



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, July 2, 2019
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

June 4, 2019 Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2019-28
Table until August 6, 2019

Vacation Rental License Regulations

Item 2 - Ordinance No. 2019-03
Clonts Groves Comprehensive Plan Amendment

The applicant is requesting a large-scale comprehensive change on 55 +/- acres located 2 miles south of Hartwood Marsh Road and East of US Hwy 27. The proposed change will be from Lake County Wellness Way 1 to City of Clermont Master Planned Development.

Item 3 - Ordinance No. 2019-05
South Lake Crossing Comprehensive Plan Amendment

The applicant is requesting a large-scale comprehensive change on 743 +/- acres located 1.75 miles south of Hartwood Marsh Road and East of US Hwy 27. The proposed change will be from Lake County Wellness Way 1 to City of Clermont Master Planned Development.

Item 4 - Resolution No. 2019-18R
Art District LLC Conditional Use Permit

The applicant is requesting a Conditional Use Permit (CUP) to allow a building to occupy more than 3,000 square feet of total floor area in the Central Business District (CBD).

Item 5 - Resolution No. 2019-16R
Walmart/Avis Rental Conditional Use Permit

Consider request for a Conditional Use Permit to allow a vehicle/truck rental business at the existing Walmart Store located at 1450 Johns Lake Road.

Item 6 - Resolution No. 2019-17R
901 12th Street Conditional Use Permit

Consider a request to amend a Conditional Use Permit for Blessed Sacrament Catholic Church to allow an overflow parking lot for property located at 901 12th Street.

Discussion of Non-Agenda Items

ADJOURN

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, July 2, 2019
City Hall – 685 W. Montrose Street, Clermont, FL

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

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

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

City of Clermont

MINUTES

PLANNING AND ZONING COMMISSION

June 4, 2019

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The meeting of the Planning & Zoning Commission was called to order Tuesday, June 4, 2019, at 6:30 pm by Chairperson Cuqui Whitehead. Members present were Herb Smith, Ebo Entsuah, Max Krzyminski, Tony Hubbard and David Colby. Absent was Julie Santos. Also present for City staff was City Attorney Dan Mantzaris, Development Services Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder and recording secretary, Lori Crain.

Chairperson Whitehead reviewed the fact that the Planning and Zoning Board is a recommending body and does not make the final decision. That is the duty of the City Council.

MINUTES of the Planning and Zoning Commission meeting held May 7, 2019, were approved as written in favor by vote of all members. Commissioner Entsuah made the motion and Commissioner Smith seconded. Vote passed 6-0.

REPORTS: NONE

NEW BUSINESS

ITEM #1 BELLA TERRA SUMMERGATE COMPREHENSIVE PLAN AMENDMENT

REQUEST: Future Land Use change from Low Density Residential to Medium Density Residential on the subject property, approximately 24 acres

Applicant: Summergate Development

Planning Manager Kruse presented staff report.

The applicant is requesting a change to Medium Density Residential from Low Density Residential for property located southwest of the intersection of Southern Pines Loop and Johns Lake Road. This request is being heard concurrently with a request for a rezoning to a Planned Unit Development (PUD) for single-family housing.

The applicant has indicated that there is an increased demand for smaller lots, 50 to 60 foot wide, and if they were in Lake County unincorporated, they would have the ability to have a density of four (4) dwelling units per acre. Staff is aware that the City limits have been expanded south of this project by several miles and this area will be the geographical center of the City in the very near future. In addition, the demand for more compact lots has been more frequently presented before City Council and has been approved. Therefore, staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from City of Clermont Low Density to the City's Medium Density Residential.

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Jimmy Crawford, 702 W Montrose St, Clermont, FL, 34711, spoke on Applicant's behalf. Applicants agree with Staff's report. He stated that this property is in the almost exact center of the City of Clermont where the city limits currently are and is the perfect place to add density to the City. The project's engineer and owner representative are present to answer any questions.

Chairperson Whitehead opened the floor up to the audience. The following people spoke:

Jeff Savasta, 12040 Windy Ridge Lane, Clermont, FL 34711, represented the homeowners adjoining the property with 5 acre and 2.5 acre family home lots. He believed the proposed zoning would be detrimental to the area and cause stress to the environment as to the increased density request with regard to safety. He further stated it would have an effect on the currently zoned agricultural lots due to some of the property owners having equine and other livestock. They are hoping for 1 to 2 acre estate home lots that would be more in line with the current zoning. He also brought up that the traffic would increase and there is already issues with vehicles speeding down John's Lake Road.

Marion Ringwood, 1808 Nature Cove Lane, Clermont, FL 34711, lives in Reserve at Lost Lake. Wanted to bring to attention that back in 2008 the P & Z approved a development in those parcels but it was 60 houses but due to the market the developer wasn't able to finance the development so it went to the wayside. If the City changes the density to medium from low that will bring an additional 36 houses. John's Lake Road was widened last year by Lake County but it's still only a single lane each way road. She further mentioned that all roads connecting to it are County maintained roads, Hancock Road and Citrus Tower Boulevard. This density could bring about at least 200 more cars each day. The roads are not going to be widened in the future. Ringwood also had a problem with the proposed public playground being at the edge of the neighborhood along John's Lake Road when Lake Felter Park is just down the road. She requested they not allow the density change.

Jeanne Swords 2983 Southern Pines Loop, Clermont, FL 34711 She represented the Southern Pines Loop HOA and entered into the record a petition with 46 signatures of residents to deny this CPA. Their concerns are pretty much the same as voiced by Marion Ringwood.

Jim Purvis, 4206 Hammersmith Drive, Clermont, FL 34711, agreed with previous statements. He proposed a compromise of possibly 3 homes per acre which would still give approximately 75 homes which he felt would be a fair increase. He suggested the type of trees that would be planted because 20 years later the same problems will occur that are happening in King's Ridge with oversize trees on undersize lots.

Jose Ortiz, 2111 Windy Ridge Lane, Clermont, FL 34711, is the property owner of subject property. He donated land last year to the city to expand John's Lake Road and now it looks beautiful. The city is growing and expanding and how nice of a place Clermont is to live in. This project will be great for the city.

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

Commissioner Hubbard asked if this was going to be a 55+ community. Crawford advised no, family community of all ages.

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Commissioner Krzyminski asked if Johns Lake Road was widened specifically for this-Kruse said he was unable to answer that and would have to contact Lake County for the answer.

Commissioner Smith asked if this land was already in the city or not. Kruse advised that yes it was already annexed into the city and water and sewer are already there.

Commissioner Entsuah asked what the specific reason was for this request. Jim Atkinson, Developer, 2884 Majestic Isle Drive, Clermont, FL 34711, answered that it was due to being in the center of the city of Clermont.

Chairperson Whitehead entertained a motion for item 1. Commissioner Krzyminski moved to approve Ordinance 2019-25; Commissioner Colby seconded. All voted in favor. Motion passed 6-0.

ITEM #2 ADVENT HEALTH CAMPUS PUD

REQUEST: to consider rezoning from C-2 General Commercial to a Planned Unit Development (PUD) for a Medical Health Park Campus on 7.5 +/- acres.

Applicant: Klima Weeks Civil Engineering

Planning Manager Kruse presented staff report.

The property is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The property is the vacant portion of land next to the former Don Mealy Chevrolet Dealership.

The project will consist of two primary buildings, an off-site emergency department and a medical office building. The total square footage of all the buildings collectively will not exceed 60,000 square feet.

Staff has reviewed the PUD Development Plan, which allows development the flexibility to the Land Development Code. The applicant has requested several waivers to the Land Development Code.

Staff has reviewed the applicant's proposal and supports the proposed use at this location since it is compatible with the uses in the area. Staff has added a condition that an additional 30% landscaping material shall be required along the retaining walls to enhance the site. The applicant is requesting several waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-27 for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSED) and medical office building (Health Park) as depicted in Exhibit A – PUD Site Development Plan.

Attorney Borron J. Owen, Jr., 301 East Pine St, Orlando, FL 32801, representing the applicant spoke on their behalf. Applicants are in agreement with Staff's report. Stated that Advent Health is a Faith-based not-for-profit Health Park Corporation.

Chairperson Whitehead opened the floor up to the audience. The following people spoke:

Jim Purvis, 4206 Hammersmith Drive, Clermont, FL 34711, stated there is room for Advent Health but not in such near vicinity to South Lake Hospital. He thinks there are too many waivers/variances being asked for with this proposal. He suggested Advent Health look at another location on the west side of Clermont.

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Dr. Kasey Kesselring, 17127 9th St Montverde, FL 34756, has served on South Lake Hospital District Board of Trustees for 3 terms. Now chairs the Live Well Foundation of South Lake. He is concerned that if this hospital goes in this particular location it will damage healthcare by diluting physicians and caseloads. This can affect the quality and sustainability of healthcare in the future.

Linda Smith, 1323 Briarhaven Lane, Clermont, FL 34711, is concerned about actually seeing the dilution of healthcare when seeing a project like this and will have long term effect on how healthcare serves the community.

City Attorney Mantzaris reminded the commission that their job is to only review the zoning issues and not to concern themselves with whether it will affect a competing business or not.

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

Commissioner Entsuaah asked what Advent Health's idea of community is. Advent health advised of their mission statement, etc. The profits stay in the community and do not go to shareholders.

Commissioner Entsuaah also asked about the landscaping waiver. Kruse advised the site does slope and any of the waivers would have to be asked or implemented by any applicant.

Commissioner Smith was concerned about there being only one entrance. He was shown where there are 2 and was further advised this will not be a trauma center.

Commissioner Krzyminski was curious if patients need to go to another hospital do they go to another Advent Health or to the nearest hospital? Advent health advised it would be what is best for the patient.

Dr. Scott Brady, Advent Health, confirmed it would be what is best for the needs of the patient. He also added more giving back to the community that Advent Health does.

Chairperson Whitehead had concerns about the landscaping of parking lot. Kruse advised there will be landscaping and city is asking for thirty percent more landscape. Whitehead also wanted to know where the third sign would be located.

Chairperson Whitehead entertained a motion for item 2. Commissioner Hubbard moved to approve Ordinance 2019-27 excluding all the waivers. Motion failed due to no second. Commissioner Krzyminski moved to approve excluding waivers 3 and 7. Motion failed due to no second. Commissioner Colby made a motion to deny, Commissioner Hubbard seconded. Vote was 4-2 for denial.

ITEM #3 TAKE 5 QUICK LUBE

REQUEST: to consider Conditional Use Permit for an automotive oil change services facility in the C-2 General Commercial zoning district.

APPLICANT: Tannath Design, Inc.

Senior Planner Regina McGruder presented the staff report.

The property is located at the southwest corner of Hooks Street and US Highway 27. The property is approximately .80+/- acre and was previously used as a convenience store with gas pumps. The existing building will be demolished, and the site will be redeveloped to allow a 1,620 square foot automotive oil change service center with three service bays.

The proposed project site layout is planning ingress and egress from Hooks Street and Highway 27. The applicant will be required to coordinate the permit process with Lake County and FDOT. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variances required and will redevelop the site to meet the City's Architectural Design Standards and Land Development Code. Staff has reviewed the application in accordance with the Land Development Code and finds the proposed automotive service use is not compatible with the existing adjacent residential use located to the rear (west) of subject property. The proposed auto service center will be located at a very busy high traffic intersection within the City and may generate additional traffic impacts to the busy intersection.

Bryan Potts, 2494 Rose Spring Drive, Orlando, FL, Representing the applicant. Confirmed Staff's report. Also stated that there would not be any lifts, or hydraulics or air tools being used at this facility so there would not be any noise from operation of these types of tools.

Chairperson Whitehead opened the floor up to the audience. The following people spoke:

Jeff Bodiford, 873 N Waterview Drive, Clermont, FL 34711, stated he is the property owner of residence directly behind this subject property. He does not want to hear the noise from the business and the increase in traffic will not be good.

Lori Bodiford, 873 N Waterview Drive, Clermont, FL 34711, lives directly behind. She stated this intersection has become more dangerous with more traffic since Wawa opened. And she believes there is going to be another future change on Lakeshore which will create an even bigger traffic issue and is scary.

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

Commissioner Smith asked for more information of why City Staff was not recommending approval.

Commissioner Krzyminski asked if an environmental report had been done. McGruder advised the applicant would have to go through the site-review process.

Commissioner Colby asked about a wall being placed between the property and the neighbors to block noise. City Attorney Mantzaris stated that if you wanted to put that as a condition it could be included in the motion for approval.

Commissioner Hubbard stated how bad the traffic is at this particular intersection.

Chairperson Whitehead also stated how dangerous the traffic is there of drivers going through the subject property to avoid the stop lights.

Chairperson Whitehead entertained a motion for item 3. Commissioner Colby moved to approve Ordinance 2019-14R with condition of six foot solid wall. Commissioner Entsuh seconded at which time Commissioner Colby rescinded his motion. Commissioner Smith made a motion to approve with six foot solid wall, business is closed on Sunday and the entrance to Hwy 27 is closed off. Commissioner

Colby seconded it. Vote was 3-3. Commissioner Hubbard made motion to deny. It died for lack of second. Commissioner Colby made motion to approve with six foot solid wall and closed on Sundays. Commissioner Hubbard seconded. Vote was 4-2.

Meeting adjourned at 8:09 pm.

Cuqui Whitehead, Chairperson

ATTEST:

John E. Kruse-Planning Manager



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, July 2, 2019			
Agenda Item Name			
Ordinance No. 2019-28 Table until August 6, 2019			
Requested Action			
Recommend tabling to date certain of August 6, 2019 Planning and Zoning Meeting.			
Staff Report			
City staff has been directed to draft an ordinance for short term rentals. Additional time is needed to finalize the draft.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Vacation Rental Lic Reg 122-360 Legal Ad	Vacation Rental Lic Reg 122-360 Legal Ad.docx	

LEGAL NOTICE

Notice is hereby given that the City Council of 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. 2019-28

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, ARTICLE V SUPPLEMENTARY DISTRICTS, SECTION 360 VACATION RENTAL LICENSE REGULATIONS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, July 2, 2019 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, July 23, 2019 at 6:30 p.m. for final enactment.

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

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

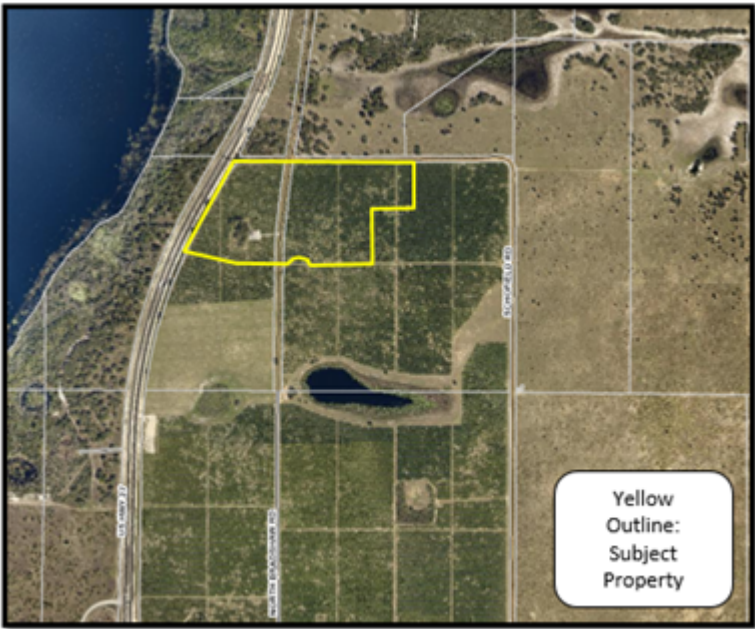
Daily Commercial
June 17 and July 8, 2019



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, July 2, 2019	
Agenda Item Name	
Ordinance No. 2019-03 <i>Clonts Groves Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-03.	
Staff Report	
The applicant, Clonts Groves, has requested an amendment to the Future Land Use Map. The amendment application is associated with an annexation application and developer's agreement that has been filed with the City. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 55 +/- acres in size. The applicant envisions a project that incorporates multi-family, commercial, retail, and office uses. The property has frontage along US Hwy 27 and there is an existing median opening at the north end of the property that has access to Schofield Road. The subject property is a non-active orange grove, with signs of citrus greening.  Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in September 2019. The applicant has not applied for rezoning request and will be assigned a default zoning of Urban Transition District upon annexation.	

The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

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

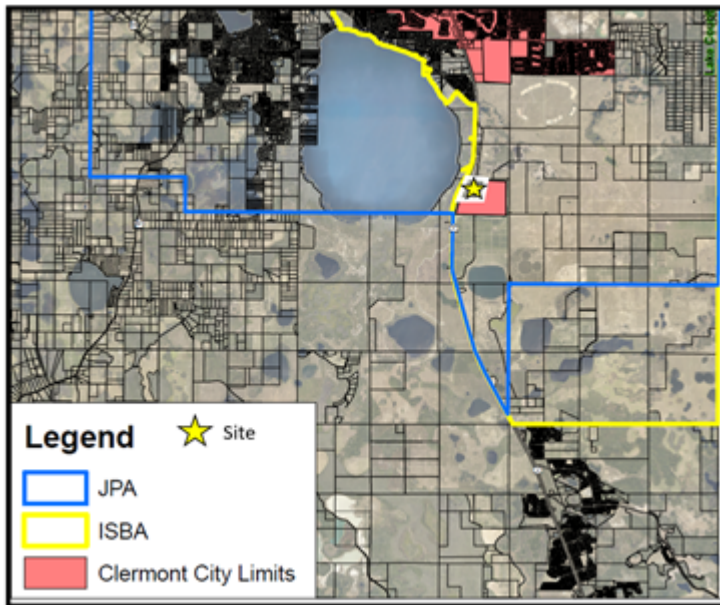
The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

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

The Olympus project was annexed into the City with the same Master Planned Development FLU category.

