE BOUNDARIES OF SAID TRACTS PER DEED MAKES THE RIGHT–OF–WAY OF SCHOFIELD ROAD 48 FEET WIDE.

HOWEVER, SURVITECH BELIEVES THAT THE BOUNDARIES OF SAID TRACTS ACTUALLY EXTEND TO THE SECTION AND QUARTER SECTION LINES ADJACENT THERETO. THE REASONS BEING ARE THAT SAID PLAT SPECIFICALLY STATES THAT "THE FEET IN THE STREETS AND 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 FOR THE BENEFIT OF THE PUBLIC, AND PURCHASERS, FOR TRAVEL AND NECESSARY DRAINAGE OF SAID ROADS, BY REFERENCE TO THIS PLAT IS HEREBY GRANTED"; AFTER READING THIS STATEMENT, SURVITECH SCALED THE SIZE OF THE LOTS AND FOUND THAT THE WIDTH OF TRACTS 33 AND 49 IS LESS THAN THE INTERIOR TRACTS 34 AND 35. THIS AND THE ABOVE PLAT STATEMENT LEAD THE SURVEYOR TO BELIEVE THAT THE ORIGINAL INTENT OF THE PLAT WAS FOR THE 15 FOOT WIDE STRIPS TO BE INCLUDED IN THE OWNERSHIP OF THE TRACTS LYING ADJACENT THERETO, THEREBY, MAKING THE TRACTS EQUAL SIZE.

FURTHERMORE, WITHIN SAID DEED BOOK 225, PAGE 510 THERE IS ANOTHER PARAGRAPH THAT TAKES THE "EAST 33 FEET OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST". WITH SAID SECTION 28 LYING DIRECTLY SOUTH OF SAID PLAT OF MONTE VISTA PARK FARMS, IF THE RIGHT–OF–WAY WAS TO BE AS SAID F.D.O.T. MAPS DEPICTS THAT THERE WOULD BE A JOG IN THE RIGHT–OF–WAY OF THE ROAD WHERE IT TRANSITIONS FROM SAID PLAT TO SAID SECTION 28. SURVITECH'S BELIEF THAT THE ORIGINATOR OF SAID DEED WAS UNDER THE SAME IMPRESSION AS SURVITECH, IN THAT THE 15 FOOT WIDE STRIPS WERE OWNED BY THE OWNER'S OF THE ADJACENT TRACTS AND ONLY AN EASEMENT WAS DEDICATED ACROSS THE 15 FOOT WIDE STRIP. THEREFORE, WHEN SAID DEED TAKES 33 FEET FROM THE EAST AND NORTH OF SAID TRACTS, THE 33 FEET SHOULD BE TAKEN FROM THE SECTION AND QUARTER SECTION LINES AND NOT FROM THE EASEMENT LINES OF THE TRACTS AS DEPICTED ON SAID PLAT. IN DOING SO, THIS ELIMINATES ANY JOGS IN THE RIGHT–OF–WAY AND MAKES THE WIDTH OF THE RIGHT–OF–WAY 33 FEET INSTEAD OF THE 48 FEET AS DEPICTED IN SAID F.D.O.T. MAPS.



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF S00°18'00"E ALONG THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND "A" AND PARTIALLY LIES WITHIN A FLOOD HAZARD AREA.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6741948, DATED DECEMBER 18, 2017.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS SHOWN HEREON WERE IS PER FIELD LOCATED WETLAND FLAGS PER CARTER ENVIRONMENTAL SERVICES, INC, FLAGGED ON 02/20/2018.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE, NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
- THAT PORTION OF SCHOFIELD ROAD (DIRT ROAD) LYING IN SECTIONS 21 AND 28 PARTIALLY LIES OUTSIDE OF THE DEDICATED RIGHT OF WAY AND ENCLOSED WITHIN THE SUBJECT PARCEL AS SHOWN. ACCORDING TO LAKE COUNTY RIGHT OF WAY DEPARTMENT SAID GRADED ROAD IS MAINTAINED BY OSCEOLA COUNTY.
- NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE COUNTY RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE EXTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN–NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.

SURVEYOR'S CERTIFICATE:

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

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

DATE OF PLAT OR MAP: 02/16/18

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

William D. Donley
WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

04/22/2019
DATE

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

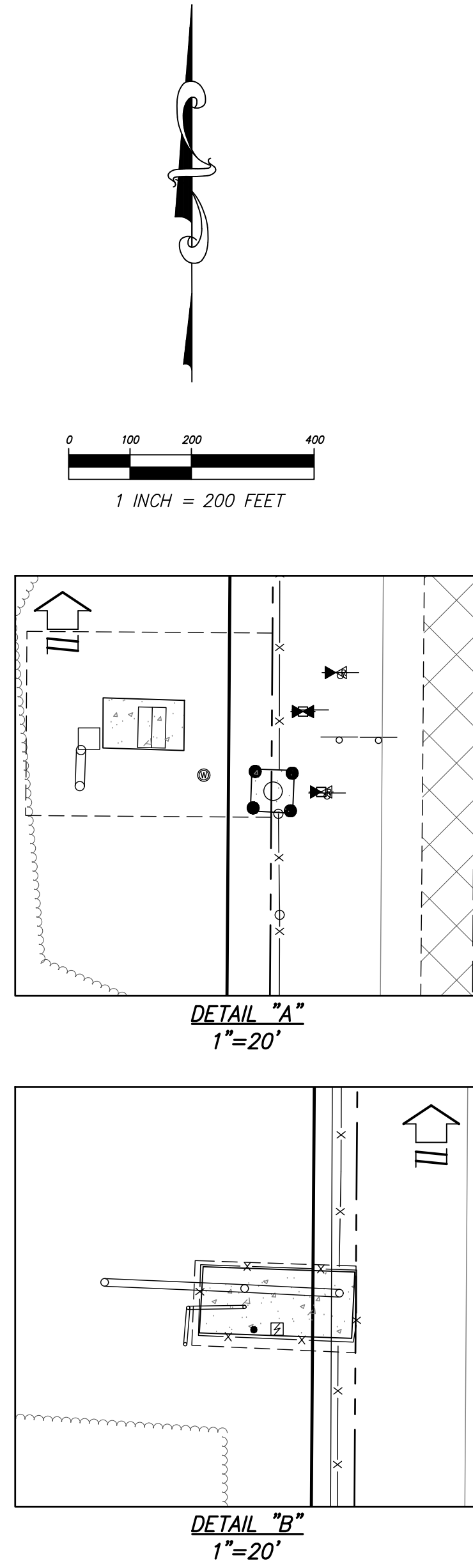
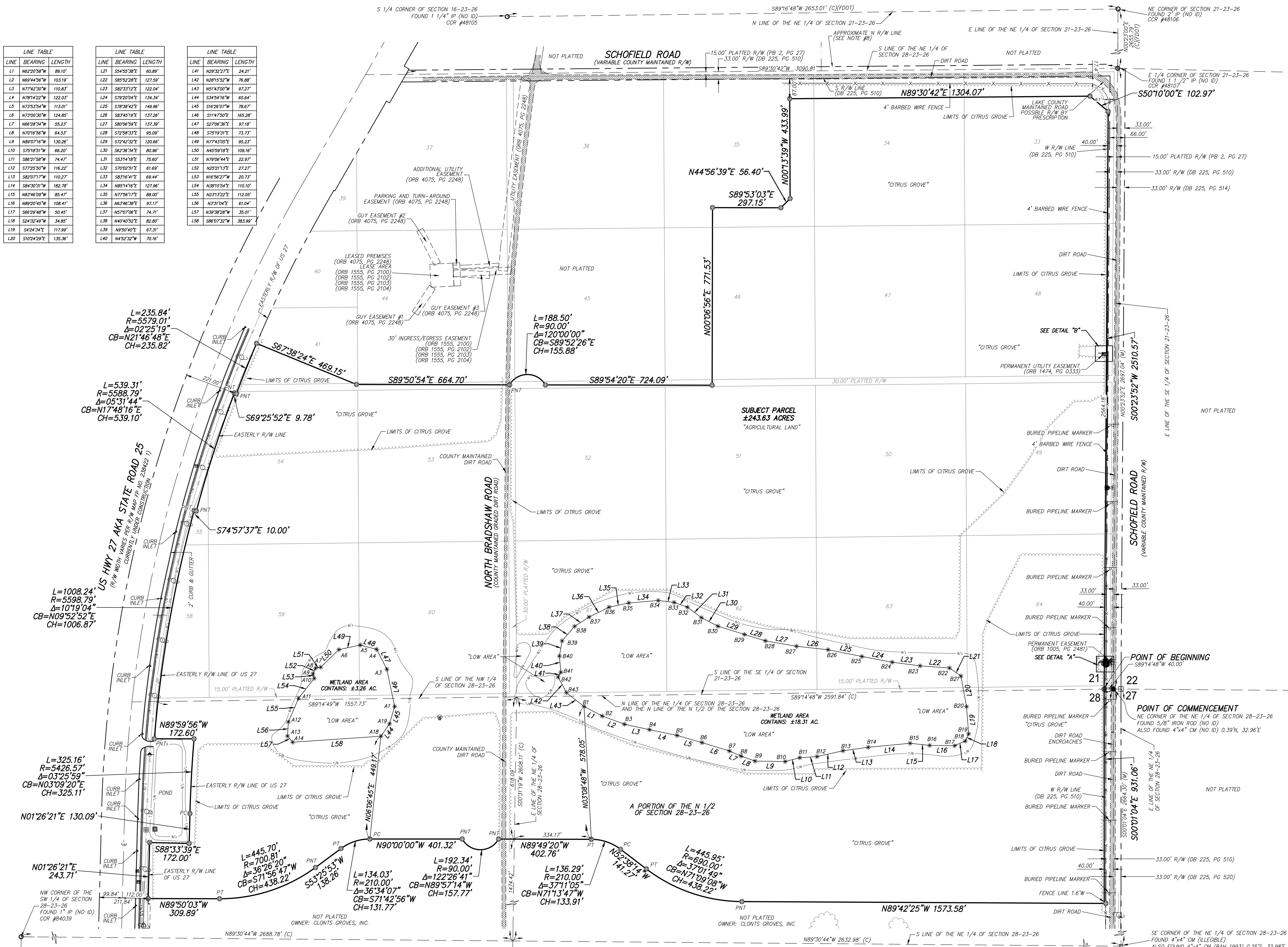
R E V I S I O N S					 Dewberry 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	A PORTION OF SECTIONS 21 & 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST			PLAT OF BOUNDARY SURVEY —FOR— OLYMPUS SPORTS & ENTERTAINMENT GROUP, LLC			LAKE COUNTY, FLORIDA	
FB/PG	DATE	DRAWN	REVISION	CKD		FB/PG		FIELD DATE		PROJECT NO.			
N/A	04/10/18	MRP	ADDRESS SHUTTS COMMENTS	WDD		21,28—23—26 / 7		02/08/18		50098617			
N/A	05/16/18		ADDED WETLANDS	WDD									
N/A	10/22/18	MRP	REVISED LEGAL DESCRIPTION	WDD									
N/A	10/26/18	MRP	REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18	WDD									
N/A	01/11/19	MRP	REVISED BOUNDARY AND LEGAL DESCRIPTION	WDD									
						DRAWING DATE		BY	APPROVED	SCALE			
						02/16/18		MRP	WDD	N/A			
										1 OF 2			