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. The applicant has requested a developer's agreement to secure entitlements on the without a specific development plan. The applicant is requesting a density of up to 12 dwelling units per acre, with an anticipated 600 multi-family units, and a maximum of 152,500 square feet of commercial uses. The applicant intends to come back to the City Council under a Planned Unit Development (PUD) application in the future once for approval of a specific development plan. The subject property is located entirely 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) Agreements with Lake County.



The Wellness Way Area Plan envisions this area as next generation employment opportunities. The economic objective of this area is employment. The applicant’s request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long-range general designation of uses 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.

Since the project is located within the City’s JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project is adjacent to the recently annexed Olympus Sports and Entertainment project. The project incorporates multi-family, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City’s Master Planned Development (MPD) 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. Clonts CPA ORD 2019-03 Formatted	Clonts CPA ORD 2019-03 Formatted.doc	
2. Clonts Maps	Clontz Maps.pdf	
3. Clonts Corner Survey	Clonts Corner Survey.pdf	
4. Clonts CPA Application	Clontz CPA Application.pdf	
5. CPA AD Clonts Groves	CPA AD Clontz Groves.docx	



CITY OF CLERMONT
ORDINANCE NO. 2019-03

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 Tract 44, a portion of Tracts 35, 36, 37, 39, 40, 41, 45 and 46, a portion of that certain un-improved 30.00 foot platted right of way lying South of Tracts 41, 44-46, 48 and a portion of that certain partially un-improved 30.00 foot platted Right of Way lying West of Tracts 36 and 45; 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 of Schofield Road in Section 21 Township 23 South, Range 26 East being more particularly described as follows:



CITY OF CLERMONT
ORDINANCE NO. 2019-03

Commence at the Northeast Corner of the Southeast 1/4 Of Said Section 21; Thence S89°30'42"W Along The North Line of the Southeast 1/4 of said Section 21, a distance of 1424.92 feet; thence departing said South line run S00°13'39"E, a distance of 48.00 feet to a point on the South right of way line of Schofield road (a variable width county maintained right of way) and the Point of Beginning; thence S89°30'42"W along said South Right of Way Line, a distance of 1693.90 feet to a Point on the Easterly Right Of Way Line of US Highway 27 also known as State Road 25 (a variable width 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 the following five (5) courses and distances: thence S29°58'09"W, a Distance of 87.46 feet; thence N59°58'28"W, a distance of 14.98 feet; thence S29°56'43"W, a distance of 449.91 feet; thence N59°59'46"W, a distance of 4.97 feet; thence S29°56'22"W, a distance of 68.87 feet to a Point of Curvature of a Curve Concave Southeasterly, having a Radius of 5579.01 feet, a Central Angle of 06°56'55", a Chord Bearing of S26°27'55"W and a Chord Distance of 676.18 feet; thence run Southwesterly along the arc of said curve a distance of 676.59 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 546.00 feet to the Point Of Beginning.

Containing: 2,399,470 square feet or 55.08 acres more or less.

LOCATION

2 miles south of Hartwood Marsh Road, East of US 27 at the Schofield Road intersection

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
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.

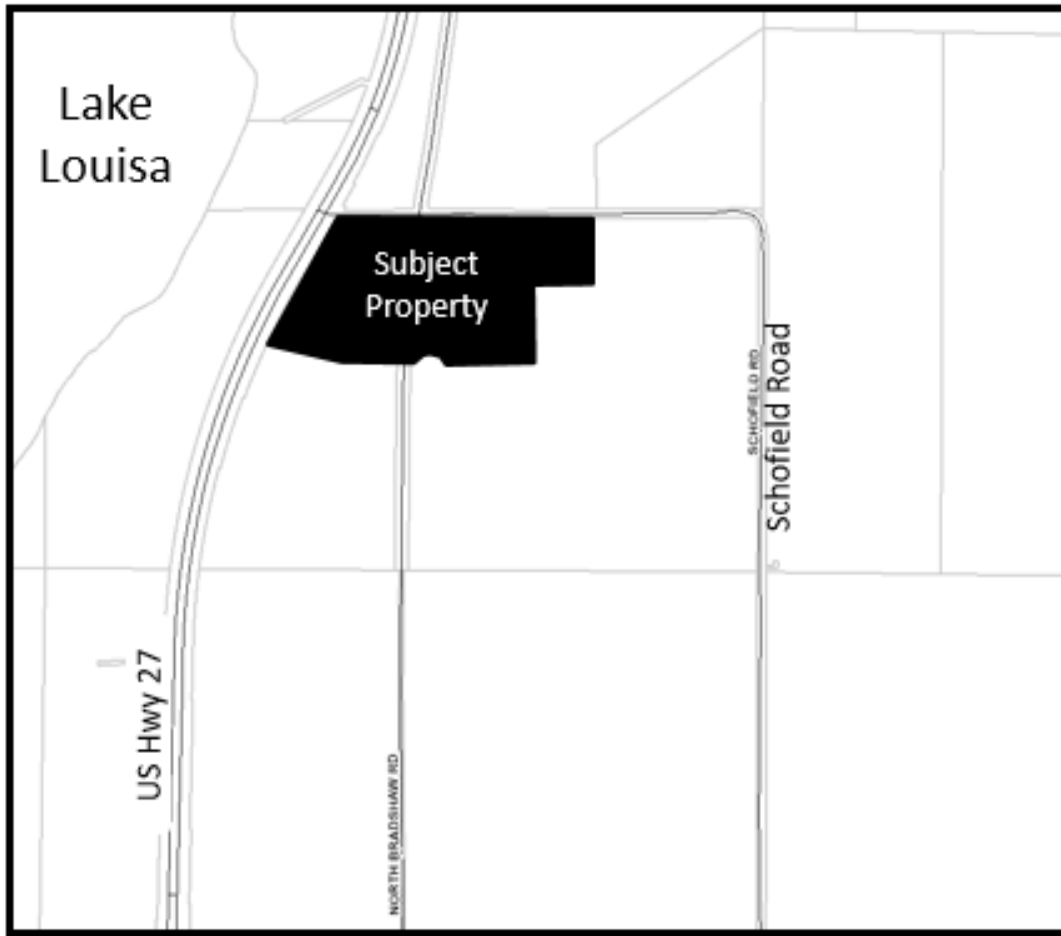
SECTION 3.

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. 2019-03

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of September, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

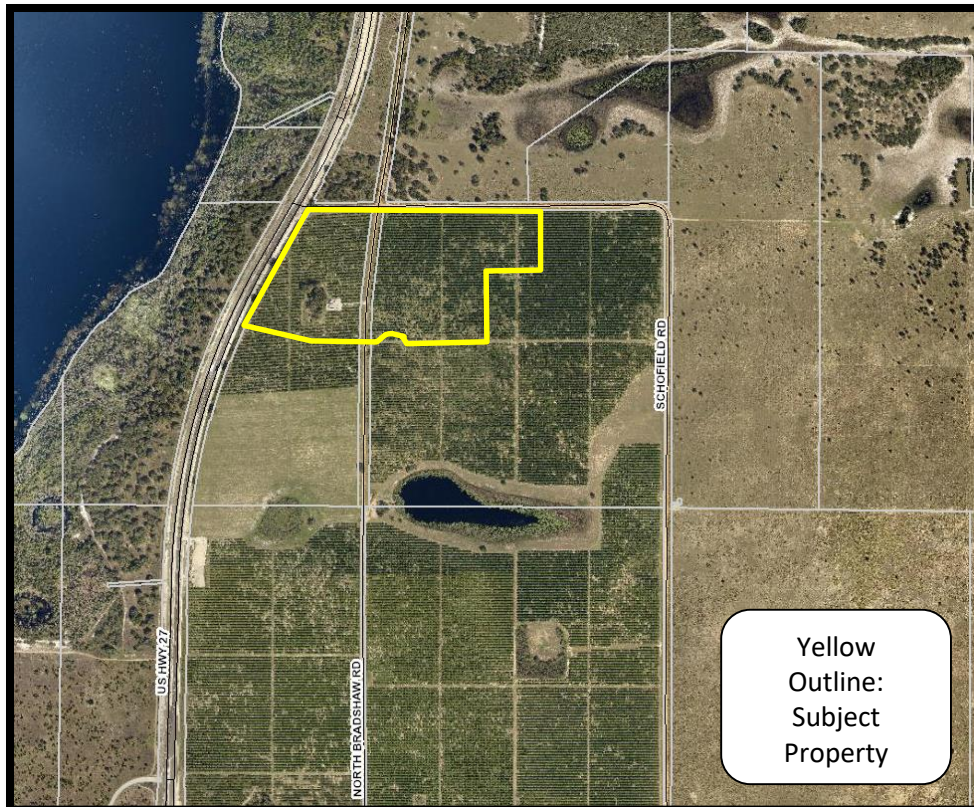
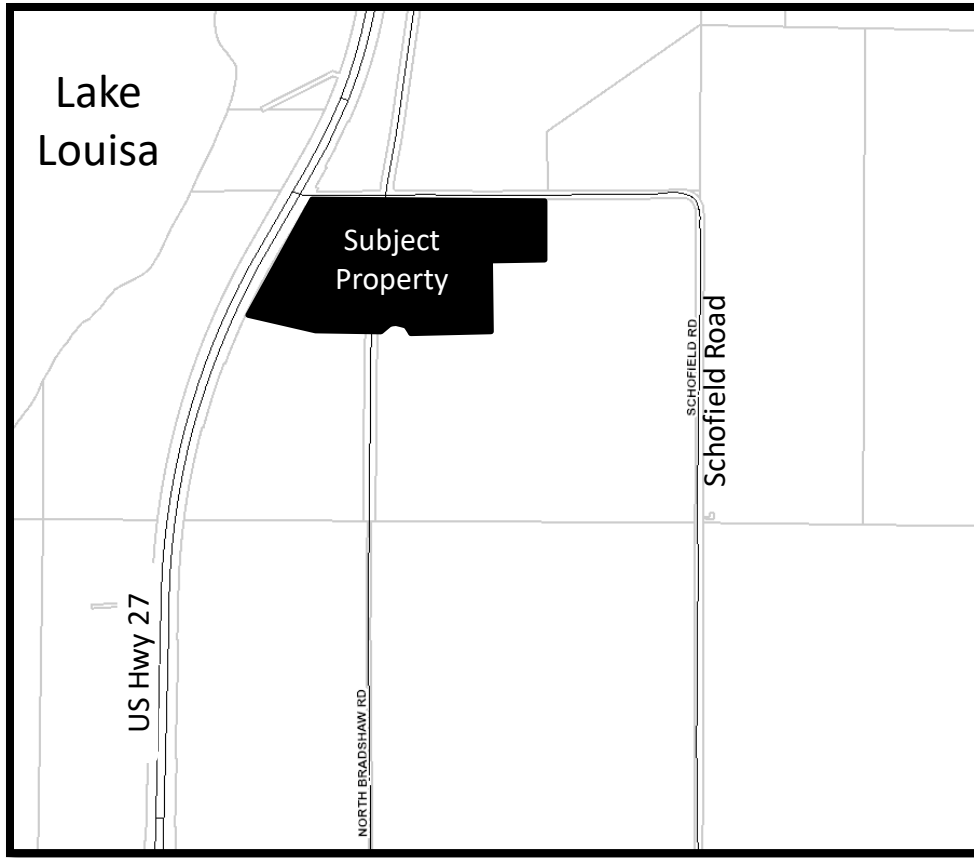
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map –Clonts Groves



Future Land Use Map–Clonts Groves

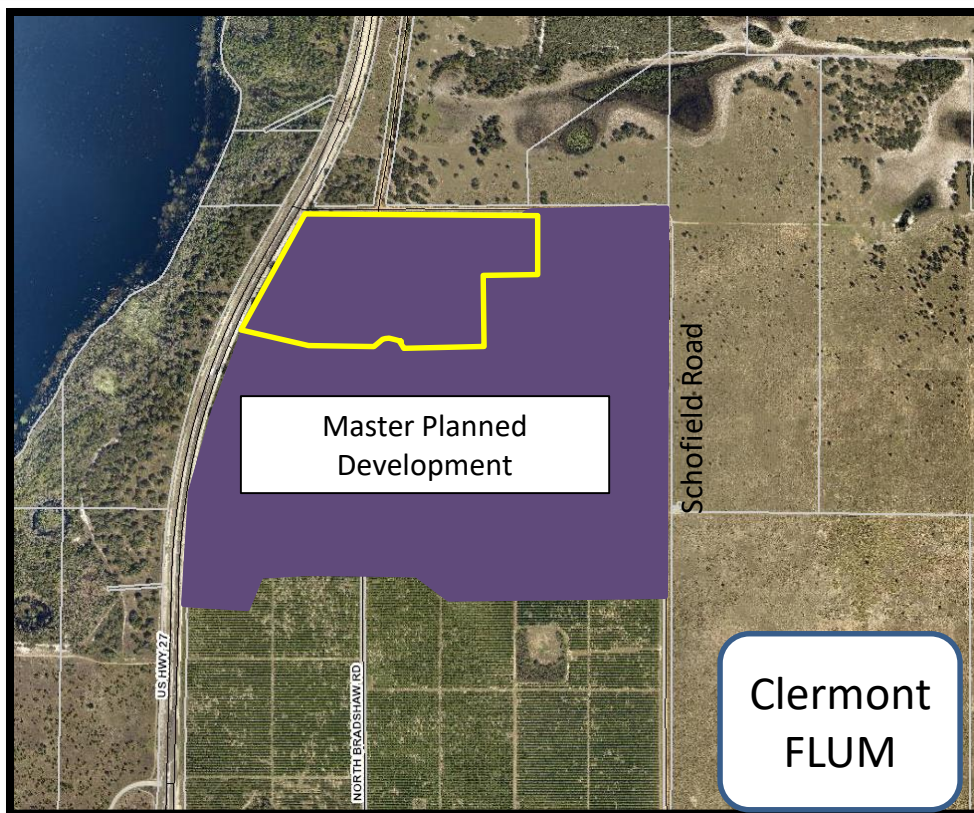
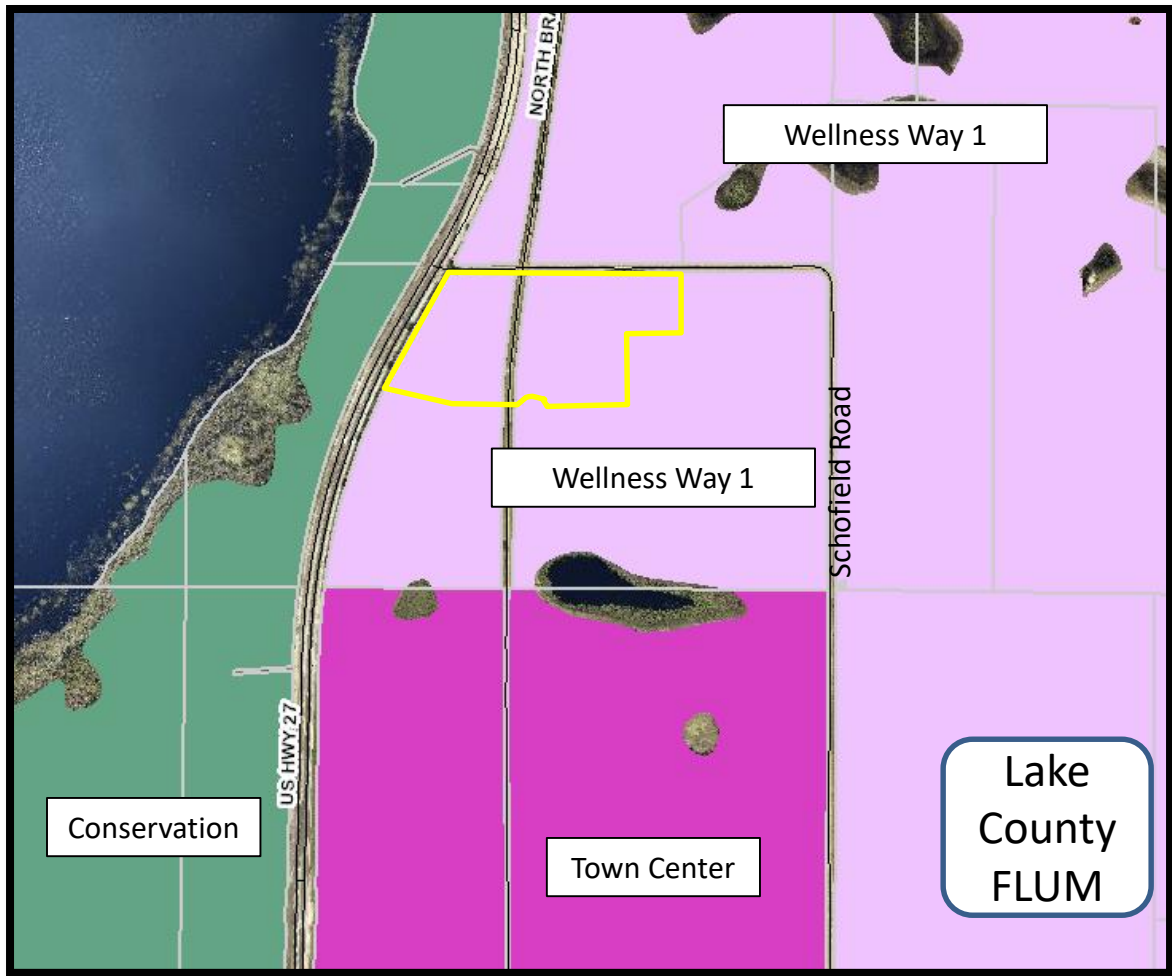
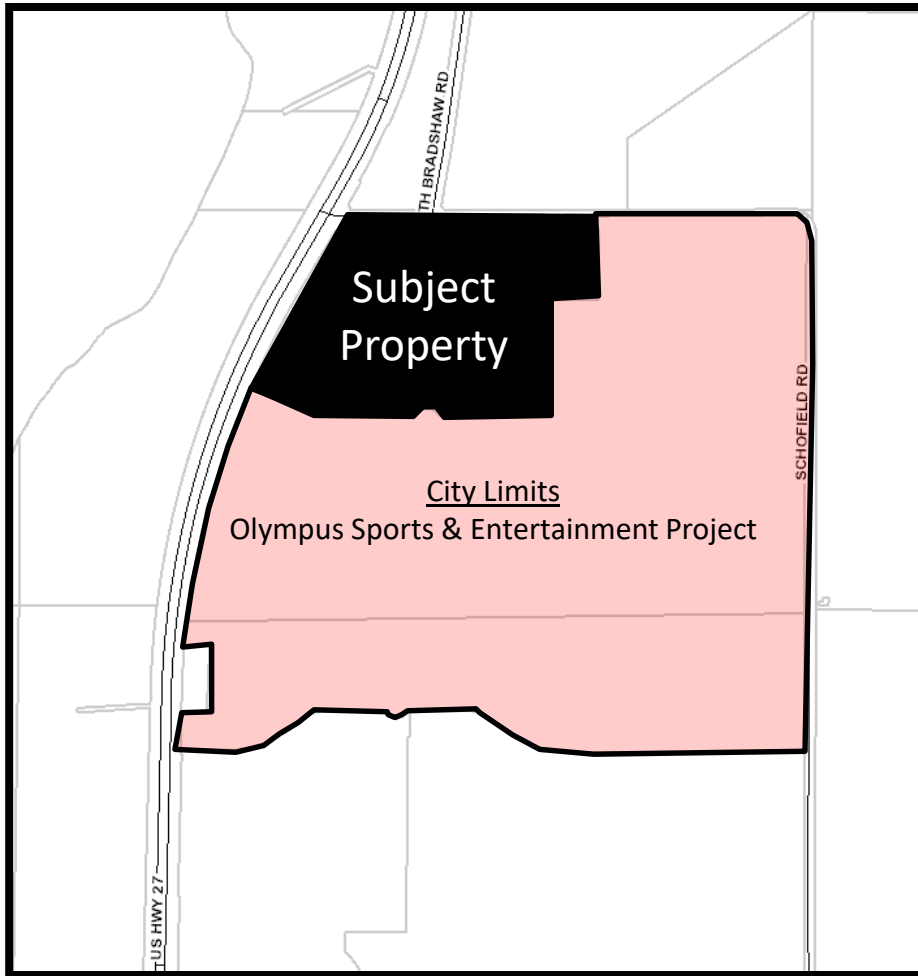