Drawing name: C:\Users\wasmadot\AppData\Local\Temp\kafPublish-7760\Olympus_sundry_2019.dwg Sheet 2 Apr 22, 2019 1:24pm by wasmadot

LINE TABLE	
LINE	BEARING LENGTH
L1	N62°20'58"W 89.10'
L2	N69°44'56"W 103.19'
L3	N7°42'30"W 110.83'
L4	N78°43'22"W 122.03'
L5	N73°53'54"W 113.01'
L6	N73°00'30"W 124.85'
L7	N66°28'34"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°25'30"W 116.32'
L13	S82°07'17"W 110.27'
L14	S84°20'31"W 182.78'
L15	N83°46'59"W 85.47'
L16	N89°20'45"W 108.41'
L17	S86°29'48"W 50.45'
L18	S24°32'59"W 34.85'
L19	S42°34'34"E 117.99'
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°38'45"E 149.96'
L26	S83°45'19"E 137.26'
L27	S80°06'59"E 137.39'
L28	S72°58'33"E 95.09'
L29	S72°42'32"E 120.66'
L30	S62°36'34"E 80.96'
L31	S53°14'48"E 75.60'
L32	S70°52'51"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	N67°07'06"E 74.71'
L38	N40°40'52"E 82.80'
L39	N9°50'40"E 67.31'
L40	N4°52'32"W 70.16'

LINE TABLE	
LINE	BEARING LENGTH
L41	N28°32'27"E 24.21'
L42	N26°15'52"W 76.88'
L43	N51°43'00"W 97.27'
L44	S34°54'16"W 65.64'
L45	S16°26'07"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°56'27"W 20.73'
L54	N38°15'54"E 110.10'
L55	N23°13'22"E 112.05'
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
N/A	04/10/18	MRP	ADDRESS SHUTS COMMENTS	WDD
	05/16/18		ADDED WETLANDS	WDD
N/A	10/22/18	MRP	REVISED LEGAL DESCRIPTION	WDD
N/A	10/26/18	MRP	REVISED PER ATTORNEY COMMENTS RECEIVED 10/25/18	WDD
N/A	01/11/19	MRP	REVISED BOUNDARY AND LEGAL DESCRIPTION	WDD
N/A	04/22/19	WS	MODIFY BOUNDARY	WDD

Dewberry

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

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

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

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

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

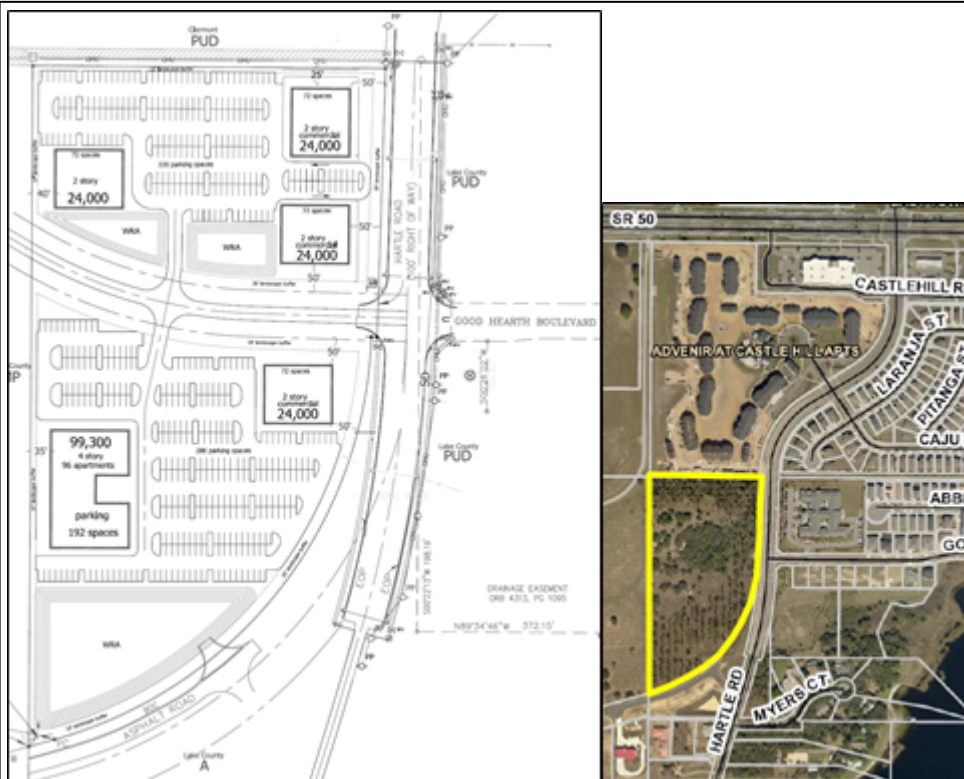


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 14, 2019	
Agenda Item Name	
Ordinance No. 2019-16 <i>Introduction</i> <i>Wise PUD</i>	
Requested Action	
Recommend introduction of Ordinance No. 2019-16.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of Urban Low. Once the property is annexed, it will become Urban Estate. The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.	



Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. There is a mixture of uses in the surrounding area, such as single-family homes and an assisted living facility to the east, multi-family use to the north and industrial uses to the west.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The project is located within ¼ mile of an arterial and major collector intersection (SR 50 and CR 455) and will access CR 455 via a future signalized intersection. The project can be fully served by the City's services, the density and intensity is consistent with the City's Comprehensive Plan, and the dedication of the Right-of-Way for the Hook Street connection serves a public benefit. Therefore, staff recommends approval of Ordinance 2019-16 for a Planned Unit Development to be developed in substantial accordance with the PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners LLC, dated May 11, 2018. *The Planning & Zoning Commission voted 6-0 for approval.*

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-16 Draft PUD Wise	2019-16 Draft PUD Wise.doc	
2. Site Aerial	Site Aerial.pdf	
3. Wise Map	Wise Map.pdf	

4.	Wise Concept Plan 02-28-2019 PUD	Wise Concept Plan 02-28-2019 PUD.pdf
5.	171094 Daniel Wise -Bndy_10-24_17	171094 Daniel Wise -Bndy_10-24_17.pdf
6.	Signed Applications	Signed Applications.pdf
7.	Wise PUD Legal Page 1	Wise PUD Legal Page 1.pdf
8.	Wise PUD Legal Page 2	Wise PUD Legal Page 2.pdf



CITY OF CLERMONT
ORDINANCE No. 2019-16

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, RECORDING, AND PUBLICATION.

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

SECTION 1:

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

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF



CITY OF CLERMONT
ORDINANCE No. 2019-16

LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS



CITY OF CLERMONT
ORDINANCE No. 2019-16

COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°6'21" FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

FROM: Urban Estate (UE)

TO: Planned Unit Development (PUD)

SECTION 2:

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

SECTION 3:

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

SECTION 4:



CITY OF CLERMONT
ORDINANCE No. 2019-16

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

SECTION 5: General Conditions:

This application for a Planned Unit Development to allow for a multi-tenant commercial development with C-2 General Commercial uses along with multi-family dwelling units, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Concept Development Plan prepared by LPG Urban & Regional Planners, Inc, dated May 11, 2018, EXHIBIT A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6: Land Uses and Specific Conditions:

1. A total of up to 96,000 square feet of C-2 General Commercial Uses shall be allowed within the project. The maximum commercial Floor Area Ratio (FAR) will be 0.25 with a maximum of 0.8 Impervious Surface Ratio (ISR).



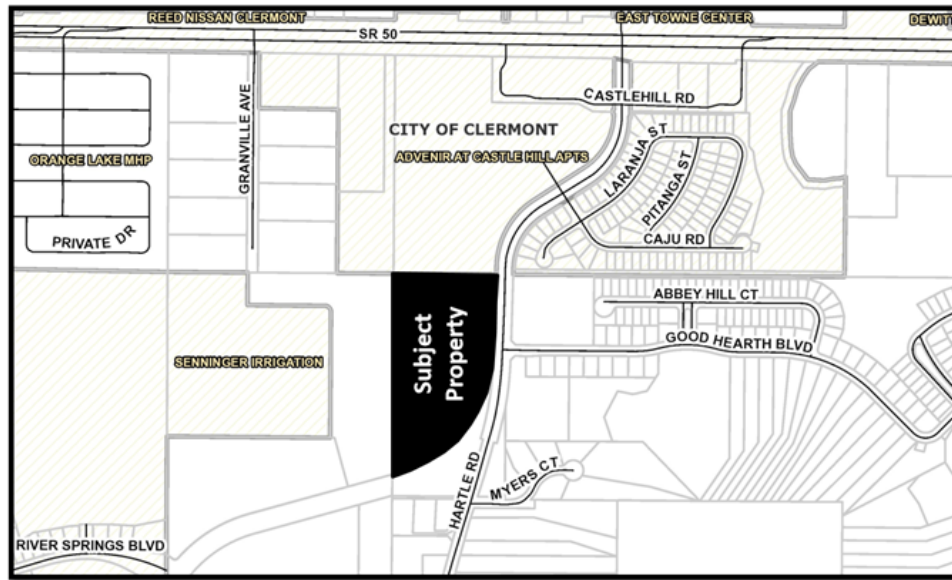
CITY OF CLERMONT
ORDINANCE No. 2019-16

2. A total of up to 96 multi-family dwelling units may be permitted on the site, with a minimum of 750 square feet of living space in each unit. Elevators shall be installed for buildings with a walkup of more than one story.
3. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
5. A Tier 2 Traffic Impact Study shall be completed at the time of site plan review and will be coordinated and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
6. By virtue of the transportation system needs for the project, the developer shall dedicate on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as shown on the Conceptual Development Plan. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 10 feet in width, may be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.
7. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2019-16



CITY OF CLERMONT ORDINANCE No. 2019-16

Close up of Conceptual Development Plan





CITY OF CLERMONT
ORDINANCE No. 2019-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 28th day of May, 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

Exhibit - Location Map - Wise Property

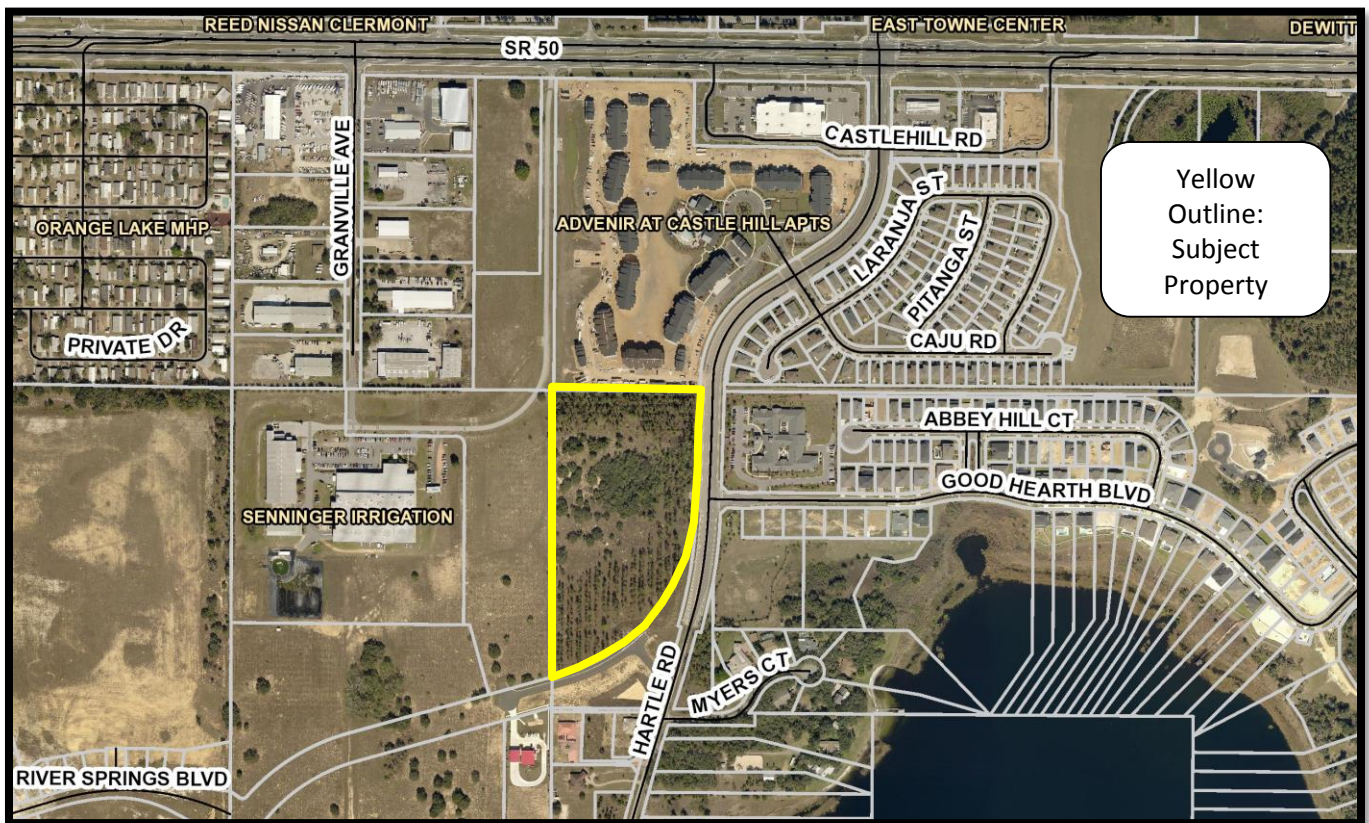
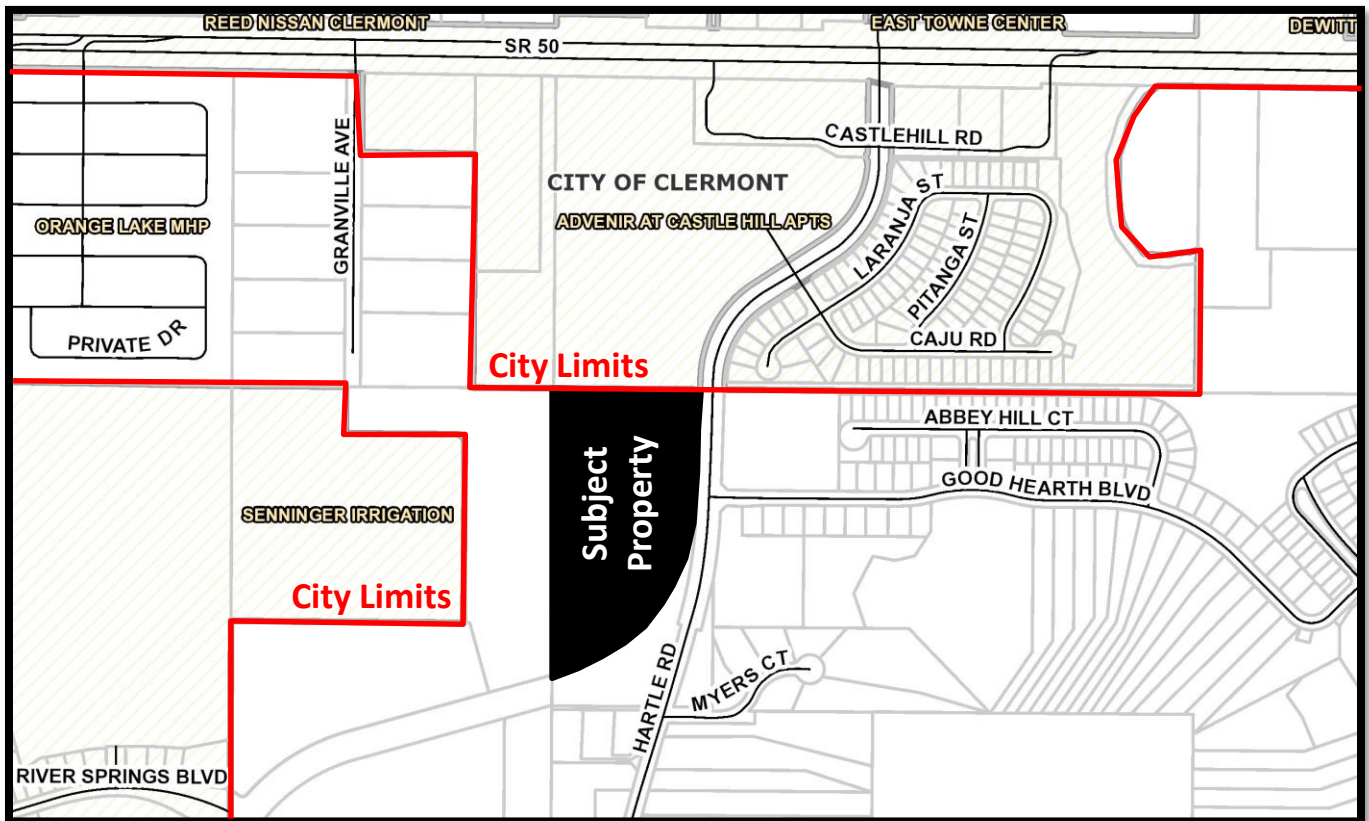