Exhibit - Annexation Map –Clonts Groves



Drawing name: S:\Employee Mike Phillips\Autocad\12102\Olympus_NW_subdty.dwg Sheet 1 Sep 27, 2018 12:36pm by mphilips

ALTA/NSPS LAND TITLE SURVEY

-FOR-

REX CLONTS

LEGAL DESCRIPTION:

ALL OF TRACT 44, A PORTION OF TRACTS 35, 36, 37, 39, 40, 41, 45 AND 46, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND A PORTION OF THAT CERTAIN PARTIALLY UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING WEST OF TRACTS 36 AND 45; 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 OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 48.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1693.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH 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 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 87.46 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 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 546.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.



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 AS ESTABLISHED BY THE TRIMBLE VRS GEODETIC NETWORK AND DERIVING A BEARING OF S89°30'42"W ALONG THE SOUTH 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 DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE. NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
- NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE INTENT 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 08/10/2018

DATE OF PLAT OR MAP: 08/10/2018

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. 1S 5381

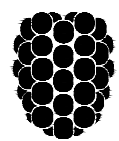
DATE

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

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	— —	HANDI-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&G	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	PI	POINT OF INTERSECTION	●	FOUND IRON ROD (AS NOTED)
CM	CONCRETE MONUMENT	PLS	PROPERTY LINE	●	FOUND IRON PIPE (AS NOTED)
CMP	CORRUGATED METAL PIPE	P.O.B.	PROFESSIONAL LAND SURVEYOR	●	FOUND RAIL ROAD SPIKE (AS NOTED)
CONC.	CONCRETE	P.O.C.	POINT OF BEGINNING	●	FOUND "X" CUT
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT	●	BENCHMARK (AS NOTED)
(D)	DEED	POC	POINT ON CURVE	⊠	AIR CONDITIONER
D.B.	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
F.F.	FINISHED FLOOR	(R)	RADIAL	⊠	TRAFFIC SIGNAL BOX
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP	ROM	ROUND CONCRETE MONUMENT	⊠	ELECTRICAL TRANSFORMER
FND	FOUND	R/W	RIGHT OF WAY	⊠	WOOD UTILITY POLE
HDP	HIGH DENSITY POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE	⊠	CONCRETE UTILITY POLE
HWF	HOG-WIRE FENCE	REC	RECOVERED	⊠	METAL UTILITY POLE
ID	IDENTIFICATION	SEC	SECTION	⊠	TRAFFIC SIGNAL POLE
INV	INVERT ELEVATION	SRF	SPLIT RAIL FENCE	⊠	GUY POLE
IP	IRON PIPE	SS	SANITARY SEWER	⊠	GUY ANCHOR
IR	IRON ROD	T/B	APPROXIMATE TOP OF BANK	⊠	LIGHT POLE
IRC	IRON ROD & CAP	T/S	APPROXIMATE TOE OF SLOPE	⊠	FLOOD LIGHT
LB	LICENSED BUSINESS	TBM	TEMPORARY BENCH MARK	⊠	CATCH BASIN/DROP INLET
(M)	MEASURED	U/E	UTILITY EASEMENT	⊠	CLEAN OUT
M.B.	MAP BOOK	(TYP)	TYPICAL	⊠	STORM MANHOLE
MES	METERED END SECTION	WF	WOOD FENCE	⊠	ELECTRIC METER
NAV	NORTH AMERICAN VERTICAL DATUM	WIF	WROUGHT IRON FENCE	⊠	SANITARY MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM	WPF	WOOD PRIVACY FENCE	⊠	TELEPHONE MANHOLE
N/D	NAIL & DISK	W/	WITH	⊠	WELL
		WV	WATER VALVE	⊠	FIBER-OPTIC CABLE MARKER
		WV	GAS VALVE	⊠	GAS LINE MARKER
		WV	IRRIGATION CONTROL VALVE	⊠	SINGLE POLE SIGN
		WV	WATER SPIGOT	⊠	DOUBLE POLE SIGN
		WV	FIRE HYDRANT	⊠	WETLAND FLAG
		WV		⊠	RECLAIMED WATER VALVE
		WV		⊠	RECLAIMED WATER METER
		WV		⊠	BURIED FIBER OPTIC MARKER
		WV		⊠	BURIED ELECTRIC MARKER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
N/A	03/14/18		ADDRESS AKERMAN COMMENTS	WDD
N/A	04/10/18	MRP	ADDRESS SHUTTS COMMENTS	WDD
N/A	05/16/18		ADDED WETLANDS	WDD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	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

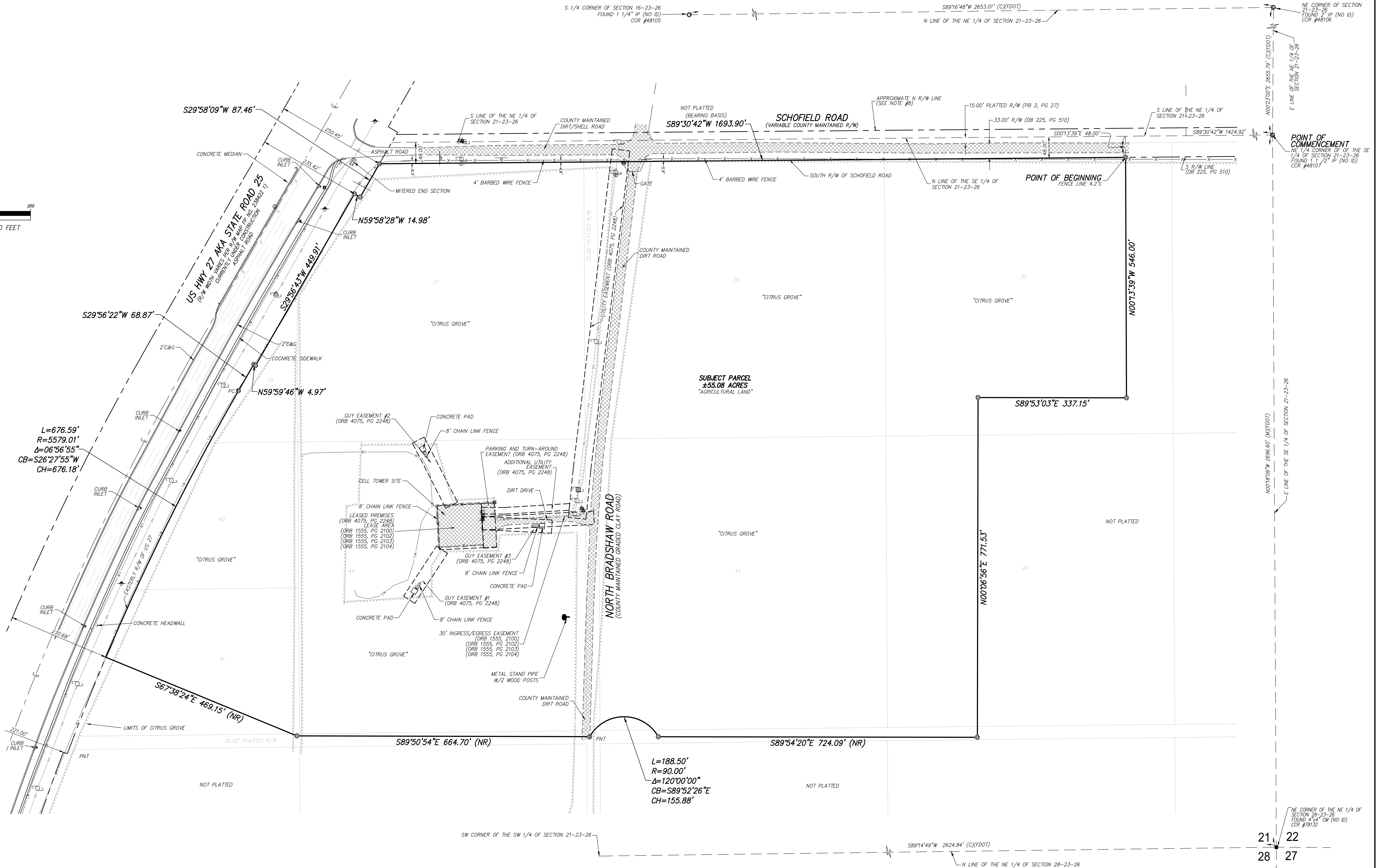
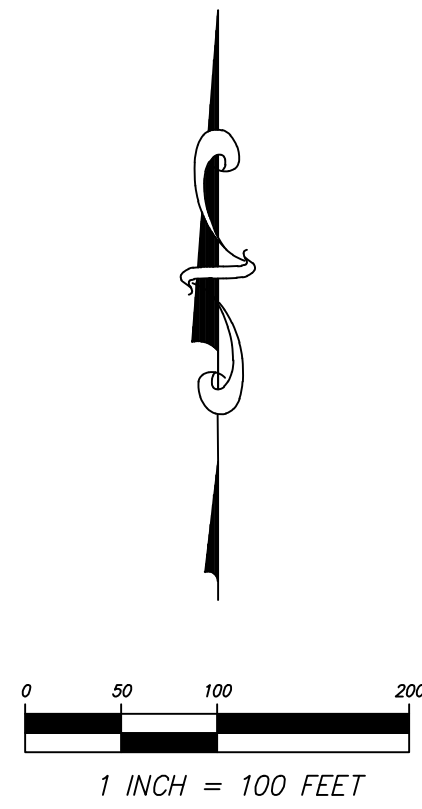
A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

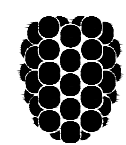
PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG		FIELD DATE		PROJECT NO. 50105422	1 OF 2
21,28-23-26 / 7		08/10/18			
DRAWING DATE		BY	APPROVED	SCALE N/A	
08/10/18		MRP	WDD		

Drawing name: S:\Employee Mike Phillips\Autosave\Autosave\12292 Olympus NW subdty.dwg Sheet: 2 Sep 27, 2018 12:13pm by: mphilips



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD



Dewberry

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ORLANDO, FLORIDA 32806
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A PORTION OF
SECTION 21, TOWNSHIP 23
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LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG		FIELD DATE		PROJECT NO. 50105422	2 OF 2
21,28-23-26 / 7		08/10/18			
DRAWING DATE	BY	APPROVED		SCALE 1" = 100'	
08/10/18	MRP	WDD			



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 9/28/2018

FEE: \$2,325.00

Project Name (if applicable): Clonts Corner

Applicant: Cecelia Bonifay

Contact Person: Cecelia Bonifay

Address: Akerman LLP, 420 S. Orange Avenue, Suite 1200

City: Orlando State: Florida Zip: 32801

Phone: (407)-419-8540 Fax: (407)-254-4230

E-Mail: Cecelia.Bonifay@Akerman.com

OWNER: Clonts Groves, Inc., a Florida Corporation

Address: 1001 Geneva Drive

City: Oviedo State: Florida Zip: 32765

Phone: (407)-468-1242 Fax: N/A

E-Mail: WRClonts@yahoo.com

General Location: US 27; North Bradshaw Road; and Schofield Road

Legal Description (include copy of survey): See attached Legal Description.

Property size (in acres or square feet): 55.08 Acres

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

Existing (Actual) Land Use: Orange Grove

Existing Zoning: Agricultural

Existing Future Land Use: Wellness Way 1

Proposed Future Land Use: Mixed-Use (Master Planned Development)

Type of development proposed: The development proposes consists of mulity-family units and a Retail Commercial Shopping Center including, but not limited to, retail, commercial, and multi-family units.



Proposed density (dwelling units/acre) or intensity: 12 units per acre/0.25 FAR

Proposed Zoning District: Agriculture

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).

The purpose of this Comprehensive Plan Amendment is to amend the current future land use from Lake County Future Land Use Category "Wellness Way Area Plan 1" to City of Clermont Future Land Use Category "Mixed-Use" (Master-Planned Development) in order to facilitate development of multi-family units and a Retail Commercial Shopping Center including, but not limited to, retail, commercial, office, and multi-family units.

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

Cecelia Bonifay, Esq., 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 Wellness Way 1 to City of Clermont 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.

Cecelia Bonifay, Esq.
Affiant - Applicant Name (print)

X Cecelia Bonifay
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

Cecelia Bonifay who is

~~or~~ personally known by me this 27 day of September, 20 18.

X Janet K. Lyon
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 Wellness Way 1 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 Cecelia Bonifay, Esq. (Akerman, LLP) 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)

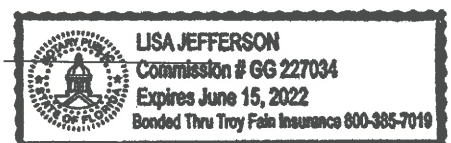
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 16th day of July, 2018.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:



LEGAL DESCRIPTION:

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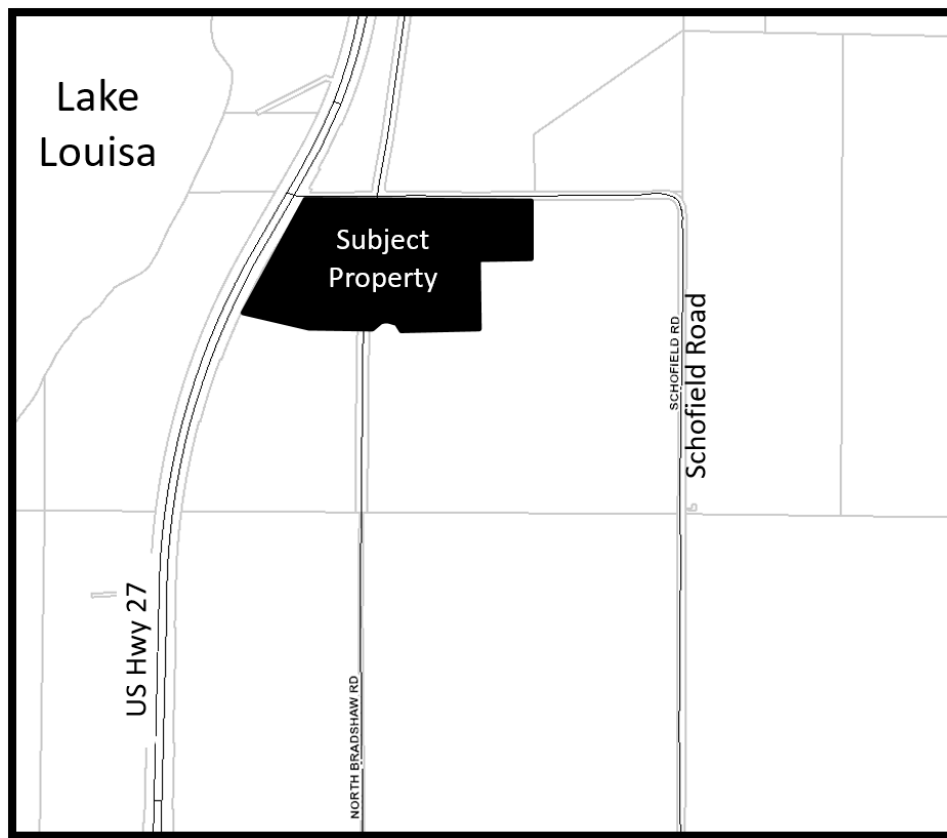
CONTAINING: 2,399,470 SQUARE FEET OR 55.08 ACRES MORE OR LESS.