Exhibit – Future Land Use Map – Wise Property

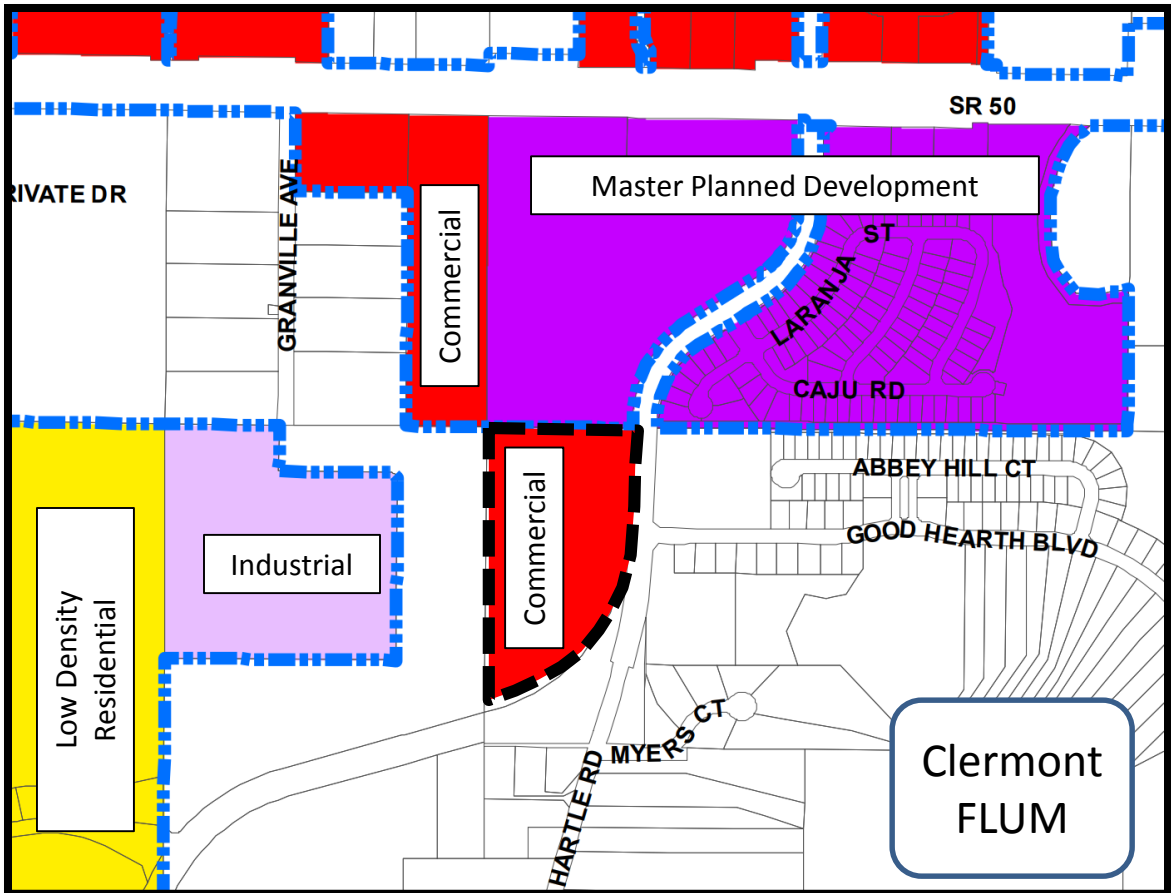
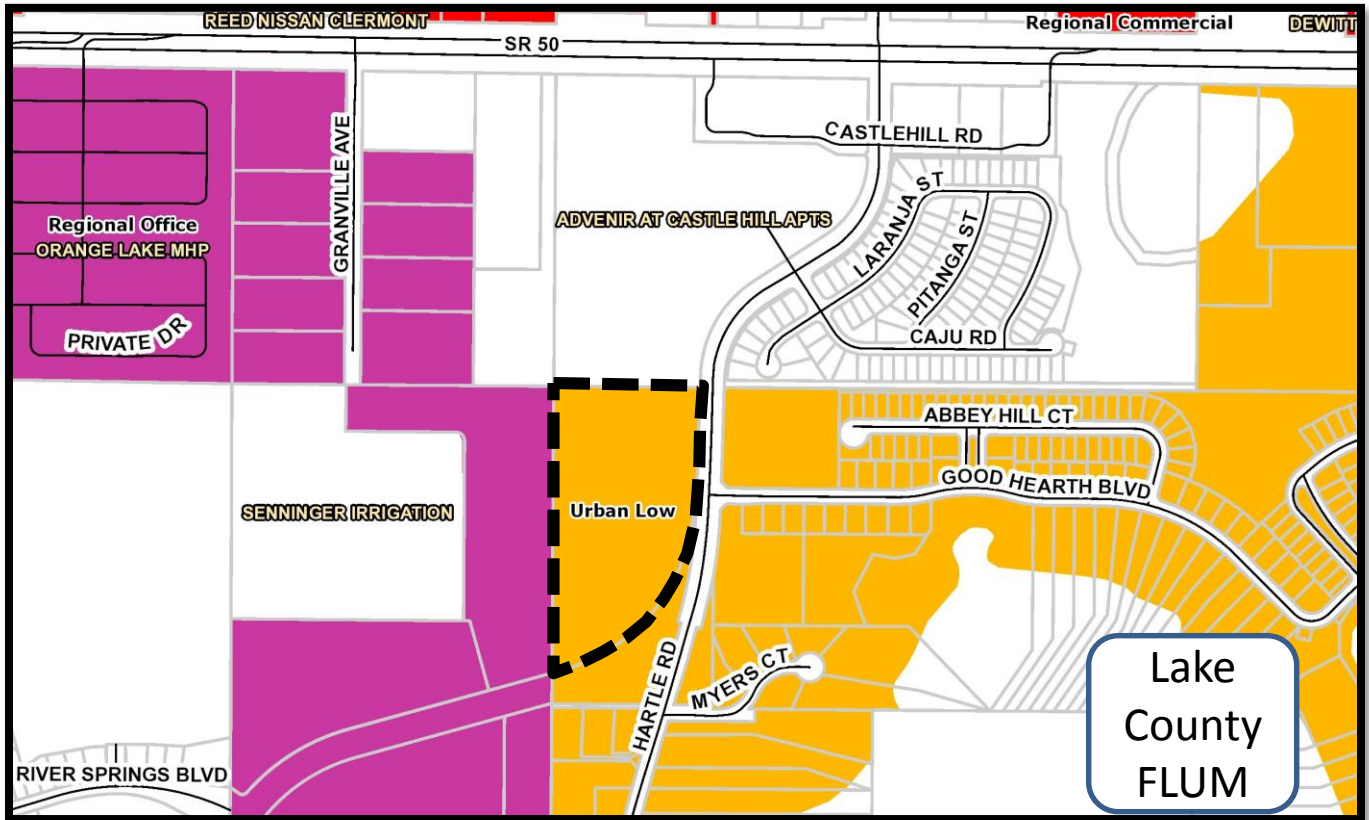
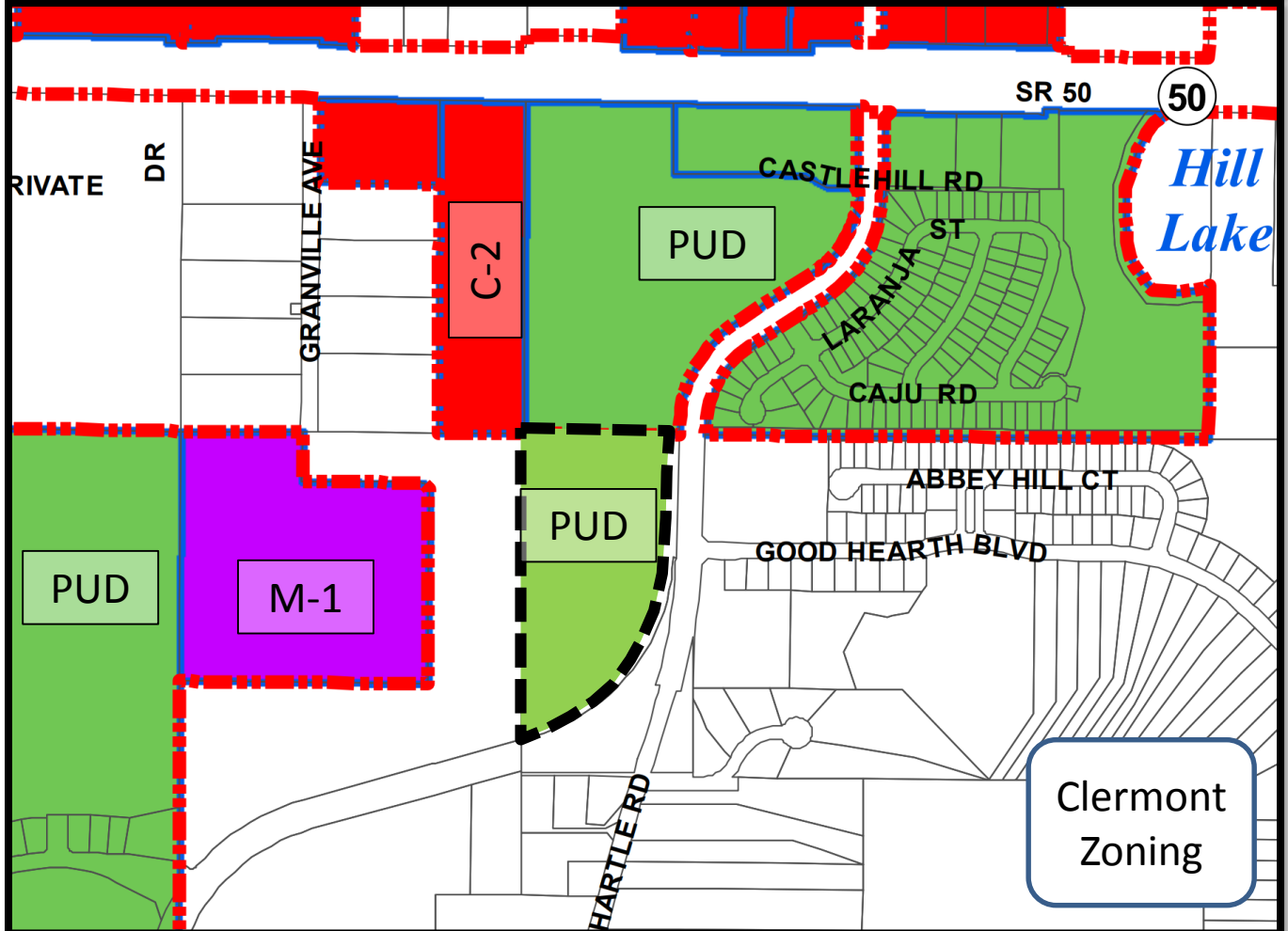
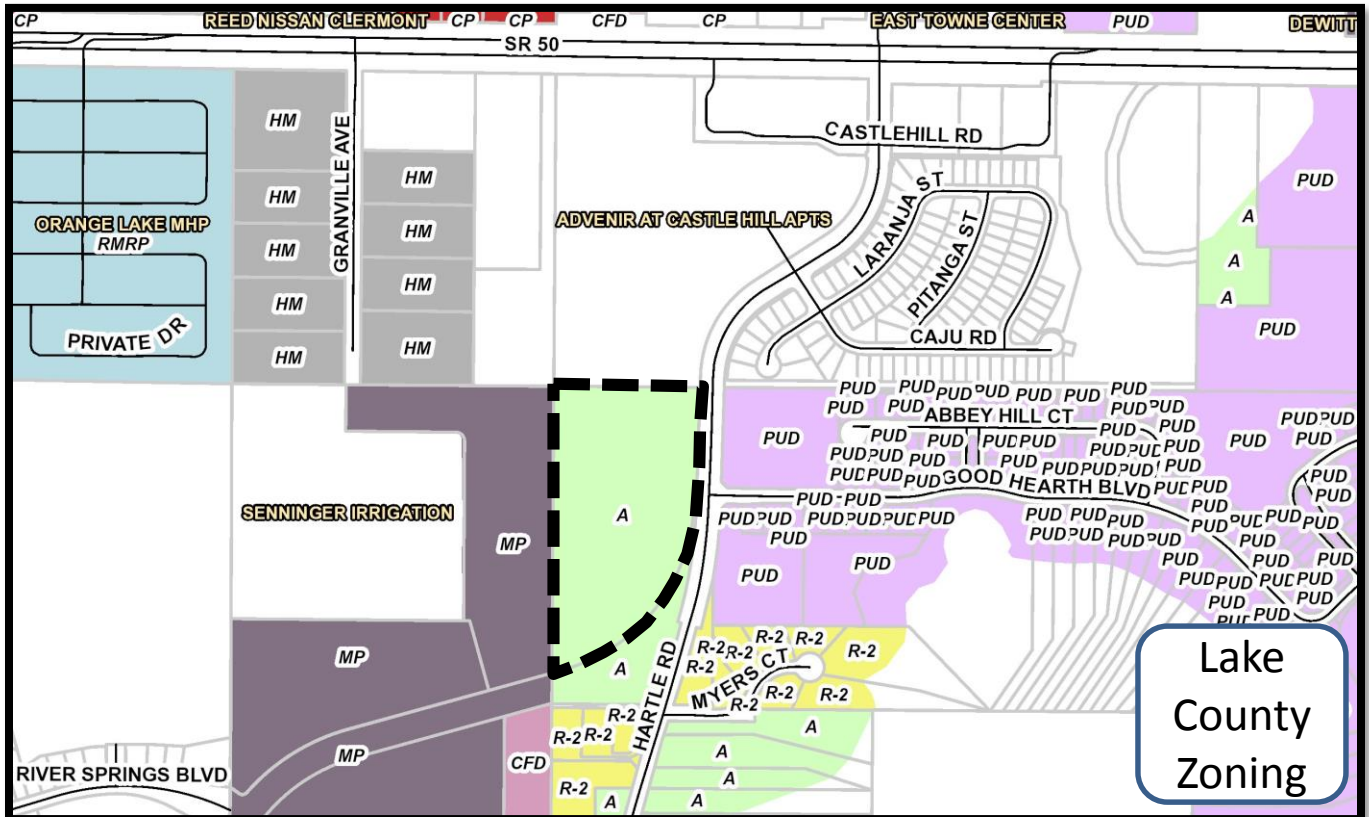
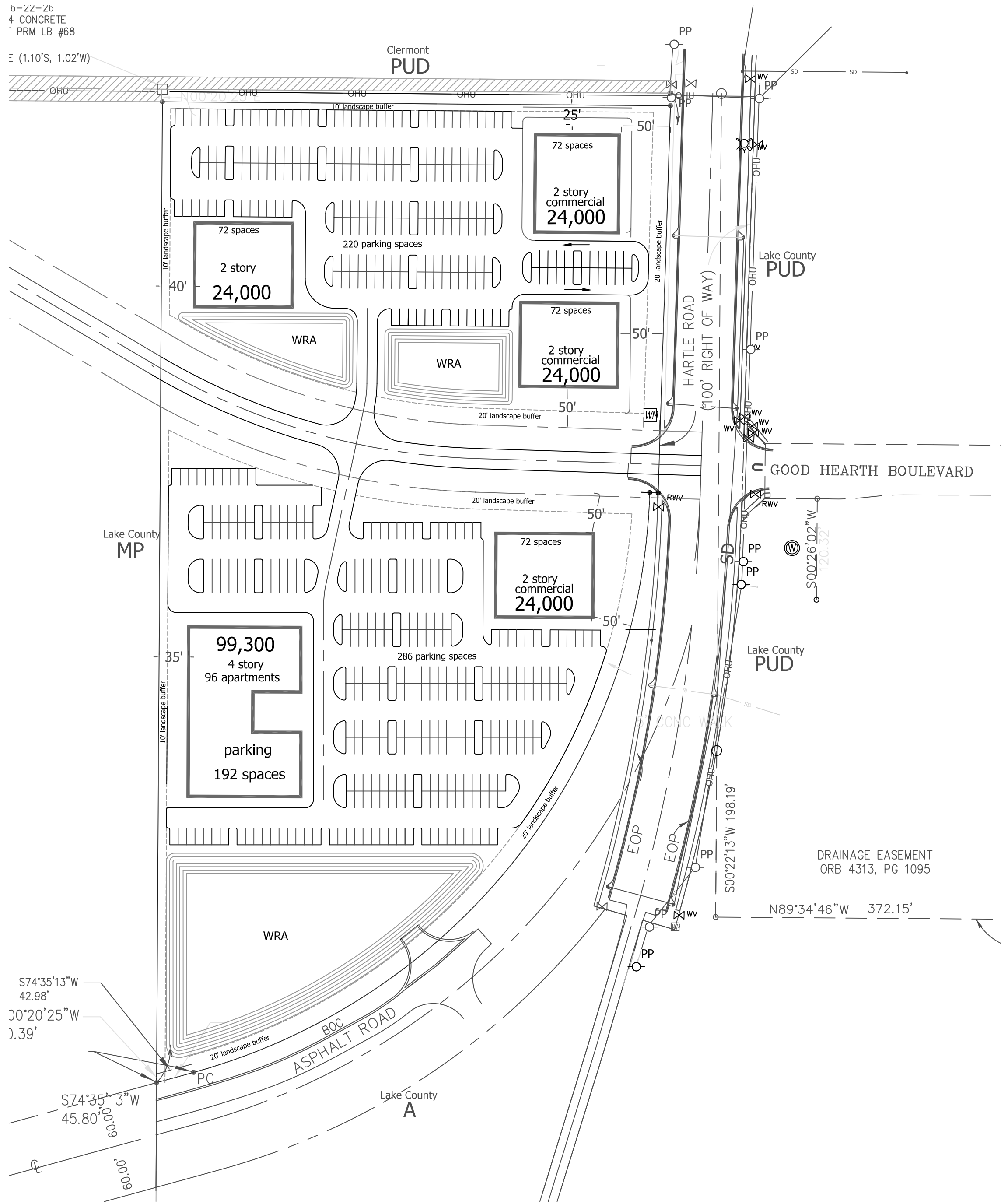


Exhibit – Zoning Map – Wise Property





typical 2 story commercial/office building



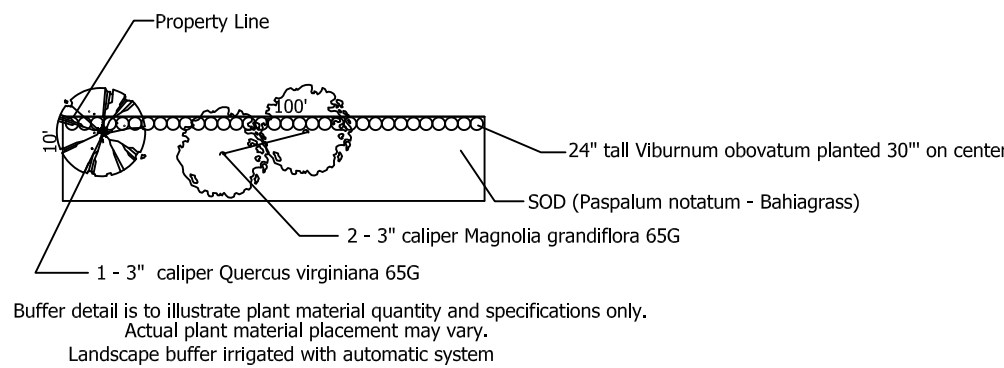
typical 2 story commercial/office building



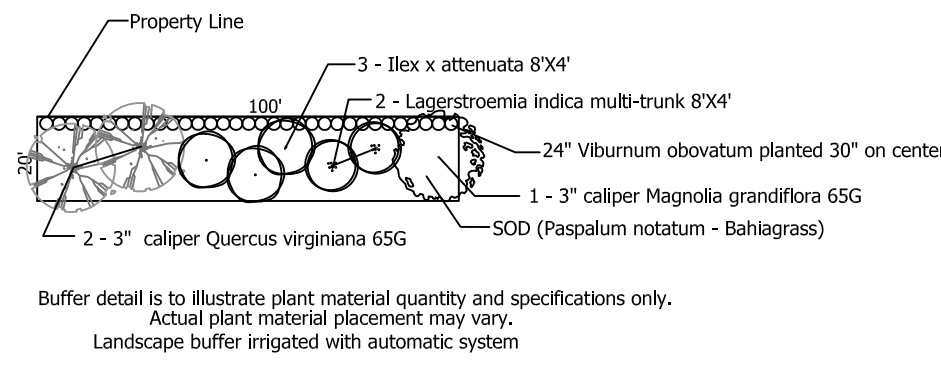
typical 4 story apartment building



typical 4 story apartment building



100 Feet of
Typical 10' Landscape Buffer



100 Feet of
Typical 20' Landscape Buffer
not to scale

Owner:
Daniel Z. Wise, Trustee
1301 Raintree Place
Winter Park, Florida 32789

Applicant:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940 (phone)

Notes:

Total acreage: 13.31 acres (579,910 square feet)
Zoning of parcel: Lake County A
Proposed Land Use: City of Clermont Commercial
Adjacent Zoning:

Proposed Use:

North - City of Clermont PUD
South - Lake County A
East - Lake County PUD
West - Lake County MP
Mixed Use Development
96 multi-family
96,000 sf commercial/office
where shown