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-03

The City of Clermont will hold public hearings on Tuesday, July 2, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, July 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Wellness Way to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, September 24, 2019 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

2 miles south of Hartwood Marsh Road, East of US 27
Alternate Keys 3914659, 1462436, 1462436

Ordinance #2019-03:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting

forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

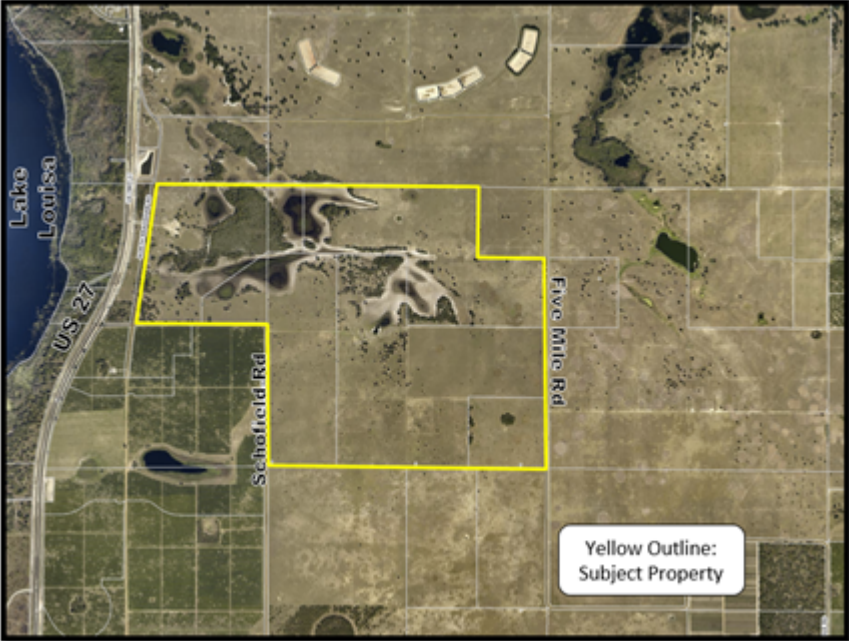
Daily Commercial
June 17 and September 9, 2019



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, July 2, 2019	
Agenda Item Name	
Ordinance No. 2019-05 <i>South Lake Crossing Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2019-05.	
Staff Report	
The applicant, South Lake Crossings LLC, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 743 +/- acres in size. The property is 1.75 miles south of Hartwood Marsh Road, east of US Hwy 27, adjacent to the Olympus Sports & Entertainment project. The property has historically been used for agricultural purposes.  The amendment application is associated with an annexation application and Planned Unit Development (PUD) rezoning that has been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in September 2019.	

The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

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

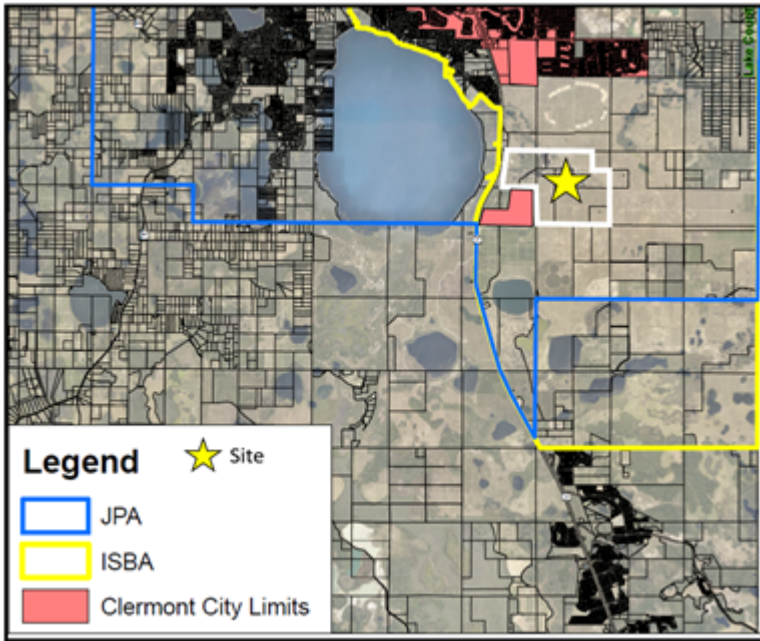
The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

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

The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations. The applicant has requested a rezoning to a Planned Unit Development with up to 1,850 dwelling units and up to 800,000 square feet of commercial uses. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is capped at the proposed development intensity.

The subject property is located entirely 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) Agreements with Lake County.



The Wellness Way Area Plan envisions this area as next generation employment opportunities. The economic objective of this area is employment. The Applicant intends to create a master planned community that promotes economic development while encouraging a well-balanced development pattern that minimizes environmental impacts. 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.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project is adjacent to the recently annexed Olympus Sports and Entertainment project, which is now designated Master Planned Development on the adopted Future Land Use map. The project incorporates residential, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) 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. | 2019-05 South Lake Crossing CPA Formatted | 2019-05 South Lake Crossing CPA Formatted.DOC |
| 2. | South Lake Crossings Map | South Lake Crossings Map.pdf |
| 3. | JPA ISBA Project Location Outline Annexation Map SL Crossing | JPA ISBA Project Location Outline Annexation Map SL Crossing.pdf |
| 4. | Wellness Way - Road Network Map by VHB | Wellness Way - Road Network Map by VHB.pdf |

5.	Just Statement 04042019	Just Statement 04042019.pdf
6.	Comp-Plan-Application Submittal_SLC	Comp-Plan-Application Submittal_SLC.PDF
7.	South Lake Crossings PUD TIS_FDOT_052419	South Lake Crossings PUD TIS_FDOT_052419.pdf
8.	South Lake Crossing Legal Ad Proof	South Lake Crossing Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-05

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

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to



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certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20'55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼, 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30"E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.



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Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel B

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast $\frac{1}{4}$ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast $\frac{1}{4}$, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast $\frac{1}{4}$, run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$, 679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast $\frac{1}{4}$ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast $\frac{1}{4}$, 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)



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That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right- of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west



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right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence $s00^{\circ}19'09''w$ along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast $\frac{1}{4}$ of section 22, 1310.25 feet to a point in the north line of the southeast $\frac{1}{4}$ of said section 22, distant 33.00 feet on a bearing of $n89^{\circ}12'24''w$, from a $\frac{5}{8}$ " iron rod and cap #pls4779 found at the east $\frac{1}{4}$ corner of said section 22, said east $\frac{1}{4}$ corner according to certified corner record #084030; thence $s00^{\circ}27'16''w$ along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast $\frac{1}{4}$ of said section 22, 2681.30 feet to a point in the north line of the northeast $\frac{1}{4}$ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of $n89^{\circ}12'03''w$ from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast $\frac{1}{4}$ of section 27, thence $n89^{\circ}12'03''w$ along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest $\frac{1}{4}$ of said section 27; thence $n89^{\circ}32'30''w$ along the north line of said northwest $\frac{1}{4}$, 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of $s89^{\circ}32'30''e$ from a 4"x4" concrete monument found at the northwest corner of said northwest $\frac{1}{4}$ of section 27; thence $n00^{\circ}23'38''e$ along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest $\frac{1}{4}$ of the aforesaid section 22, 2696.34 feet; thence $n89^{\circ}12'24''w$, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence $n00^{\circ}23'17''e$ along the west line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of section 22; thence $s89^{\circ}00'54''e$ along the north line of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$, 679.40 feet; thence, departing said north line, $n00^{\circ}00'00''w$, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.



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Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast $\frac{1}{4}$ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast $\frac{1}{4}$ 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast $\frac{1}{4}$, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest $\frac{1}{4}$ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said section 22, 1327.85 feet to the northwest corner of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of



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section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.

LOCATION

1.75 miles south of Hartwood Marsh Road, East of US 27

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
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.

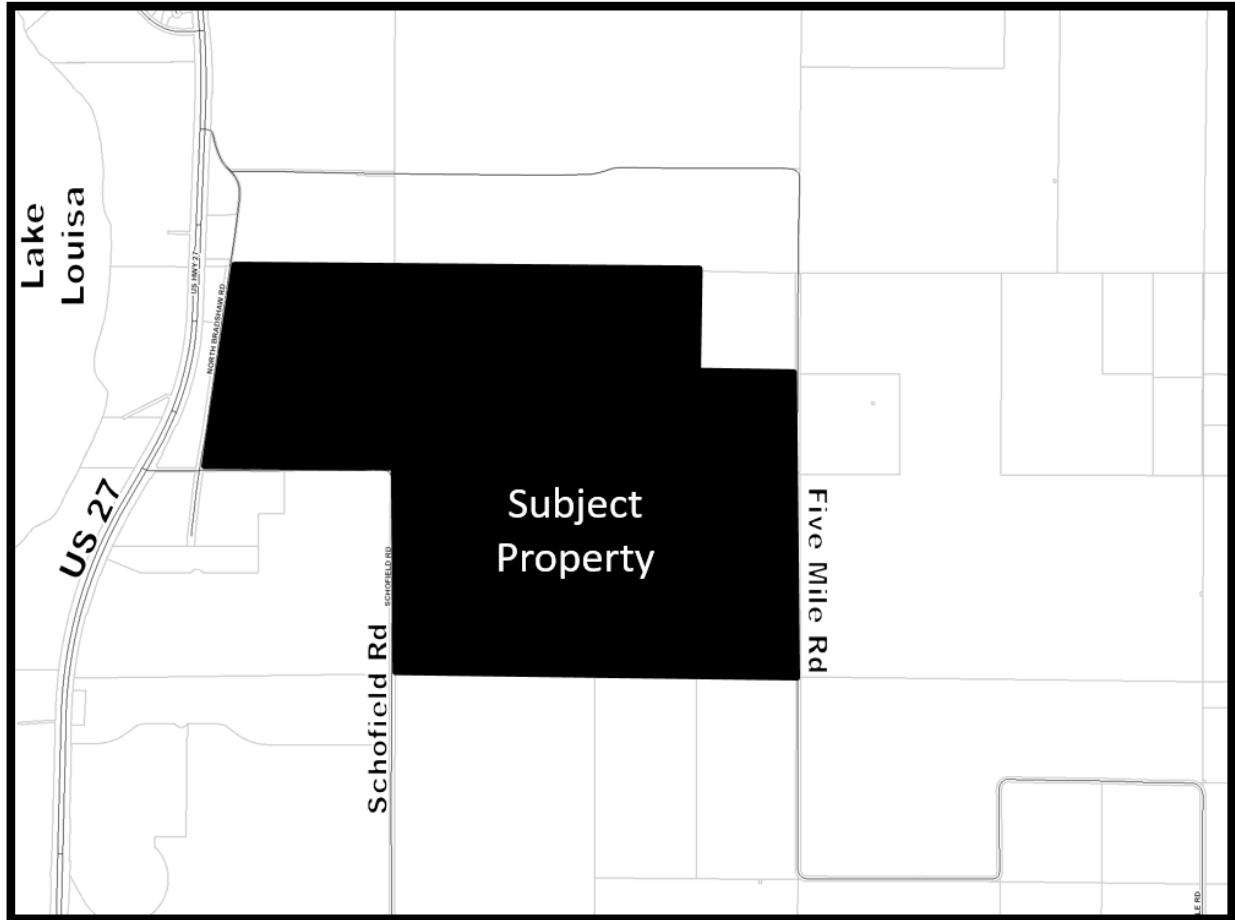
SECTION 3.

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. 2019-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of September, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

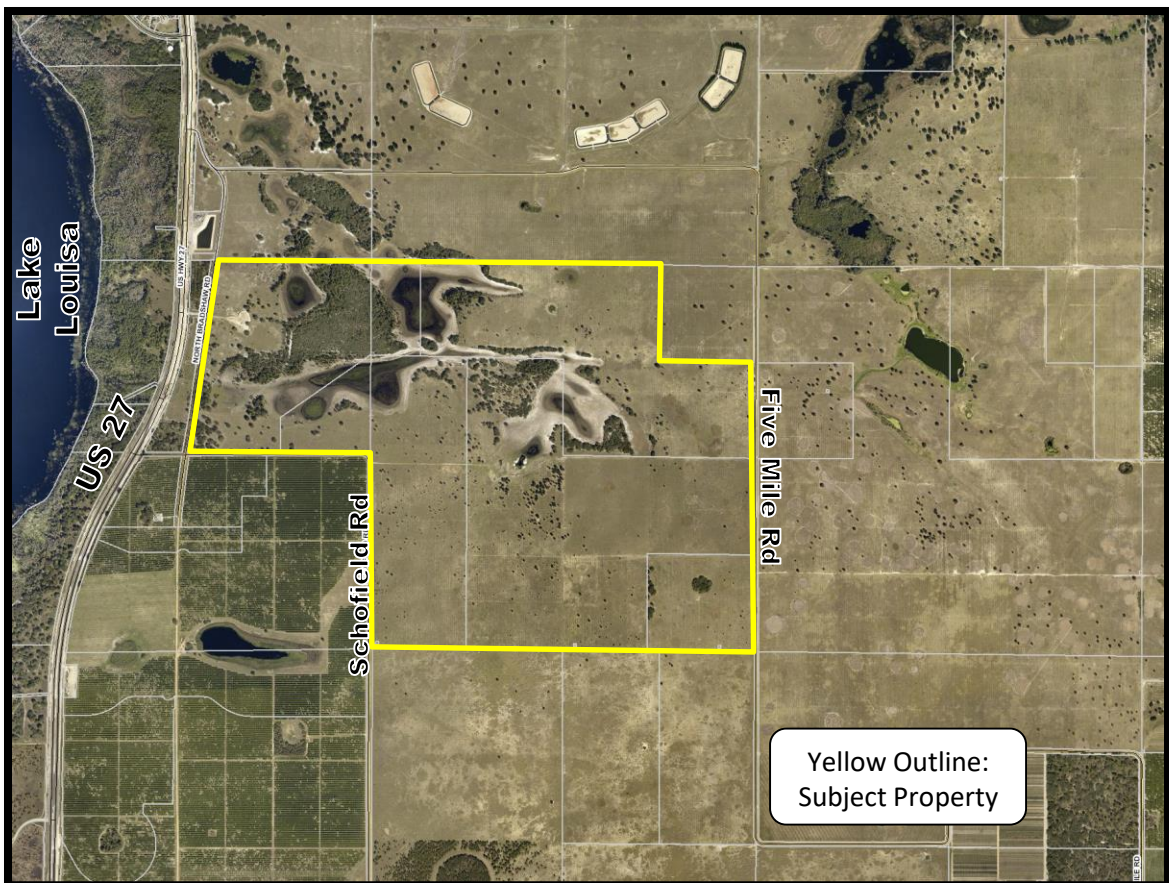
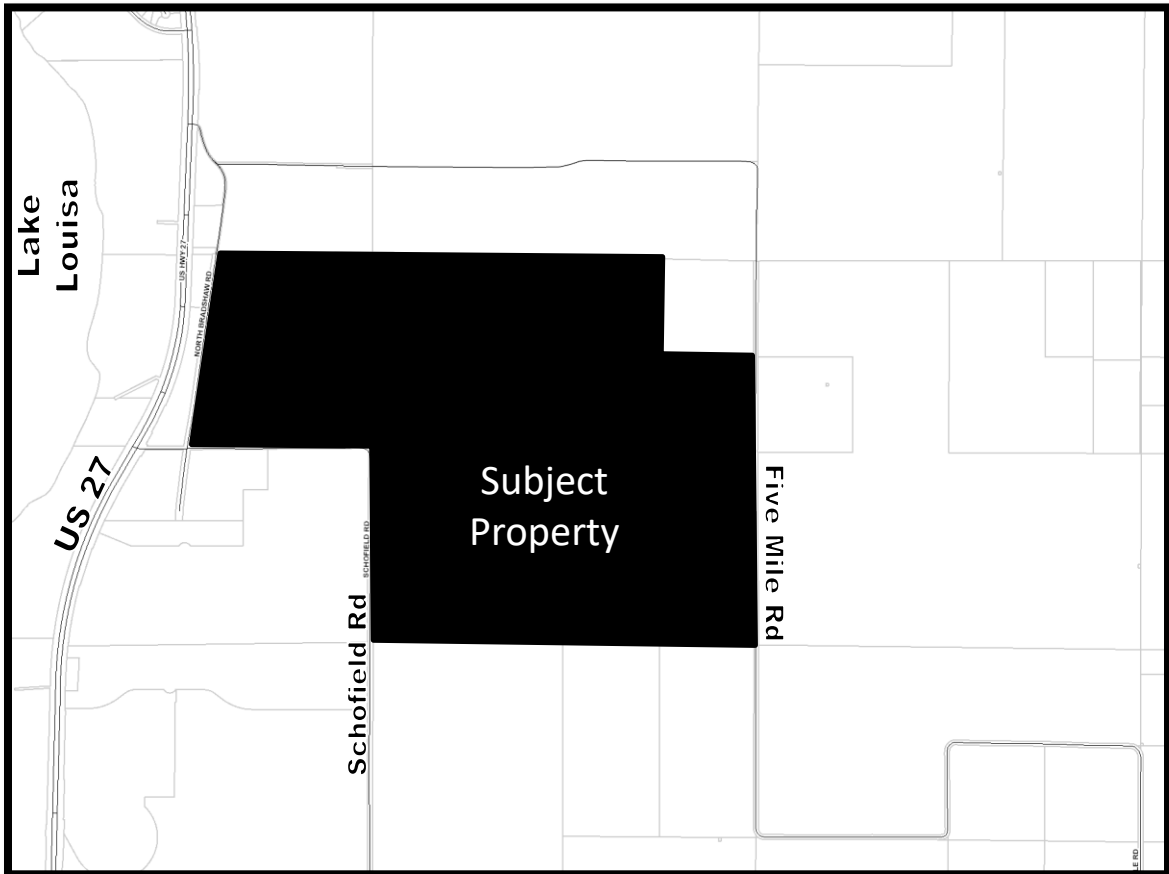
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – South Lake Crossing Property



Future Land Use Map—South Lake Crossing

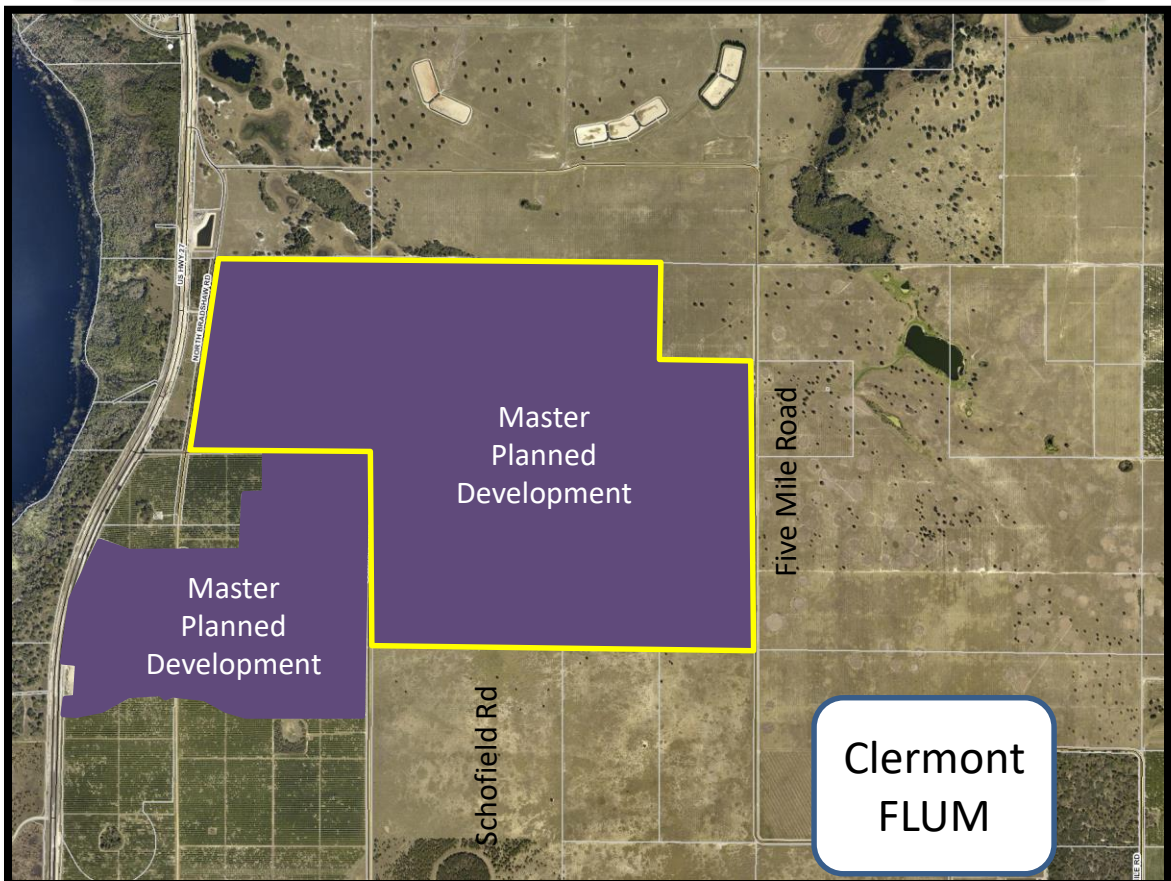
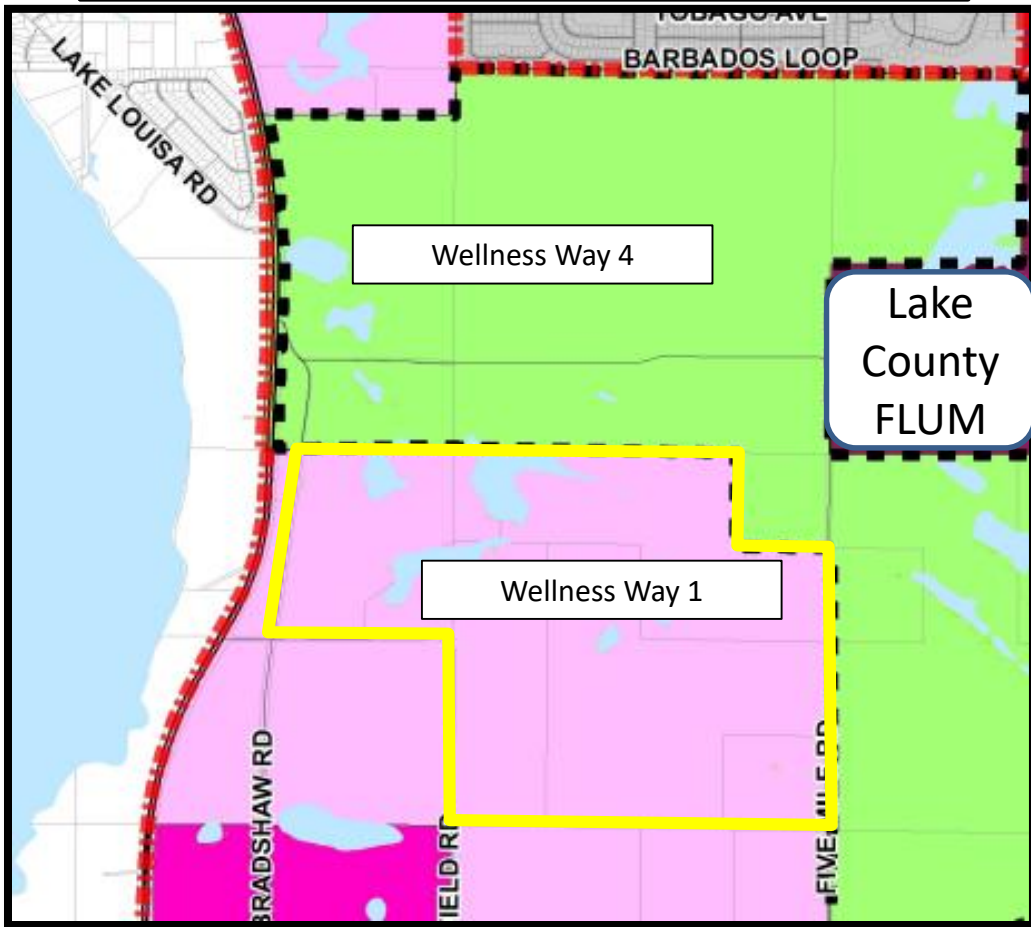
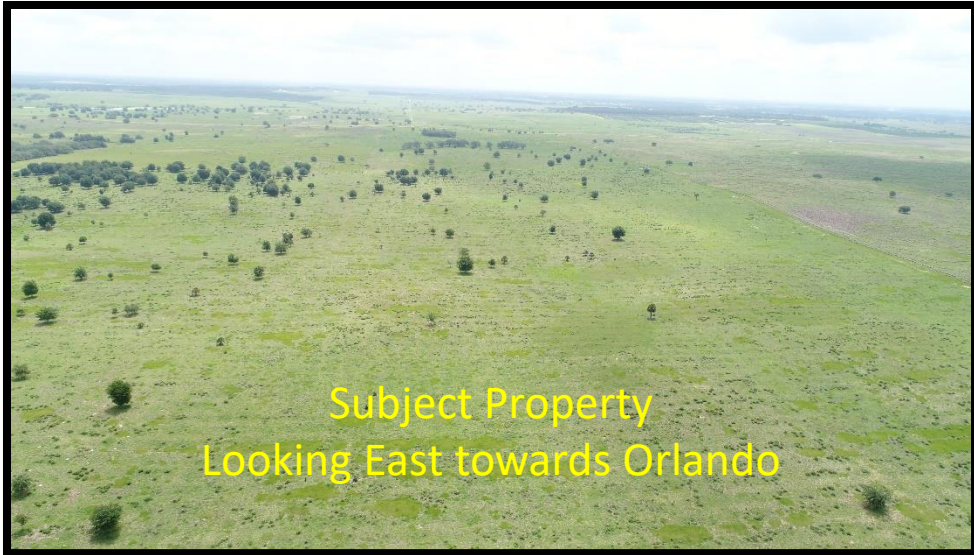
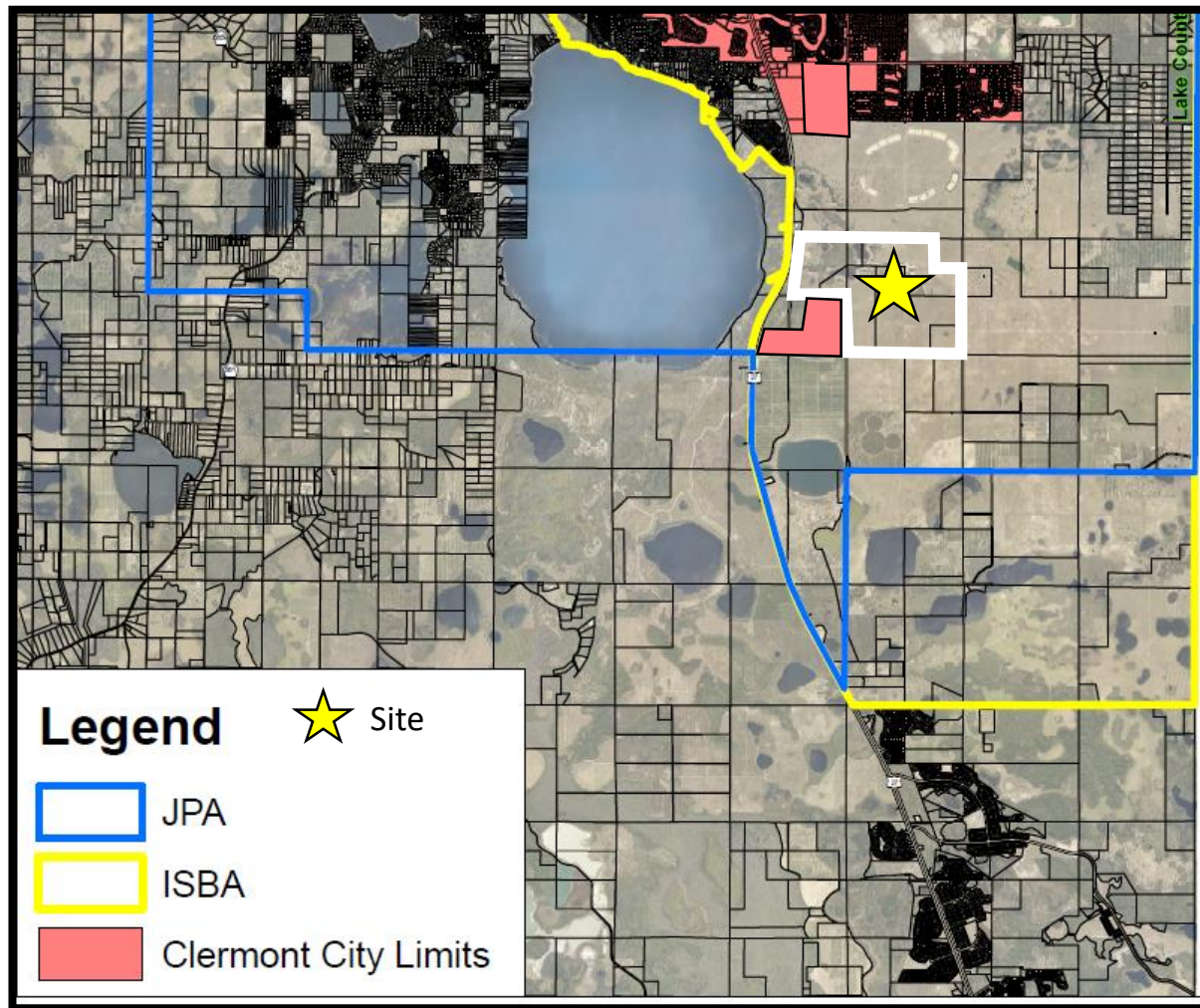
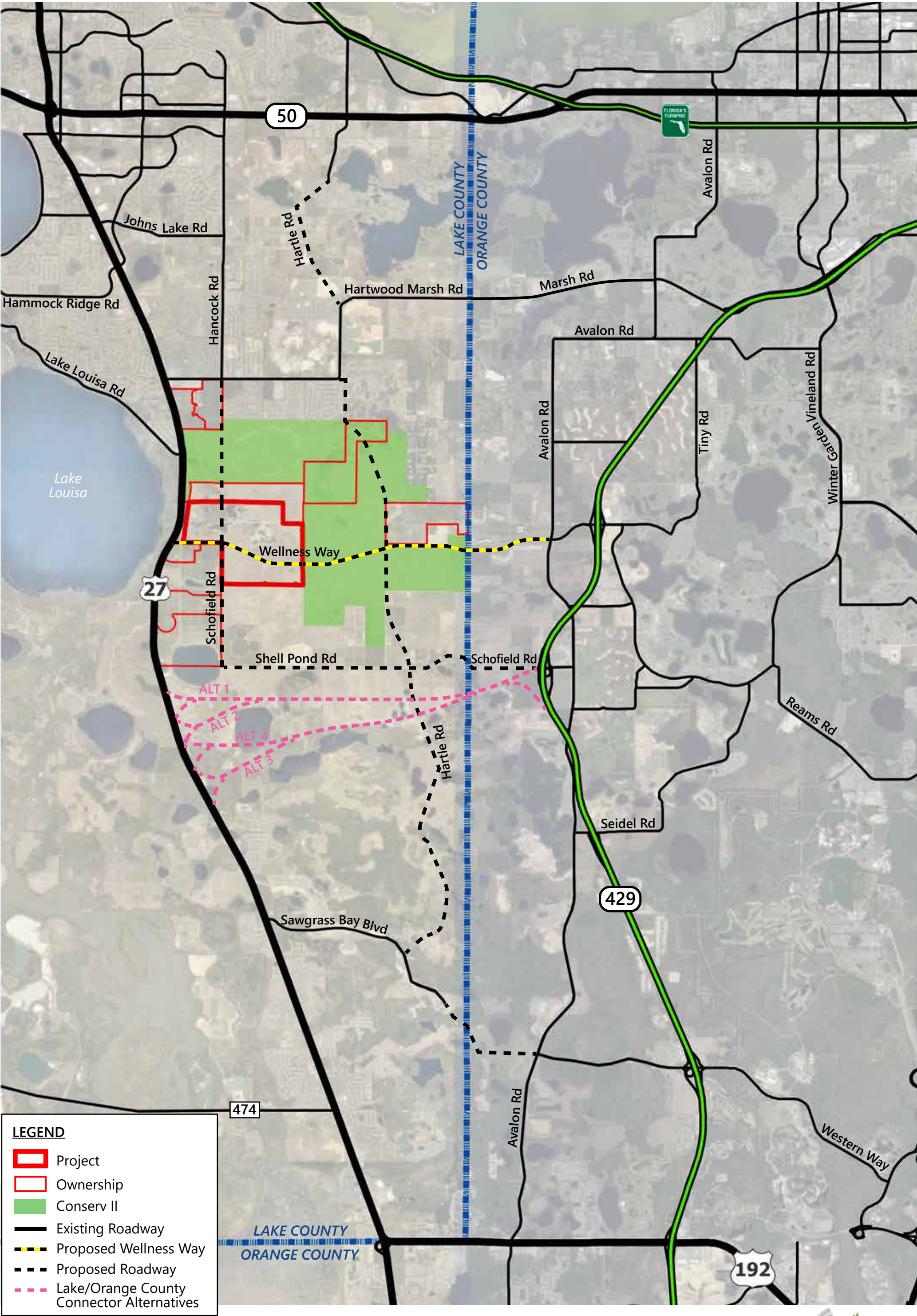