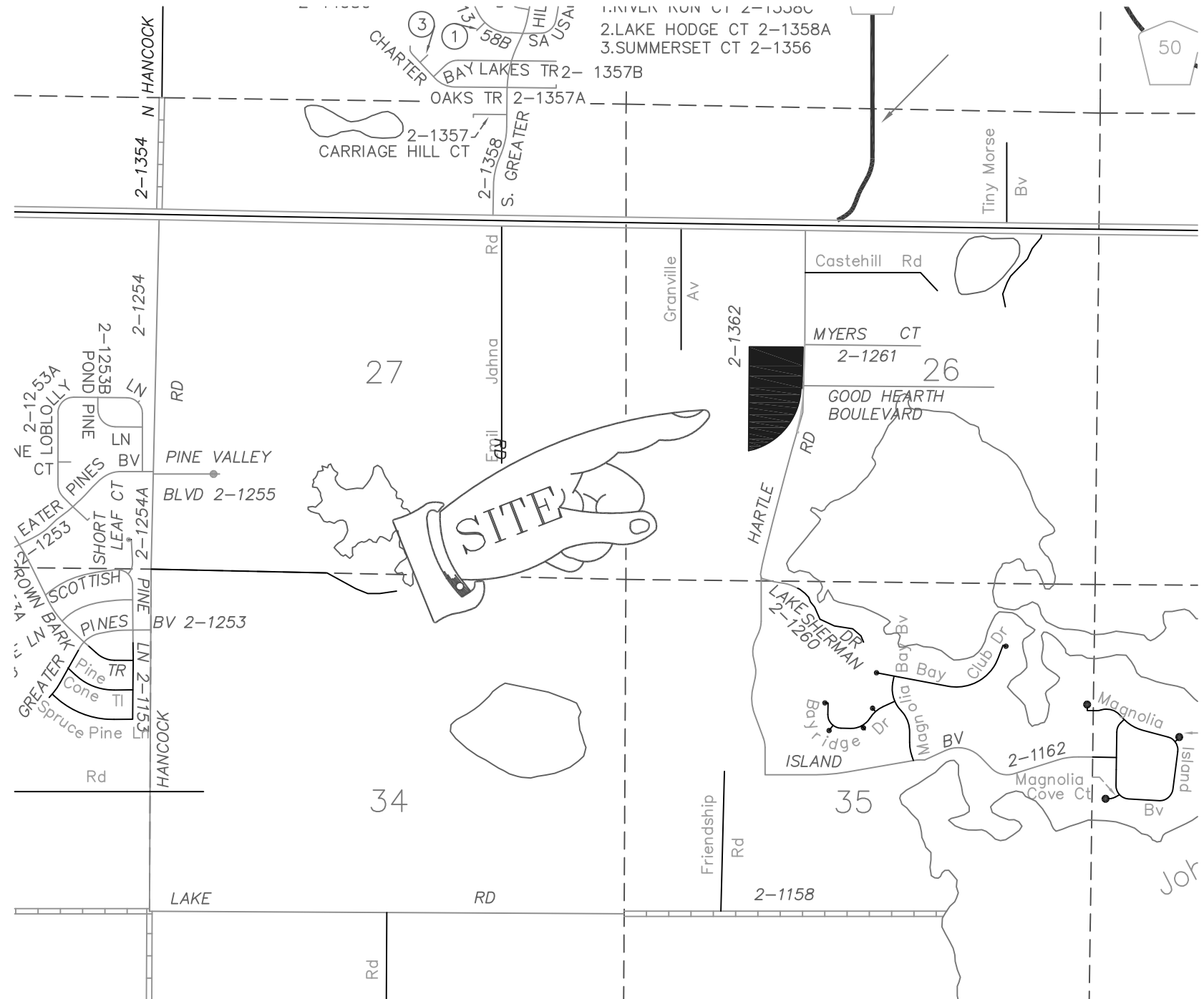
100 year flood elevation:

where shown

Wetland acreage: 0 acres
Open Space: 2.66 - 20% minimum

Notes:

- * This plan is conceptual in nature and is subject to change due to engineering and other influences.
- * Maximum commercial FAR - .25
- * Proposed FAR - .17
- * Maximum commercial ISR - .8
- * Proposed ISR .8
- * Maximum allowable building height 55'
- * Commercial building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 25'
- * Apartment building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 15'
- * Buffers:
North - 10'
South - 20'
East - 20'
West - 10'
- * Apartment units range from 750 sf to 1,200 sf.
- * Utilities, water, sewer and fire protection will be provided by City of Clermont
- * Stormwater mangement will be through a system of swales and retention ponds as required.
- * Existing vegetation to be utilized in landscape buffers wherever possible.
- * Parking requirement calculation:
96 units, 192 parking spaces. 96,000 sf comm/office, 288 spaces
- * Project to be constructed in a two phases. MF Phase 1, Commercial/Office Phase 2
- * Internal road system 24' paved surface private street.
- * Proposed commercial uses consistant with C-2 uses.
- * Common areas to be maintained by POA



Location Map
no scale

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 131°3'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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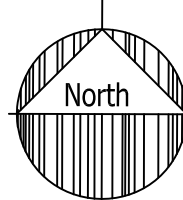
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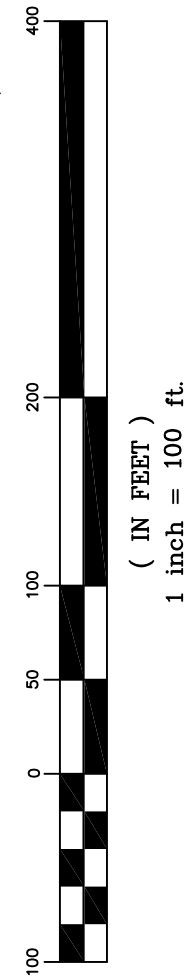
CONTAINING 1.10 ACRES OR 47,901 SQUARE FEET, MORE OR LESS.

Wise Property Development



May 11, 2018

GRAPHIC SCALE



LEGAL DESCRIPTION

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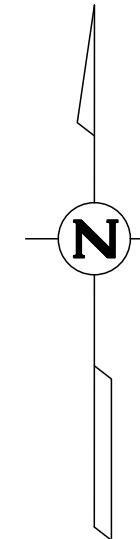
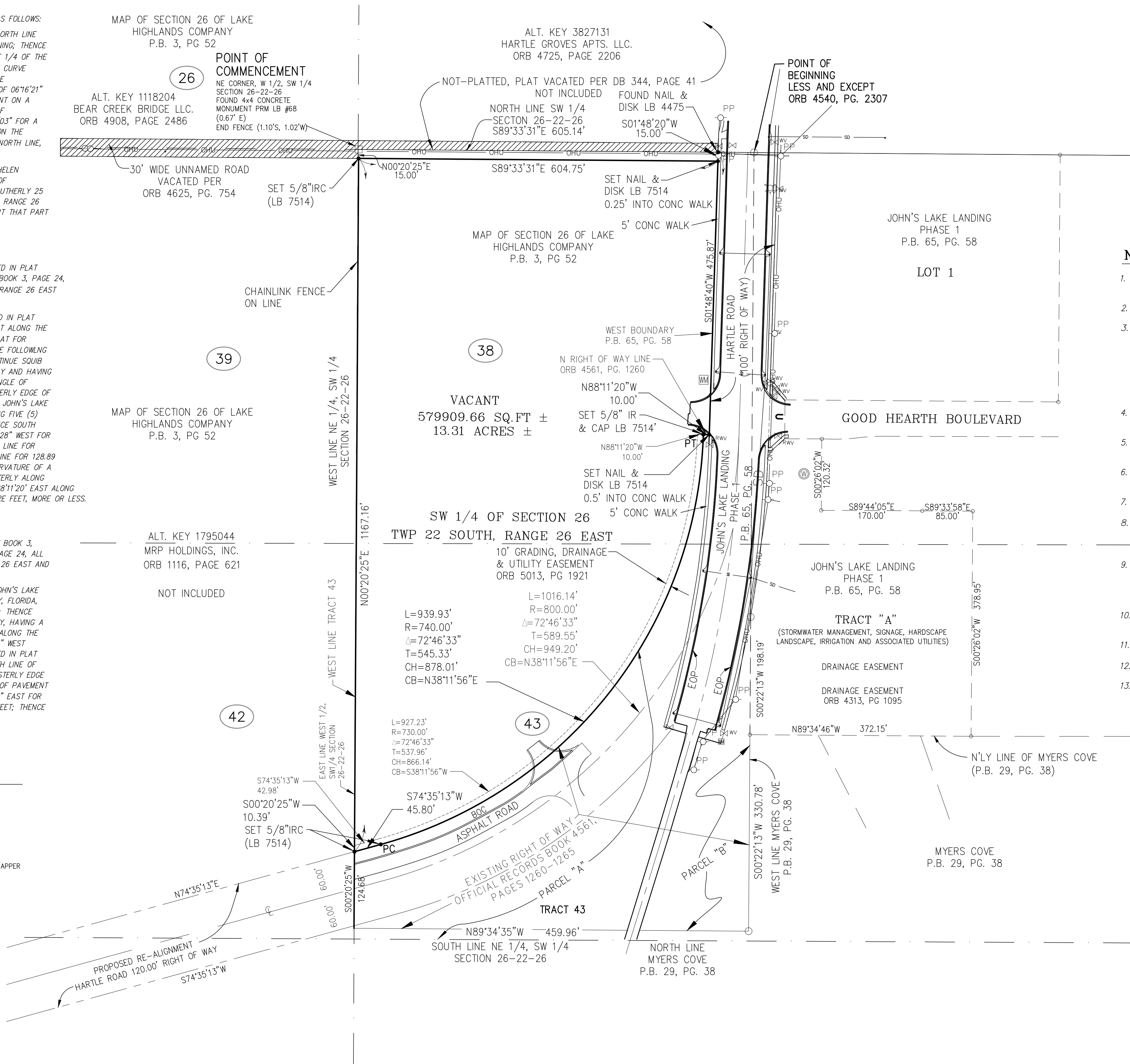
LEGEND