Exhibit –South Lake Crossing



Location within ISBA/JPA – South Lake Crossing





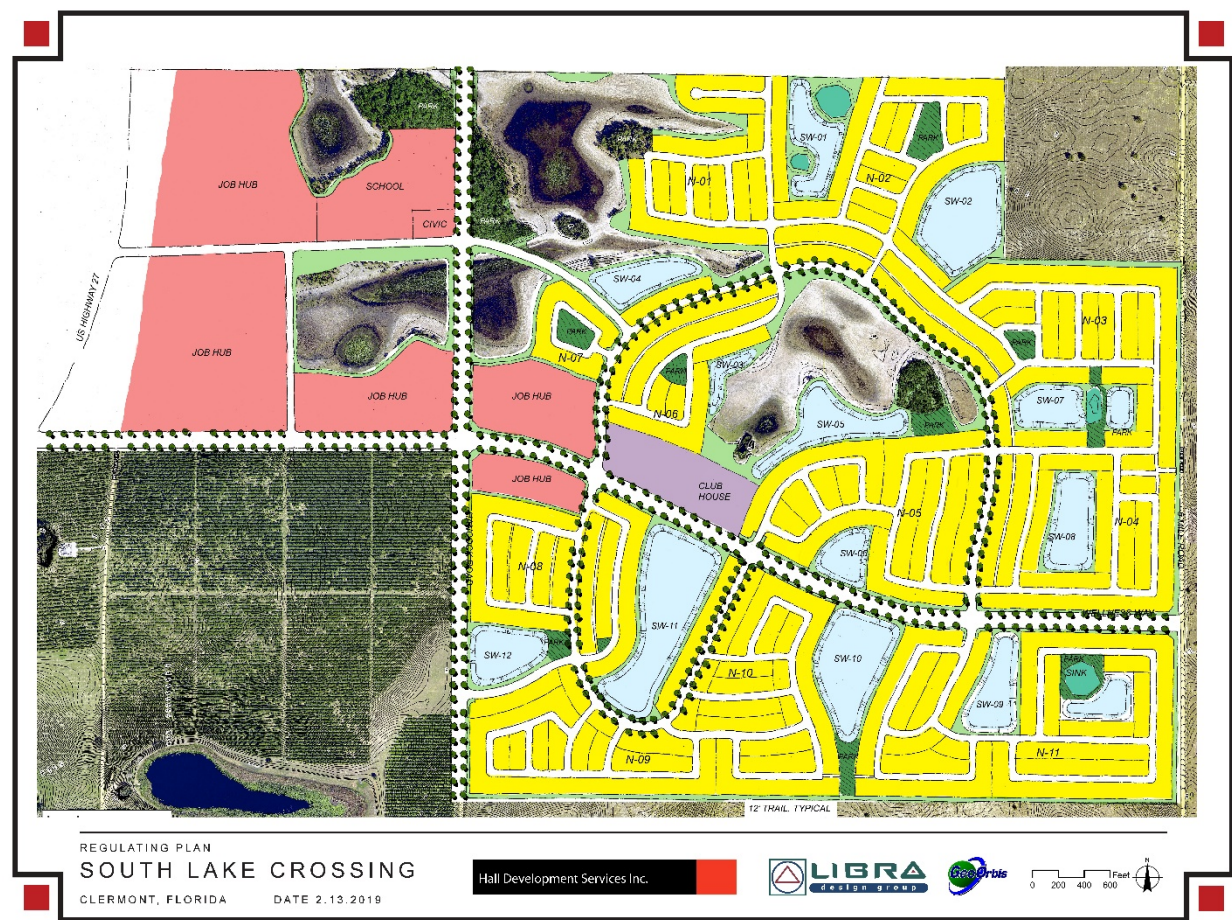
LEGEND

- Project
- Ownership
- Conserv II
- Existing Roadway
- Proposed Wellness Way
- Proposed Roadway
- Lake/Orange County Connector Alternatives

SOUTH LAKE CROSSINGS
FIGURE 3: ROADWAY NETWORK
Lake County ▪ Florida

South Lake Crossings Comprehensive Plan Amendment

Justification Statement



Prepared for: Lennar Homes and South Lake Crossing



Prepared by: HallDSi and VHB



April 5, 2019

Justification Request

South Lake Crossings is located on US 27 across from Lake Louisa State Park. It has approximately 743 acres and this request is for the City's Mixed Use future land use designation. Currently, South Lake Crossings has a future land use (FLU) designation as Wellness Way 1 in the Lake County Comprehensive Plan. This FLU designation allows for a mix of residential, employment and open space. Our plans closely resemble the current County future land use designation while demonstrating our consistency with the City's comprehensive plan as we request a future land use map amendment to Mixed Use with a corresponding Planned Development zoning classification as well as an annexation into the City.



Justification Premise

Beginning in 2014, Lake County began an initiative to direct economic development to 16,000 acres of land located east of US 27, south of Hartwood Marsh Road and west of Orange County. This area was dubbed "Wellness Way (WW)". After lengthy review and vetting of the approach and policies, WW was approved in the County in December of 2017. A large, significant portion of WW is located in the City's ISBA. In working with City staff, we offer this Justification Statement to demonstrate not only consistency and compatibility with the City's comprehensive plan but with the guiding tenants of the WW plan as well. In this way, we demonstrate this project is consistent with the original concepts for WW which were job creation in a development pattern to emphasize healthy community principles and sustainable, smart growth provisions. We also demonstrate the project is consistent with the City Goals, Objectives and Policies and is compatible with surrounding lands.

The idea behind WW was to create a balance of well designed communities within an environmentally sensitive framework while providing the opportunity for a significant number of jobs. The primary guiding principles of WW are as follows from the Lake County comprehensive plan:

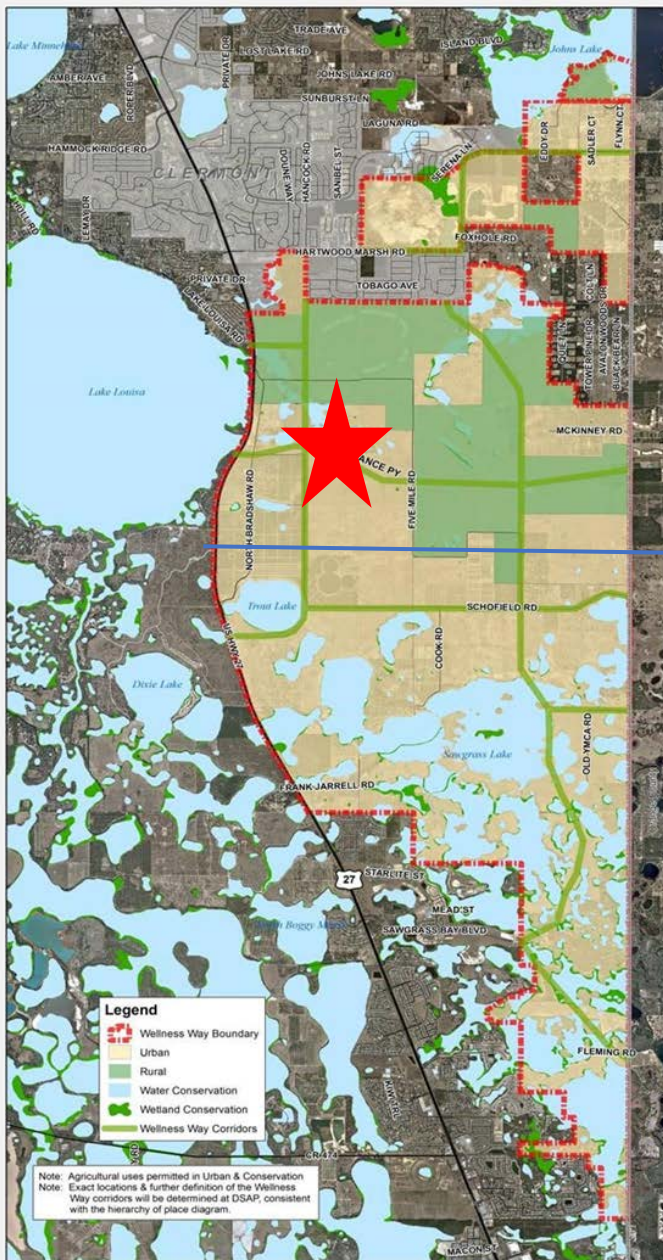
The intent of the Wellness Way Area Plan ... is to create a long-term master plan for the South Lake region which promotes significant economic development while encouraging fiscally efficient and well balanced development patterns that minimize environmental impacts and leverage existing resources.

The primary intent of the WW..... is to effectuate positive change for the following initiatives:

- *Job creation and economic development (through area set aside for employment uses)*
- *Regional transportation connectivity (the proposed Framework Road network)*
- *Creation of the wellness corridor/recreation/open space network*
- *Promotion of recreation and healthy living*
- *Water smart approaches*
- *Preservation of scenic resources including topography*
- *Health and wellness community development*

This project adopts the aspirational intent and purpose of WW as the basis for Master Plan decision making. Further, these same aspirations can be found in the City's Comprehensive Plan Policies that South Lake Crossings adheres to.

This Justification Statement marries the two sets of Goals, Objectives and Policies (City and County) together into a cohesive, comprehensive approach to set standards for South Lake Crossings to meet both WW and City Policies and allow the first large scale WW project to set high standards for all future WW projects in the City.



Wellness Way Sector Plan
Framework Map

ISBA Boundary

Site Datum

- | | |
|--|----------------------------|
| • Property Owner (s): | South Lake Crossings LLC |
| • Acreage: | 743 |
| • Current Use on the Property: | Vacant |
| • Current Future Land Use Designation: | Wellness Way 1 and 4 |
| • Requested Future Land Use Designation: | Mixed Use |
| • Current Zoning: | Agriculture |
| • Requested Zoning: | PUD |
| • Proposed Use & Development Program: | 1,850 homes and 800,000 SF |

Wellness Way Goals, Objectives and Policies

The WW policies set out how to achieve the aspirations of the WW concept. To the greatest extent practical, the WW policies have been included in the planning and master plan process of this project. The following analysis examines consistency to the County's Goals, Objectives and Policies. The most relevant County' policies are listed and then a response as to how South Lake Crossings is consistent with the Policy is offered. Listed below are important WW policies included in the master plan for South Lake Crossings as well as the WW Future land use map:

Wellness Way Land Use Policies

Policy 1-8.2.1 Future Land Use Categories

The following five future land use categories, as depicted on the Future Land Use Map, shall be unique to the WWUSA and are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses as follows:

B. Wellness Way 1 FLUC allows the permitted and conditional land uses listed below....

- Agriculture, Agri-business, and Silviculture.*
- Commercial: Retail, banking, restaurants, convenience stores, lodging, gas/service station, daycare, and similar uses.*
- Industrial: Manufacturing, warehousing/distribution, wholesale trade, transportation services, communication services, and similar uses.*
- Office: General, medical/dental, corporate headquarters, government, research and development, and similar uses.*

The intent for South Lake Crossings is to have a fully mixed land use community. Various residential products, a mix of commercial and employment uses, a community school, an integrated blue/green open space system with a vast number of trails.

Policy 1-8.1.2 Target Industries

Non-residential employment development within the WWUSA shall target but are not limited to a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

- A. Ag-Tech*
- B. Eco-tourism and Agri-tourism*
- C. Education and Health Services*
- D. Human Performance, Sports Medicine and Sports Training*
- E. Leisure and Hospitality*
- F. Manufacturing*
- G. Medical and bio-medical*
- H. Professional and Business Services*
- I. Research Facilities*
- J. Retail Trade*
- K. Transportation, Trade and Utilities*

These are a sampling of industries being marketed for South Lake Crossing. The 1,850 homes will generate a demand for up to 125,000 square feet of local retail by themselves. The emphasis on open space and trails within the community will entice sports and training land uses. US 27 itself will provide opportunities for employment uses.

Policy 1-8.2.1.1 Future Land Use Categories Capacity Allocation

- Development potential within the WWUSA shall be determined utilizing the "Maximum Capacity Allocation Public/institutional: Schools, parks, civic, public safety, hospitals, educational facilities, transportation facilities, utilities, and similar uses.*
- Residential: Multi-family, single family, and similar uses.*
- Target industries*
- Wellness Corridors/Recreation/Open Space networks: Active/passive recreation, trails, ecotourism related uses, scenic, natural and cultural resources, community farms and gardens and similar uses.*

Table." The capacity calculations provided in the "Maximum Capacity Allocation Table" determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of nonresidential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 1-8.2.1.2 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the "Maximum Capacity Allocation Table." Similarly, the set asides for non-residential uses cannot fall below the MINIMUM capacity determined utilizing the "Maximum Capacity Allocation Table." "Capacity" is calculated utilizing "net acres" (gross acres minus wetland acres minus water body acres).

Maximum	Capacity	Allocation	Table	
Residential	Residential	Non-Resident	Non-Resident	Non-Resident
FLU Category	Max. Capacity/ Net Acre	Jobs to Housing Ratio	Square Feet per Employee	Maximum FAR
WW 1	1.85 homes/acre	1.75 / 1.00	450	0.25

Policy 1-8.2.1.2 Future Land Use Categories Density and Intensity Calculations

FLU residential	Designation residential	Summary non-residential	Table non-residential	non-residential
FLU	Min. Density/ Net Build. Acre	Max. Density/ Net Build. Acre	Min.Average FAR	Max. Average FAR
WW1	3.0	20.0	0.25	2.0

The proposed development program for South Lake Crossing is approximate to these County minimums and maximums.

Policy 1-8.1.1 Jobs-to-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

Lake County shall seek to achieve a target jobs-to-housing ratio of 1.5 jobs per one (1) dwelling unit (1.5:1) within the WWUSA area. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within each PUD. The County shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio. Proposed PUDs will determine the required volume of non-residential square footage utilizing the following calculation: Allocated number of residential dwelling units multiplied by the FLUC target jobs-to-housing ratio for the total number of PUD jobs multiplied by 450 square feet of building space per job to arrive at the total volume of non-residential square footage required to meet the jobs-to-housing ratio.

South Lake Crossings has over 120 acres of Economic Development District within the development program conceptually providing approximately 3,000 jobs.

Wellness Way Community Design Principals

Policy 1-8.2.2 Urban Form Guiding Principles

WWUSA is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within WWUSA are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Urban Service Area Goals, Objectives and Policies establish urban form guiding principles as follows:

- B. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.*
- C. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).*
- D. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.*
- E. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.*
- F. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.*
- G. Allow interim and/or permanent agricultural uses.*
- H. All development will adhere to dark sky standards.*

South Lake Crossing community starts with an integrated blue/green open space system. The community is organized around this open space system along with the Framework Roads of Wellness Way and Hancock Road extension. Both Wellness Way and Hancock Road have associated multi-purpose trails to augment the 8+ miles of trails with SLC. This pedestrian framework assists with a multi-modal transportation approach for SLC. The trail systems leads to the Economic Development District, the future school site and the community park spaces in each neighborhood as well as the community center.

Policy 1-8.2.3 Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. This begins at the Urban Service Area level, is documented as development standards in the PUD zoning and culminates at the detailed design level with the specifications for complete street design.

Policy 1-8.2.4 Wellness Corridors Wellness Corridor (WC) networks connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- A. Community farms and gardens*
- B. Wetlands*
- C. Water bodies*
- D. Preserved uplands*
- E. Trails, pedestrian ways and bikeways*
- F. Viewsheds and scenic resources*
- G. Cultural and environmental resources*
- H. Wellness Corridors/open space*
- I. Parks/recreation facilities for active and passive use*
- J. Stormwater management facilities*

The entire SLC is focused on a pedestrian orientation. Each neighborhood is less than an 1/8 mile walking radius for convenience. To enhance the convenience, the neighborhoods and trails are comfortable for the pedestrian or cyclist with shade, destinations and amenities. The rolling topography provides interest and viewsheds. In fact, it is proposed to leave Five Mile Road as a clay road with perhaps the

name change to Five Mile Trail. All residents can bike or walk to the neighborhood park, the school, the community center or the Economic Development District. The trails are also interconnected to make a myriad of lengths for loops of various distances for people of various stamina.

Policy 1-8.2.5 Open Space

The WWUSA will preserve a significant amount of land area in the form of open space and natural protected areas. The natural protected areas include wetlands and water bodies.

The 743 acre total site is proposed to have approximately 33% open space with almost 40 acres of park, over 80 acres of preserved natural area and approximately 100 acres of storm water management area designed as amenities along with almost 100 acres of wetland preservation. To meet the parks and community amenities requirements, a minimum of 4% of the gross acreage will be provided in the form of useable parks, playgrounds, tot lots, community gardens, stormwater ponds, wetlands, buffers, multi-use trails or similar related use.

Policy 1-8.3.1 Primary Roadway Network

System-wide transportation capacity within the WWUSA area shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

Planned Unit Developments (PUD) within the WWUSA shall be generally consistent with the primary roadway network identified on the Framework Map. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent are possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Right of way for both Wellness Way and Hancock Road will be provided through the PUD zoning process. The Developer's Agreement will set out road construction conditions for the community to move forward.

Policy 1-8.3.2 Roadway Network

Thoroughfares within the WWUSA shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections have been placed in WWUSA and shall be used to guide the design of proposed facilities during the PUD process.

Framework Road rights of way are set at 120' in width. This is to allow a separated multi-purpose trail with each of these roads.

Policy 1-8.3.3 Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within the WWUSA shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses within the Urban Service Area shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

- a. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;*
- b. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;*
- c. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,*
- d. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.*
- e. Provision of Wellness Corridors with multi-use paths and trails.*

SLC will have a hierarchy of street types; all complete street designs. Properly sized facilities with destinations, convenience of location and comfort of use is a requisite to ensure pedestrian and cyclist use of the facilities.

Policy 1-8.3.4 Bicycle Facilities

PUDs within the WWUSA shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:

- a. Shared lane markings;*
- b. Designated bike lanes;*
- c. Separated bike facilities or "cycle tracks"; and/or,*
- d. Multi-use paths and trails.*

SLC will have a hierarchy of street types; all complete street designs. Properly sized facilities with destinations, convenience of location and comfort of use is a requisite to ensure pedestrian and cyclist use of the facilities.

Policy 1-8.3.8 Multimodal Street Design Standards

Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

All the proposed streets within SLC will be designed as complete streets. This will enhance the opportunities for multi-modal transportation modes within SLC. The design elements called out in this policy will be included in the street design.

Policy 1-8.3.9 Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

SLC has an interconnected roadway pattern with connections to Wellness way and Hancock Road enhanced by an internal “Loop Road”. The Loop Road also has a separate multi-purpose trail. Each neighborhood is connected to adjacent neighborhoods and street connections are provided beyond the bounds of SLC. Finally, Five Mile Trail and the Cemex Trail enhance connections throughout WW.

Conclusion to WW Goals, Objectives and Policies Consistency

WW is an aspirational vision for a community. SLC adopts this vision and implements the tenants of the Policies. Job creation and economic development, regional transportation connectivity, creation of the wellness corridor/recreation/open space network, promotion of recreation and healthy living, water smart approaches, preservation of scenic resources including topography and health and wellness community development are all included in the SLC master plan.

Clermont Supporting Goals, Objectives and Policies

The following analysis examines consistency to the City’s Goals, Objectives and Policies as well as compatibility to surrounding lands. The most relevant City’ policies are listed and then a response as to how SLC is consistent with the Policy is offered.

Future Land Use

GOAL 1: *Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.*

The essence of SLC is a balanced community of physical development blended with the natural environment with a commitment to economic development through the land required for the Economic Development District.

Objective 1.1: Discourage Urban Sprawl. *The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.*

WW was vetted through State review as discouraging sprawl. The development pattern is orderly and compact and public facilities for roads, water, sewer, school and parks are being provided by the

developers. In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, none of these urban sprawl indicators are found in this proposal:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.
- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.
- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.
- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.
- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.
- f. Fails to maximize use of existing public facilities and services.
- g. Fails to minimize the use of future public facilities and services.
- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.
- i. Fails to provide a clear separation between urban and rural uses.
- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
- k. Fails to encourage an attractive and functional mix of land uses.
- l. Results in poor accessibility among linked or related land uses.
- m. Results in the loss of a significant amount of functional open space.

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

SLC is within the City JPA and ISBA.

Policy 1.2.1: *The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.*

SLC is adjacent on two sides to Conserv land and on one side to Cemex property. These lands provide substantial buffers to any other land to be developed other than the west side of SLC. This land is programmed for more intense land uses than SLC due to the designation from the WW Plan.

Policy 1.2.4: *The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:*

<i>Future Land Use Categories</i>	<i>Maximum Density/Intensity (per gross acre)</i>
<i>Conservation</i>	<i>Not Developable</i>
<i>Parks</i>	<i>N/A</i>
<i>Public Facilities/Institutional</i>	<i>0.25 FAR</i>
<i>Residential Low-Density</i>	<i>3 units per acre</i>
<i>Medium-Density</i>	<i>8 units per acre</i>
<i>High-Density</i>	<i>12 units per acre</i>
<i>Office</i>	<i>1.0 FAR</i>
<i>Mixed Use</i>	
<i>Residential/office</i>	<i>12 units per acre/0.25 FAR</i>
<i>Master Planned Developments</i>	<i>12 units per acre/0.25 FAR</i>
<i>Downtown Mixed use</i>	<i>12 units per acre/3.0 FAR</i>
<i>Commercial</i>	<i>12 units per acre/0.25 FAR</i>
<i>Industrial</i>	<i>12 units per acre/1.0 FAR</i>

This request is for the Mixed Use future land use designation as a Master Planned Community. The entire development program is below the maximums established by this Policy.

Objective 1.3: Conservation Land Use Category. *The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.*

The vast majority of wetland areas are being preserved with this master plan. The primary wetland impacts come from the Roadway Network for WW. Preservation will be set out in the PUD zoning.

Policy 1.3.1: *Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.*

The central SLC open space area will include trails and preservation.

Policy 1.3.4: *No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the*

burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

The central open space area must be crossed by the Hancock Road extension, two other internal roadways and a portion of the Economic Development District.

Objective 1.4: Parks Land Use Category. *The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.*

There are 9 neighborhood parks, two community parks, over eight miles of trails all available to the public.

Policy 1.4.1: *The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).*

Understood.

Public Facilities/Institutional Land Use Category

Objective 1.5: Public Facilities/Institutional Land Use Category. *The public facilities/institutional category is established for publicly-owned institutional parcels and privately owned, non-profit institutional parcels meeting threshold sizes established herein.*

A 15 acre school site is located in the heart of the community. It is adjacent to other civic uses and a community park.

Policy 1.5.1: *The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.*

A 15 acre school site is provided in the master plan.

Policy 1.5.2: *Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.*

There is a civic site next to the school and religious institutions will be permitted in the Economic Development District along with adult living facilities of various accommodation.

Policy 1.5.3: *Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.*

The school site is 15 acres.

Mixed-Use Land Use Categories

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.*

SLC is a master planned community within the density/intensity range of this Policy.

Future Land Use Designations Policies

Objective 1.6: Residential Land Use Categories. *The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.*

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

The majority of the residential uses within SLC are below the 12 unit per acre maximum as an entitlement. There is the possibility of permitting residential uses at a density greater than 12 units per acre in the Economic Development District to allow a true mixed use employment center for SLC.

Policy 1.6.2: Medium-Density Residential. *Areas delineated on the FLUM for medium density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.*

The residential products mentioned in this policy may be included in the SLC community. Town Homes, condominiums and apartments would be limited to the Job Hub.

Policy 1.6.3: High-Density Residential. *Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

As a PUD, the zoning will request the conditional use permit as a part of the approval. Also, the entire SLC is well below the 12 units per acre entitlement cap but individual parcels may exceed 12 units per acre. Additionally, as a PUD future conditional use permits will not be required for densities higher than eight units per acre within the Economic Development District as long as the total approved density is not increased.

Policy 1.6.4: *Performance standards for residential uses shall include, but are not limited to, the following:*

- *The land development regulations shall include performance standards for high density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient onsite/structured parking where applicable, and provide open space and recreation amenities.*
- *The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.*
- *Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.*
- *Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged. Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.*

These performance standards will be included in the PUD zoning and multi-family uses are limited to the Economic Development District.

Policy 1.8.2: *Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

Adult living facilities such as those listed in this policy as well as other varieties of adult facilities are proposed in the Economic Development District of SLC. Aging in place is a valuable component of smart growth and a balanced community.

Objective 1.9: Commercial Land Use Category. *The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.*

Policy 1.9.1: *The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.*

The Economic Development District will include commercial, office, civic, multi-family and park(s) uses in a pedestrian friendly orientation. Permitted uses in the Economic Development District will include at a minimum:

Employment uses	Office	Warehouse	Distribution
Retail	Food and beverage	Hospitals	Schools
Medical facilities	Town homes	Apartments	Recreation
Hotel	Day care	Vehicle sales	Convenience stores
Senior living	Personal storage	Gasoline sales	Farmer's markets
Veterinarians	Manufacturing	Food processing	Personal services
Real estate offices	Travel agencies	Drug stores	Equipment repair
Liquor sales	Banks	Insurance brokers	Investment brokers
Dry cleaners	Spas and salons	Auto repair	Movie theaters
Bowling facilities	Arcades	Private clubs	Youth organizations
Libraries	Social services	Museums	Gardens
Religious facilities	Architecture/engineering	Accountants	Public safety
Post office	Wholesale trade	Shopping centers	Hardware store
Big box retail	Food stores	Bakeries	Furniture stores
Clothing stores	Appliance sales	Alcohol beverage sales	Book stores
Sporting good sales	Jewelry sales	Florists	Vehicle rentals

Policy 1.9.2: *The maximum intensity of commercial development shall be limited to 0.25 FAR. Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit.*

The entitlements for SLC are below these intensities. Individual parcels may exceed these limits as provided for in the PUD.

Policy 1.9.3: *Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.*

Hotels and hospitals are included in the permitted uses table of the PUD plan.

Policy 1.9.4: *Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.*

All forms of adult living facilities are included in the permitted use table of the PUD as a smart growth measure for aging in place.

Smart Growth Principles

Objective 1.11: Smart Growth Principles. *New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.*

Policy 1.11.1: *Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).*

SLC is designed as a pedestrian oriented community to provide for multi-modal transportation opportunities of walking, cycling and driving. Pedestrian friendly street design will be included in the PUD documents.

Policy 1.11.2: *New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.*

SLC has an interconnected street hierarchy with multiple street connections in addition to trail connections.

Policy 1.11.3: *New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.*

The Economic Development District shall provide a mix of shops, offices, apartments and town homes.

Policy 1.11.4: *Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.*

To create a pedestrian friendly environment, the tenants of this policy will be included in the PUD documents.

Public facilities and Services

Objective 1.12: Public Facilities and Services. *Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.*

Policy 1.12.1: *The Lake-Sumter Metropolitan Planning Organization's transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City's transportation concurrency management system.*

Adequate public facilities will be provided by the developer for roads, water and sewer in association with the City and the County.

Policy 1.12.2: *All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.*

Sufficient capacities will be provided for public facilities in association with the City and the County.

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

SLC is requesting voluntary annexation into the City.

Policy 1.12.5: *The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.*

Parks, open space, school and fire station have been included in SLC.

Policy 1.12.6: *The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.*

SLC will participate in a Developer's Agreement for the provision of public facilities including framework roads, utility extensions and school capacity.

Policy 1.12.7: *The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.*

SLC will participate in right of way dedication.

Natural Resources

Policy 1.13.2: *The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.*

A PUD and Developer's Agreement will be companion documents to this future land use map amendment.

Policy 1.13.3: *The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.*

All land development regulations for potable water wellfields and environmentally sensitive land protection shall be met.

Policy 1.13.4: *The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.*

The Land Development Code will be included in PUD standards or the PUD shall set specific development standards using the proposed Neighborhood Design Guidelines.

Policy 1.13.5: *The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.*

The SLC master plan has used the natural topography in determining the drainage pattern for the community.

Policy 1.13.6: *Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.*

FEMA requirements will be met.

Policy 1.13.7: *The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.*

Green Swamp Area of Critical State Concern regulations shall be met should any development within SLC be in the green swamp area.

Plan Implementation

Policy 1.16.3: *It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:*

- *active or passive recreation sites;*
- *landscaped buffers;*
- *protected natural resource lands;*
- *protected environmentally sensitive lands;*
- *areas devoted to drainage and stormwater retention;*
- *landscaping requirements;*
- *and minimum open space requirements for master-planned developments.*

All the principals of the Policy are included in the SLC master plan.

Policy 1.16.5: *All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.*

SLC has a street hierarchy of complete streets to allow multi-modal transportation options including on street and off street parking.

Policy 1.16.6: *The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.*

SLC is a mixed use, traditional development master plan with innovative site design emphasizing a pedestrian orientation, preservation of natural systems and a mix of land uses.

Policy 1.16.7: *The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the*

land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

SLC is surrounded on three sides by Conserve and Cemex. The fourth side is more heavily entitled than SLC.

Policy 1.16.8: *Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:*

- *Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.*
- *Public middle and high schools may be sited in areas with a mix of land uses, including commercial.*
- *Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools.*
- *Ingress and egress should not create detrimental impacts on roads adjacent to the site.*
- *Approaches to the site should be safe for pedestrians, bicycles, cars and buses. Public utilities shall be available to the site.*

A 15 acre school site is provided in the heart of the community.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): _____

Applicant: Shutts & Bowen

Contact Person: Daniel O'Keefe

Address: 300 S. Orange Ave., Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-835-6956 Fax: _____

E-Mail: dokeefe@shutts.com

OWNER: South Lake Crossings I LLC; South Lake Crossings III LLC

Address: PO Box 135

City: Windermere State: FL Zip: 34786

Phone: _____ Fax: _____

E-Mail: landminus@aol.com

General Location: 14811 Shell Pond Road; east of US 27/west of Five Mile Road

Legal Description (include copy of survey): please see attached

Property size (in acres or square feet): 743 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: A (Lake County)

Existing Future Land Use: Wellness Way (Lake County)

Proposed Future Land Use: Master Planned Development

Type of development proposed: Mixed-use development



Proposed density (dwelling units/acre) or intensity: 2 du/ac (gross)

Proposed Zoning District: PUD

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).

_____ please refer to the attached justification statement. _____

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
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APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE: ORANGE

Before me, the undersigned authority personally appeared

Daniel O'Keefe, Shutts & Bowen, 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 Wellness Way (Lake County) 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.

Daniel T. O'Keefe

Affiant - Applicant Name (print)

X

Dan O'Keefe
Affiant - Applicant Name (signature)

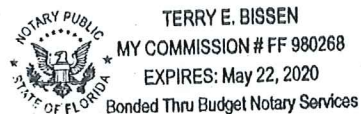
SWORN to and SUBSCRIBED before me by DANIEL T. O'KEEFE

or personally known by me this 31st day of OCTOBER, 2018.

X

Jerry E. Bissen
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

Jim Karr, South Lake Crossings I LLC/South Lake Crossings III LLC, who being

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

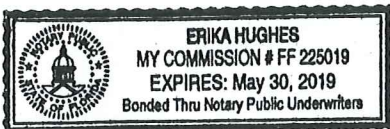
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Wellness Way (Lake County) to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Daniel O'Keefe 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.

Thomas J. Karr, Jr.
Affiant - Applicant Name (print)

X Thomas J. Karr, Jr.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 1st day of November, 2019.



X Erika Hughes
Notary Public, State of Florida at Large

My Commission Expires: 5/30/2019

Prepared By

And Return to:

Andrea J. Fowler, Esq.

The Rosenthal Law Firm, P.A.

4798 New Broad Street, Suite 310

Orlando, FL 32814

RETURN

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and executed the 31st day of March, 2011, by **BRANCH BANKING AND TRUST COMPANY, successor in interest to Colonial Bank (formerly known as Colonial Bank, N.A.) by acquisition of assets from the FDIC as Receiver for Colonial Bank** ("Grantor"), whose post office address is 2501 20th Place South, Birmingham, Alabama 35223, in favor of **SOUTH LAKE CROSSINGS I, LLC, a Florida limited liability company** ("Grantee"), whose post office address is P.O. Box 135, Windermere, Florida 34786.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land located in Lake County, Florida and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property") having the parcel identification numbers set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by or through Grantor, but against none other; and that the Property is free and clear of all encumbrances, except those set forth on Exhibit "C" attached hereto and incorporated herein by this reference, but reference thereto shall not serve to reimpose the same.

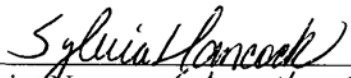
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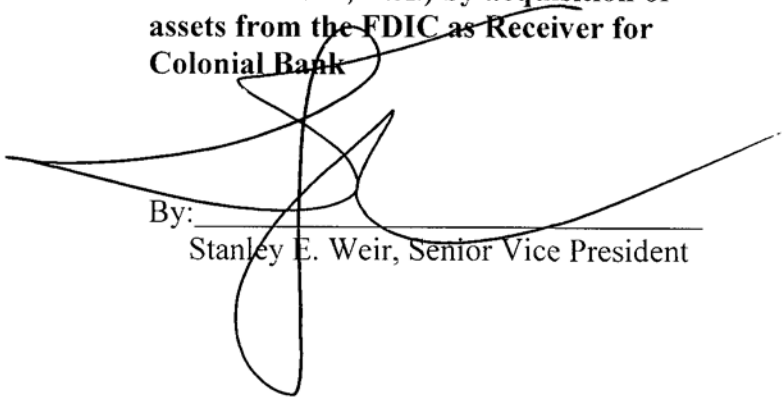
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

**BRANCH BANKING AND TRUST
COMPANY, successor in interest to
Colonial Bank (formerly known as
Colonial Bank, N.A.) by acquisition of
assets from the FDIC as Receiver for
Colonial Bank**

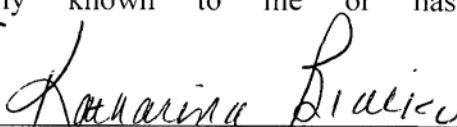

Print Name: Nathan Kennedy


Print Name: Sylvia Hancock

By: 
Stanley E. Weir, Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing general warranty deed was acknowledged before me this 30th day of March, 2011, by Stanley E. Weir, as Senior Vice President of Branch Banking and Trust Company, on behalf of the bank. He is personally known to me or has produced _____ as identification.