	WATER METER	POC	POINT OF COMMENCEMENT
	CLEAN OUT	POB	POINT OF BEGINNING
	WATER VALVE	ID	IDENTIFICATION
	GAS METER	LB	LICENSED BUSINESS
	POWER POLE	RLS	REGISTERED LAND SURVEYOR
	FLAG POLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	FIRE HYDRANT	EOP	EDGE OF PAVEMENT
	SIGN	BOC	BACK OF CURB
	SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED	IR	IRON ROD
	SET NAIL AND DISC (LB 7514) OR AS NOTED	CONC	CONCRETE
	FOUND CONCRETE MONUMENT (AS NOTED)	AC	AIR CONDITIONER PAD
	TELEPHONE JUNCTION BOX	BFP	BACKFLOW PREVENTER
	LIGHT POLE	IRC	IRON ROD & CAP
	GUY WIRE	SAN	SANITARY LINE
	OVERHEAD UTILITY LINE	CLF	CHAIN LINK FENCE
	SANITARY SEWER LINE	ICV	IRRIGATION CONTROL VALVE
	FENCE LINE	FOC	FIBER OPTIC CABLE
	MEASURED	EJB	ELECTRIC JUNCTION BOX
	DESCRIBED	INV	INVERT
	PLAT	N&D	NAIL & DISK
	CALCULATED	FFE	FINISHED FLOOR ELEVATION
	CENTERLINE	PC	POINT OF CURVATURE
	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
	CATEGORY 5 CABLE JUNCTION	PRC	POINT OF REVERSE CURVE
	ELECTRICAL JUNCTION BOX	ORB	OFFICIAL RECORDS BOOK
	BOLLARD	PG	PAGE
	STORM MANHOLE	RR	RAILROAD
	SEWER MANHOLE	SEC	SECTION
	WELL	DB	DEED BOOK
	GAS VALVE	SQ.FT.	SQUARE FEET
	SEWER VALVE	S&2	SCHEDULE B 2 ITEM
	FIRE VALVE		
	SPRINKLER		
	MONITORING WELL		

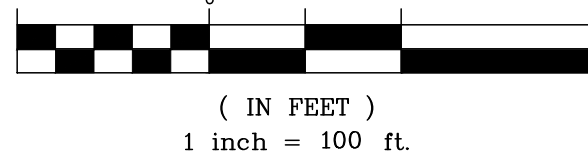
UTILITIES

PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

BOUNDARY SURVEY



GRAPHIC SCALE



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2002 "LK 176" AND REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING SOUTH 00°20'25" WEST.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069 C 0595 E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

SHEET 1 OF 1

CLIENT	Daniel Z. Wise, Trustee
JOB NO.	JOB # 171094.0000-001
ACAD FILE	2017-ACAD-171094.0000 Boundary.dwg
DATE	10/17/2017 CHECKED BY: JMS
DRAWN BY:	Scott Dixon FLD. BOOK:MISC 6
REVISIONS	DATE

CERTIFIED TO:

DANIEL Z. WISE, TRUSTEE

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

BOUNDARY SURVEY

26-22S-26E

LAKE COUNTY, FLORIDA.

HARTLE ROAD BOUNDARY SURVEY
Daniel Z. Wise, Trustee





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 14, 2018

FEE: _____

Project Name (if applicable): _____

Applicant: LPG Urban & Regional Planners, Inc.

Contact Person: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora

State: Florida

Zip: 32757

Phone: 352-385-1940

Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park

State: Florida

Zip: 32789

Phone: 407-385-5380

Fax: _____

E-Mail: daniel@danielwisearchitect.com

General Location: Hartle Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 13.31 acres, 579,909 SF

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

Existing (Actual) Land Use: Undeveloped

Existing Zoning: County Agriculture

Existing Future Land Use: County Urban Low

Proposed Future Land Use: Commercial

Type of development proposed: Mixed Use - Commercial and multi-family



Proposed density (dwelling units/acre) or intensity: .80 ISR

Proposed Zoning District: Planned Development

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

Property is being annexed and requires a land use designation within the City of Clermont. The site is located within an area of mixed uses that include, residential, commercial and industrial. The proposed land use would be a transition between industrial and residential.

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

Greg Beliveau, who being

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

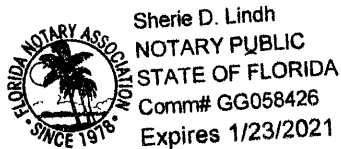
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 to Commercial 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.

Greg Beliveau
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of November, 2018.



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

My Commission Expires: 1/23/2021



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Daniel Z. Wise, who being

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

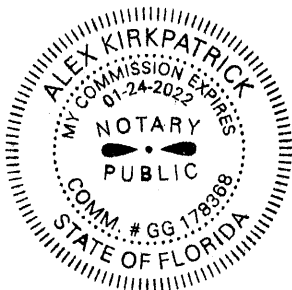
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Greg Beliveau 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.

Daniel Z Wise
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of October, 20 18.



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

My Commission Expires: 1/24/22



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. X Application & Petition by the landowners for Annexation (pages 3 and 4).
2. x General application form (page 5).
3. X Authorization for agent/owner representation (page 6)
4. X **LEGAL DESCRIPTION:** Email legal description typed in Word (not all capitalized) to rchidlow@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. X Map showing general area of site for which Annexation is being requested.
6. X Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: May 14, 2018

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): _____

APPLICANT: Greg Beliveau, LPG Urban & Regional Planners, Inc.

Address: 1162 Camp Avenue

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

Applicant is: Owner: Agent: X Purchaser: Lessee: Optionee:

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax:

AGENT NAME (Affidavit required): Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: Gregb@lpgurp.com

Property address and/or general location: Hartle Road

Area of property: 13.31 +/- acres, and/or 579,909 +/- sq. ft.

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Mixed Use - Multi-family and commercial



Existing Lake County Land Use* : Urban Low

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Undeveloped

State the reason or basis for this request: City services

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22, Range 26

See Attached

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

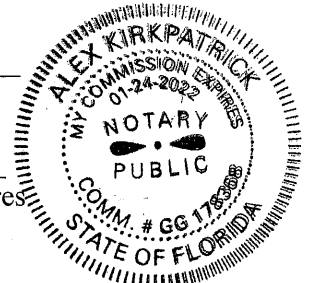
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 17th day of October, 2018

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Landowner (Petitioner)
10/17/18
Date

Notary Public
1/24/18
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 10/17/18

Before me, the undersigned authority personally appeared Daniel Wise
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Mixed use development of multi-family and commercial
3. That said authority (owner) has appointed (agent's name) Greg Beliveau
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, 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.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X Daniel Wise
Owner (signature)

X Greg Beliveau
Agent's (signature)

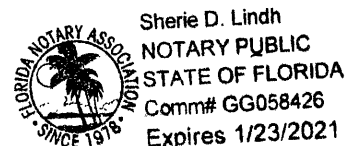
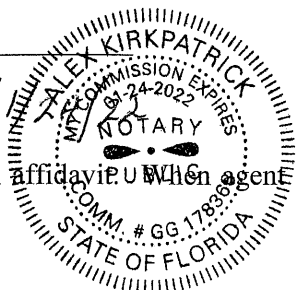
Sworn to and subscribed before
me this 17th day of October,
20 18.

Alex Kirkpatrick
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before
me this 26 day of November,
20 18.

Sherie D. Lindh
Notary Public, State of FL
My commission expires: 1/23/2021

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.





CITY OF CLERMONT
REZONING
APPLICATION

DATE: May 14, 2018

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Wise Property

APPLICANT: LPG Urban & Regional Planners, Inc.

CONTACT PERSON: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: N/A

Address of Subject Property: Hartle Road

Legal Description (include copy of survey): See Attached

Acreage: 13.31 Acres Land Use: County Urban Low

(City verification required)

Present Zoning: Agriculture Proposed Zoning: PUD

(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

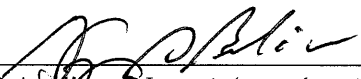
Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

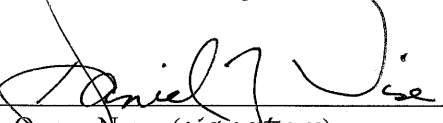
Owner has submitted applications for annexation, rezoning and comp plan amendment.

In order to be in compliance with land development regulations, a rezoning is required. The property is vacant and it is
Proposed to develop it as a mixed use project with multi-family and commercial.

Greg Beliveau
Applicant Name (print)

X 
Applicant Name (signature)

Daniel Z. Wise
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	\$813.00

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. 2019-16

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, recording, and publication.

LOCATION:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST

1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561,

PG 1260

PARCEL "A"
THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY, PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12"

WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR LESS, TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/26/2019	05/14/2019	\$813.00

LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°21' FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 2, 2019 at 6:30 p.m.
A public meeting to consider the request will be held before the City

Council on Tuesday, May 28, 2019 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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10086060
March 26, 2019 &
May 14, 2019

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 14, 2019		
Agenda Item Name		
Ordinance No. 2019-22 <i>Introduction</i> <i>Charter Revisions</i>		
Requested Action		
Staff Report		
The Charter Review Committee Members are as follows: Ray SanFratello (Chairman) Cuqui Whitehead (Vice-Chairman) Jim Purvis Larry Lenon Stan Melnick The Charter Review Committee began meeting in January 2019 to review the entire City Charter. A public hearing was held in April to obtain public input on proposed changes to the City Charter. The committee agreed to recommend the following changes to the City Council: 18 month residency requirement prior to election qualifying 4 - 2 year term limits for a total of 8 years 4 single-member districts with the Mayor at-large The City Council can approve, deny or make changes to the recommended revisions. Any proposed Charter changes will be placed on the November 2019 election ballot for the voters to consider. The committee will make a presentation to the Council at the May 28 meeting.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-22 Charter Revisions 2019-22 Charter Revisions.pdf		
2. Legal Ad ORD 2019-22.pdf		



CITY OF CLERMONT
ORDINANCE NO. 2019-22

AN ORDINANCE AMENDING ARTICLE II, SECTION 6, “THE COUNCIL” OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE COUNCIL SHALL BE COMPOSED OF A MAYOR ELECTED AT LARGE AND FOUR COUNCIL MEMBERS EACH A RESIDENT OF AND ELECTED BY ELECTORS OF SPECIFIC DISTRICTS; PROVIDING FOR THE CREATION OF FOUR DISTRICTS AND REDISTRICTING; PROVIDING THAT NO COUNCIL MEMBER SHALL BE ELECTED FOR MORE THAN FOUR CONSECUTIVE TWO-YEAR TERMS; PROVIDING FOR AN EIGHTEEN-MONTH RESIDENCY REQUIREMENT PRIOR TO QUALIFICATION FOR ELECTION TO ANY SEAT ON THE COUNCIL; PROVIDING FOR A REFERENDUM ON THE AMENDMENTS; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR EACH OF THE AMENDMENTS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENT.

WHEREAS, the City Charter of the City of Clermont and Section 166.031, Florida Statutes, require a referendum by the electors of the City of Clermont to effect a change to the City Charter; and

WHEREAS, the City Council of the City of Clermont, after considering the recommendations of the City's Charter Review Committee, has determined it is in the best interest of the City of Clermont and its citizens to submit certain proposed charter amendments for a referendum at the next available general election for approval or disapproval by the electors of the City of Clermont.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida, as follows:

SECTION 1.

Article II, Section 6 “The Council” of the Clermont City Charter is amended to read as follows: (Strikethrough indicates deleted wording and underlined indicates added)

(a) ~~Composition. There shall be a City Council composed of five (5) members to be elected by the qualified voters of the city.~~

(b) ~~Council seats. There shall be five (5) council seats numbered 1 to 5 consecutively. Any elector of the city may qualify for any one of the said five (5) seats. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats numbered 1, 3 and 5 shall be up for election for a period of two (2) years the first Tuesday after the first Monday in November, 1984 (and every even-numbered year thereafter). Seats 2 and 4 shall be up for election the first Tuesday after the first Monday in November, 1985 (and every odd-numbered year thereafter). However, Seat number 3 shall henceforth be designated as the Mayor-Councilman's Seat, and the person elected to that seat shall serve as Mayor for his two-year term. He shall assist in developing community policies and~~



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~~work with the Council to develop these policies and interpret them to the public. He shall represent the City at official functions, appoint advisory committees, coordinate their work, and maintain contact with other governmental agencies and civic groups.~~

~~(c) Qualifications. [Editorially deleted.]~~

~~(d) Oath. [Editorially deleted.]~~

(a) Composition. There shall be a City Council composed of five (5) members to be elected by the qualified voters of the city. There shall be four (4) city council districts with one council member residing in, and elected by the voters in, each of the four districts. The fifth member of the city council shall be elected at large and may reside anywhere within the city.

(b) Council District Seats. The five council seats shall be numbered one (1) to five (5) consecutively. The present members of the city council shall hold their seats for the term of office for which they have been elected. Seats 1 and 5, beginning with the 2020 general election and Seats 2 and 4 beginning with the 2021 general election shall be designated as district seats and the council member elected to those district seats shall be elected by the voters of the corresponding district and qualified as set forth below. District seat number 3 shall henceforth be designated as the Mayor-Councilman's Seat, and shall be elected at large. The person elected to that seat shall serve as Mayor for his or her term. The mayor shall assist in developing community policies and work with the Council to develop these policies and interpret them to the public. The mayor shall represent the City at official functions, appoint advisory committees, coordinate their work, and maintain contact with other governmental agencies and civic groups.

(c) Term and term limits. Each city council member shall be elected for a term of two years. No person shall be elected to the City Council for more than four consecutive two (2) year terms. Provided, however, that the term limits herein shall not limit a present council member from being elected to four consecutive two (2) year terms after the effective date of the amendment or, if elected to seat 1, 2, 4 or 5, after his or her election or appointment to seat 3, or prohibit the council from appointing a person to fill a vacancy on the city council as set forth in the charter.

(d) Qualifications. In qualifying for election to the city council, including mayor-council member, each candidate shall designate the seat for which he or she intends to run. One candidate shall be elected for each seat, but no person shall qualify for more than one seat at any one election. Effective for the election of 2020 for seats 1, 3, and 5 and the election of 2021 for seats 2 and 4, each candidate shall have been a qualified elector of the city for a minimum uninterrupted period of eighteen (18) months preceding the date of qualification. Each member of the city council holding seats 1, 2, 4 and 5 shall continue to be a resident of the respective district and an elector of the city during the term of office. The member holding seat 3 shall continue to be an elector of the city during the term of office.

(e) City council districts and redistricting.

- (1) There shall be four (4) city council districts, one each for seats 1, 2, 4 and 5. Each district shall be formed from compact contiguous territory with the boundary lines following the centers of streets to the extent practicable. Due consideration shall be given to maintaining the geographical integrity of neighborhoods and developments within the individual districts. City



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council district lines shall be constructed so as to comply with principles of equal and effective representation required by applicable State and Federal guidelines.

- (2) An incumbent council member's seat number may change due to the realignment process occurring during districting. However, no incumbent commissioner shall have a term of office cut short by the adoption of a districting plan.
- (3) The city council shall initially adopt and thereafter modify city council districts by the enactment of an ordinance under such processes, procedures, and redistricting committees and/or consultants the city council may deem to be desirable. The city council shall begin the initiation of a redistricting process for city council districts within thirty (30) days after the receipt of the official Decennial Census data every ten (10) years so as to finalize the redistricting process one hundred fifty (150) days in advance of the first date to qualify for the next regular City election. In the event the redistricting process is not completed prior to said one hundred fifty (150) day advance period, the city council shall accomplish the redistricting process as soon as is reasonably possible thereafter. The official Decennial Census data shall be the authoritative source for demographical data used in reconstituting city council districts in compliance with applicable State and Federal standards.

SECTION 2.

For purposes of the referendum, the amendments set forth in Section 1 above shall be considered separately by the ballot language set forth in Sections 3, 4 and 5 below and shall be known and identified as follows:

- “Charter Amendment 1 - City Council Member Districts”
- “Charter Amendment 2 - City Council Term Limits”
- “Charter Amendment 3 - Council Residency Requirement”

Upon adoption by a majority of the electors voting in a referendum to be held on November 5, 2019, the adopted amendments shall be incorporated into the Charter by the City Manager and a copy thereof certified by the City Manager shall be filed with the Department of State, at which time the charter revised accordingly by Section 1 shall take effect.

SECTION 3.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 1 shall be:

**CHARTER AMENDMENT 1
COUNCIL MEMBER DISTRICTS**

Currently, all members of the Council are elected at large. A yes vote for this amendment will, effective with the elections of 2020 for seats 1 and 5 and 2021 for seats 2 and 4, create four district seats with one Council Member residing and elected by the voters of each district and the Mayor seat residing anywhere in the City and elected at large and provide procedures and guidelines for districts and redistricting. A no vote will reject the amendment.



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SECTION 4.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 2 shall be:

CHARTER AMENDMENT 2
COUNCIL TERM LIMITS

Currently, the City Charter does not limit the number of terms a person may serve on the Council. A yes vote for this amendment would, after the effective date of the amendment, limit a person to four consecutive two-year terms. A no vote will reject the amendment.

SECTION 5.

The title and explanatory statement of the Ballot for the Referendum on Charter Amendment 3 shall be:

CHARTER AMENDMENT 3
COUNCIL RESIDENCY REQUIREMENTS

Currently, the City Charter does not require a candidate for a seat on the Council to be a resident of the City for any set period prior to qualifying as a candidate. A yes vote for this amendment would provide that a candidate shall be a qualified elector of the City for a minimum of eighteen (18) months prior to the date of qualification as a candidate. A no vote will reject the amendment.

SECTION 6. Severability

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. Conflict and repeal

Any portion of the City Code, the City Land Development Code or any ordinance or resolution or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION 8. Effective Date

This Ordinance shall take effect as provided by law upon its final adoption.

FIRST READING ON THE 14th DAY OF MAY, 2019.

SECOND READING ON THE 28th DAY OF MAY, 2019.



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of May, 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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10087356
Phone: (352) 241-7331
Date: 05/03/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider t	05/14/2019	05/14/2019	\$139.03

LEGAL NOTICE

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

ORDINANCE NO. 2019-22

AN ORDINANCE AMENDING ARTICLE II, SECTION 6, "THE COUNCIL" OF THE CHARTER LAWS OF THE CITY OF CLERMONT, PROVIDING THAT THE COUNCIL SHALL BE COMPOSED OF A MAYOR ELECTED AT LARGE AND FOUR COUNCIL MEMBERS EACH A RESIDENT OF AND ELECTED BY ELECTORS OF SPECIFIC DISTRICTS; PROVIDING FOR THE CREATION OF FOUR DISTRICTS AND REDISTRICTING; PROVIDING THAT NO COUNCIL MEMBER SHALL BE ELECTED FOR MORE THAN FOUR CONSECUTIVE TWO-YEAR TERMS; PROVIDING FOR AN EIGHTEEN-MONTH RESIDENCY REQUIREMENT PRIOR TO QUALIFICATION FOR ELECTION TO ANY SEAT ON THE COUNCIL; PROVIDING FOR A REFERENDUM ON THE AMENDMENTS; PROVIDING FOR THE TITLE AND EXPLANATORY STATEMENT FOR THE BALLOT FOR EACH OF THE AMENDMENTS; PROVIDING FOR INCLUSION IN THE CHARTER; PROVIDING FOR SEVERABILITY AND CONFLICT AND PROVIDING AN EFFECTIVE DATE FOR THE AMENDMENT.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, May 28, 2019 at 6:30pm for final enactment.

All meetings will be held in Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 West Montrose Street, Monday through Friday between the hours of 8:00am and 5:00pm.

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087356
May 14, 2019

Payment Info	
Ad Price	\$139.03
Tax	\$0.00
Sub Total	\$139.03
Prepaid Amount	\$0.00
Balance Due	\$139.03