(Signature of Notary Public)

KATHARINA BIALKO
(Typed name of Notary Public)

Notary Public, State of Alabama

Commission No. & Expiration **My Commission Expires July 22, 2011**



For Recording Purposes Only

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 22, SAID EAST 1/4 CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE S89°36'30"W ALONG THE EAST-WEST CENTER SECTION LINE OF THE AFORESAID SECTION 21, 1287.60 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

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THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

AND:

PARCEL B

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID

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EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 1210.47 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

NORTH PARCEL (CUT OUT PARCEL)

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST-WEST CENTER OF

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SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 2134.70 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS:

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E, 2653.20 FEET ALONG THE NORTH LINE OF SAID NORTHEAST ¼ TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE AFORESAID SECTION 22, 670.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'23"E ALONG SAID NORTH LINE, 1976.14 FEET; THENCE S88°49'23"E ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 1323.29 FEET; THENCE S00°20'55"W ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼ OF SAID SECTION 22, 1314.56 FEET; THENCE S89°00'54"E ALONG THE SOUTH LINE OF SAID NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22, 1290.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF FIVE MILE ROAD (A 66' WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S00°19'09"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF SAID NORTHEAST ¼ OF SECTION 22, 1310.25 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 22, DISTANT 33.00 FEET ON A BEARING OF N89°12'24"W, FROM A 5/8" IRON ROD AND CAP #PLS4779 FOUND AT THE EAST ¼ CORNER OF SAID SECTION 22, SAID EAST ¼ CORNER ACCORDING TO CERTIFIED CORNER RECORD #084030; THENCE S00°27'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET WESTERLY, BY PERPENDICULAR MEASURE, FROM THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 22, 2681.30 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 26 EAST, SAID POINT BEING DISTANT 33.00 FEET ON A BEARING OF N89°12'03"W FROM A 4"X4" CONCRETE MONUMENT #RLSL993 FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 27, THENCE N89°12'03"W ALONG SAID NORTH LINE, 2612.50 FEET TO A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 27; THENCE N89°32'30"W ALONG THE NORTH LINE OF SAID NORTHWEST ¼, 2614.54 FEET TO A 4"X4" CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SHELL POND ROAD, AND BEING DISTANT 33.00 FEET ON A BEARING OF S89°32'30"E FROM A 4"X4" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼ OF SECTION 27; THENCE N00°23'38"E ALONG SAID EAST RIGHT-OF-WAY LINE, DISTANT 33.00 FEET EASTERLY, BY PERPENDICULAR MEASURE, FROM THE WEST LINE OF THE SOUTHWEST ¼ OF THE AFORESAID SECTION 22, 2696.34 FEET; THENCE N89°12'24"W, 33.00 FEET TO A 1-1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST OF SAID SECTION 22, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48107; THENCE

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N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22, 1327.85 FEET TO AN IRON ROD WITH CAP #LB68 SET AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 849, PAGE 2162:

PARCEL 122 (FEE SIMPLE) :

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 2832.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 123 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE EASTERLY 35.00 FEET OF THE WESTERLY 118.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

PARCEL 124 (FEE SIMPLE):

THE NORTHERLY 20.00 FEET OF THE SOUTHERLY 50.00 FEET OF THE EASTERLY 30.00 FEET OF THE WESTERLY 83.00 FEET OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 845, PAGE 567:

PARCEL 129 (FEE SIMPLE):

THE WESTERLY 35.00 FEET OF THE EASTERLY 523.26 FEET OF THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 80.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

ALSO LESS FROM SAID SECTION 22, THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 851, PAGE 1455:

PARCEL 130 (FEE SIMPLE):

THE NORTHERLY 50.00 FEET OF THE SOUTHERLY 900.00 FEET OF THE WESTERLY 35.00 FEET OF THE EASTERLY 93.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN THE COUNTY OF LAKE, STATE OF FLORIDA.

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS DATED MAY 25, 2006 AND WHICH IS RECORDED ON JUNE 2, 2006 IN OFFICIAL RECORDS BOOK 3175, PAGE 997, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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EXHIBIT "B"**PROPERTY PARCEL IDENTIFICATION NUMBERS**

2223260001-000-00900
2223260003-000-00300
2223260003-000-00400
2223260004-000-00600

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EXHIBIT "C"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
2. Blanket Right of Way Easement to Sumter Electric Cooperative, Inc., recorded November 4, 1968 in Book 369, Page 533.
3. Right of Way Easement to Sumter Electric Cooperative, Inc. recorded November 4, 1968 in Book 369, Page 538.
4. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 220.
5. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 222.
6. Utility Easement in favor of Orange County, Florida recorded August 27, 1985 in Book 849, Page 2156; and as subordinated by Subordination of Encumbrance to Property Rights to Orange County, Florida recorded August 27, 1985 in Book 849, Page 2162.
7. Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 1026.
8. Pipeline Easement in favor of Orange County in Stipulated Final Judgment recorded August 30, 1984 in Book 816, Page 2115.
9. Permanent Utility Easement and Permanent Drainage Easement in favor of Orange County in Order of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.
10. Access right with respect to the fee interest to that certain compound created by virtue of Taking recorded July 8, 1986 in Book 845, Page 567; and Stipulated Final Judgment recorded August 29, 1985 in Book 850, Page 506.
11. Utility Easement in favor of Orange County recorded September 3, 1985 in Book 851, Page 1456.

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12. Utility Easement in Stipulated Final Judgment styled Orange County, Florida vs. Gator Pool, Inc., et. al. under Case Number 86-2279-CA-N, recorded October 27, 1988 in Book 985, Page 1724.
13. Obligations contained in Declaration of Easements and Agreement Regarding Road and Utility Improvements recorded June 2, 2006 in Book 3175, Page 997.
14. Agreement for the Delivery and Use of Reclaimed Irrigation Water with Orange County and Amendment Number 1 to Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded October 9, 1985 in Book 854, Page 865; Partial Release of Rights Under Agreement for Delivery and Use of Reclaimed Irrigation Water recorded March 7, 1994 in Book 1280, Page 1674; Acknowledgment of Assignment of Agreement for the Delivery and Use of Reclaimed Irrigation Water recorded December 17, 1997 in Book 1569, Page 1174; and Acknowledgment of Assignment of Agreement by Floribra U.S.A., Inc. recorded May 19, 1999 in Book 1717, Page 2045.

South Lake Crossings

Legal Description:

Parcel 1:

Parcel A

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence N89°16'46"E, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence S88°49'23"E along the north line of the northwest ¼ of the aforesaid section 22, 670.44 feet to the point of beginning; thence continue S88°49'23"E along said north line, 1976.14 feet; thence S88°49'23"E along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence S00°20'55"W along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence S89°00'54"E along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence S00°19'09"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of N89°12'24"W, from a 5/8" iron rod and cap #PLS4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence S00°27'16"W along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of N89°12'03"W from a 4"x4" concrete monument #RLSL993 found at the northeast corner of said northeast ¼ of section 27, thence N89°12'03"W along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence N89°32'30"W along the north line of said northwest ¼, 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of S89°32'30"E from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence N00°23'38"E along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence N89°12'24"W, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence S89°36'30"W along the east-west center section line of the aforesaid section 21, 1287.60 feet; thence, departing said east-west center section line, N00°00'00"E, 456.14 feet; thence N55°49'12"E, 1567.27 feet to an iron rod with cap #LB68 set at the northwest corner of the southwest ¼ of the northwest ¼ of the aforesaid section 22; thence S89°00'54"E along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, N00°00'00"W, 1325.72 feet to the point of beginning.

Less and except therefrom: those parcels described in Official Records Book 849, page 2162; Parcel 122 (fee simple); the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple): the northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple): the northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567;

Parcel 129 (fee simple): the westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple): the northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

and:

Parcel b

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast $\frac{1}{4}$ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast $\frac{1}{4}$, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast $\frac{1}{4}$, run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 1210.47 feet; thence, departing said east-west center of section line, n00°00'00"e, 456.14 feet; thence n55°49'12"e, 1567.27 feet to the northwest corner of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the aforesaid section 22; thence s89°00'54"e along the north line of said southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$,

679.40 feet; thence, departing said north line, n00°00'00" w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Less and except

North Parcel (Cut Out Parcel)

That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4 " iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast ¼, 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast ¼, run the following fourteen (14) courses and distances along said east right-of-way line: s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03"w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13' 52"w, 181.39 feet; s09°21'18" w, 192.16 feet; s08°48'22" w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of si5°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Being more particularly described as:

All those portions of sections 21, 22 and 23, township 23 south, range 26 east, Lake County, Florida, described as follows;

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast ¼ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e, 2653.20 feet along the north line of said northeast ¼ to a 2" iron pipe found at the northeast corner of said northeast ¼ of said section 21, said northeast corner according to certified corner record #48106; thence s88°49'23"e along the north line of the northwest ¼ of

the aforesaid section 22, 670.44 feet to the point of beginning; thence continue s88°49'23"e along said north line, 1976.14 feet; thence s88°49'23"e along the north line of the northwest ¼ of the northeast ¼ of said section 22, 1323.29 feet; thence s00°20'55"w along the west line of the northeast ¼ of said northeast ¼ of said section 22, 1314.56 feet; thence s89°00'54"e along the south line of said northeast ¼ of the northeast ¼ of said section 22, 1290.91 feet to the west right-of-way line of Five Mile Road (a 66' wide right-of-way as recorded in Official Records Book 357, page 21, of the Public Records of Lake County, Florida); thence s00°19'09"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of said northeast ¼ of section 22, 1310.25 feet to a point in the north line of the southeast ¼ of said section 22, distant 33.00 feet on a bearing of n89°12'24"w, from a 5/8" iron rod and cap #pls4779 found at the east ¼ corner of said section 22, said east ¼ corner according to certified corner record #084030; thence s00°27'16"w along said west right-of-way line, distant 33.00 feet westerly, by perpendicular measure, from the east line of the southeast ¼ of said section 22, 2681.30 feet to a point in the north line of the northeast ¼ of section 27, township 23 south, range 26 east, said point being distant 33.00 feet on a bearing of n89°12'03"w from a 4"x4" concrete monument #rlsl993 found at the northeast corner of said northeast ¼ of section 27, thence n89°12'03"w along said north line, 2612.50 feet to a 4"x4" concrete monument found at the northeast corner of the northwest ¼ of said section 27; thence n89°32'30"w along the north line of said northwest ¼, 2614.54 feet to a 4"x4" concrete monument found in the east right-of-way line of Shell Pond Road, and being distant 33.00 feet on a bearing of s89°32'30"e from a 4"x4" concrete monument found at the northwest corner of said northwest ¼ of section 27; thence n00°23'38"e along said east right-of-way line, distant 33.00 feet easterly, by perpendicular measure, from the west line of the southwest ¼ of the aforesaid section 22, 2696.34 feet; thence n89°12'24"w, 33.00 feet to a 1-1/2" iron pipe found at the northwest corner of said southwest of said section 22, said northwest corner according to certified corner record #48107; thence n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of the aforesaid section 22, 1327.85 feet to an iron rod with cap #lb68 set at the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the point of beginning.

Less and except therefrom;

Those parcels described in Official Records Book 849, page 2162;

Parcel 122 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 2832.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 123 (fee simple):

The northerly 50.00 feet of the southerly 80.00 feet of the easterly 35.00 feet of the westerly 118.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Parcel 124 (fee simple):

The northerly 20.00 feet of the southerly 50.00 feet of the easterly 30.00 feet of the westerly 83.00 feet of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that parcel described in Official Records Book 845, page 567:

Parcel 129 (fee simple):

The westerly 35.00 feet of the easterly 523.26 feet of the northerly 50.00 feet of the southerly 80.00 feet of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Also less from said section 22, that Parcel described in Official Records Book 851, page 1455:

Parcel 130 (fee simple):

The northerly 50.00 feet of the southerly 900.00 feet of the westerly 35.00 feet of the easterly 93.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 22, township 23 south, range 26 east, in the County of Lake, state of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, all in the Public Records of Lake County, Florida.

Parcel 2:

The land referred to herein below is situated in the County of Lake, state of Florida, and is described as follows:

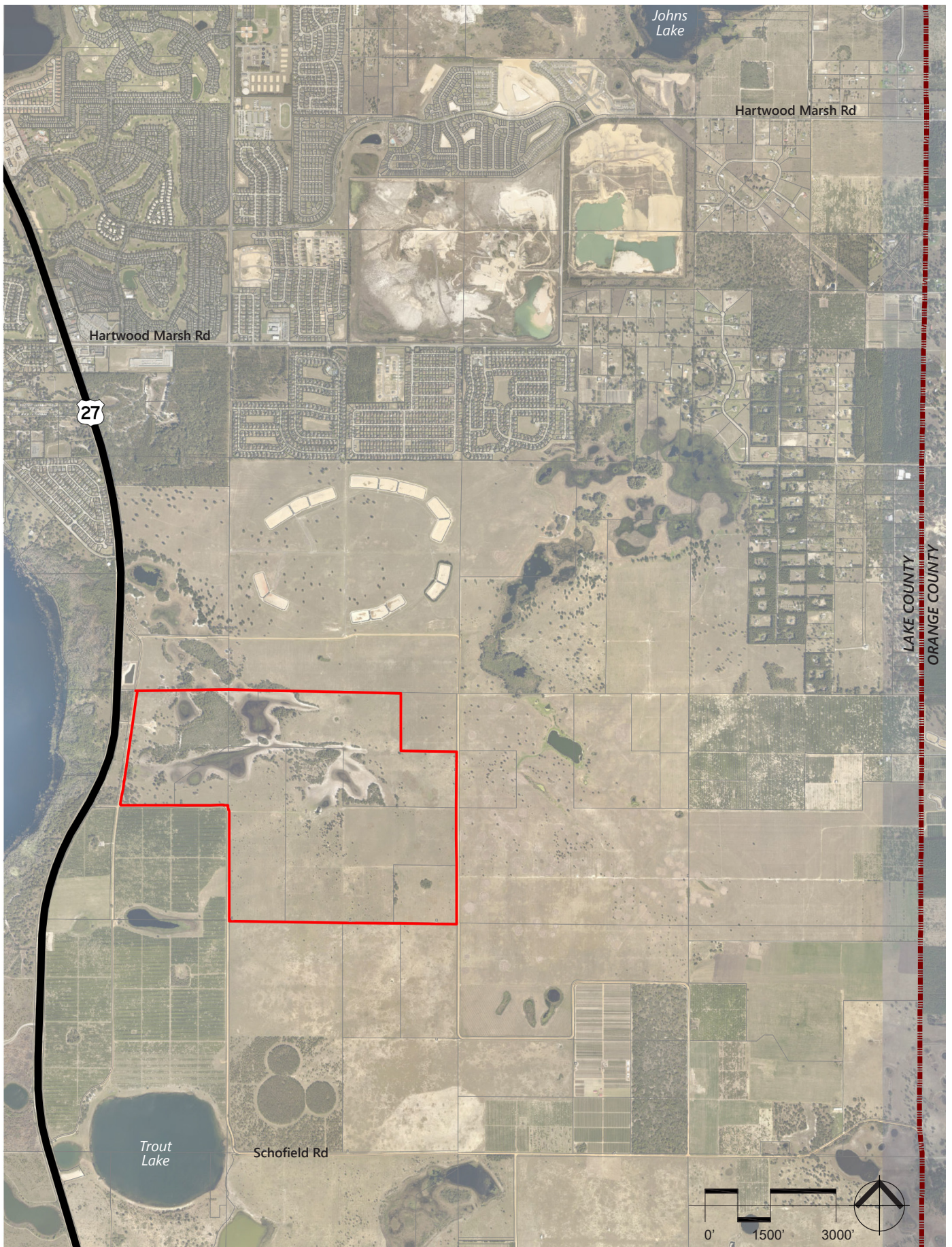
That part of sections 21 and 22, township 23 south, range 26 east, Lake County, Florida described as follows:

Commence at a 1-1/4" iron pipe found at the northwest corner of the northeast $\frac{1}{4}$ of the aforesaid section 21, said northwest corner according to certified corner record #48105; thence n89°16'46"e along the north line of said northeast 518.50 feet to the east right-of-way line of Bradshaw Road as maintained by Lake County, said east right-of-way line as filed surveyed by Donald W. McIntosh associates, inc. and shown on a "specific purpose survey" prepared by Donald W. McIntosh associates, inc., drawing number cs#02-203, survey date 02/27/02, and to the point of beginning; thence, departing said north line of said northeast $\frac{1}{4}$, run the following fourteen (14) courses and distances along said east right-of-way line; s09°07'38"w, 226.88 feet; s08°14'05"w, 483.61 feet; s08°51'03" w, 111.11 feet; s08°15'58"w, 235.08 feet; s07°40'42"w, 73.87 feet; s08°15'45"w, 120.18 feet; s08°15'35"w, 293.65 feet; s07°52'00"w, 391.90 feet; s08°15'41"w, 126.07 feet; s09°13'52"w, 181.39 feet; s09°21'18"w, 192.16 feet; s08°48'22"w, 191.95 feet; s10°07'14"w, 16.87 feet to the point of curvature of a curve concave easterly having a radius of 36.00 feet and a chord bearing of s15°39'01"e; thence southerly along the arc of said curve through a central angle of 51°32'31" for a distance of 32.38 feet to a non-tangent line being the east-west center of section line of aforesaid section 21; thence, departing said east

right-of-way line, n89°36'30"e along said east-west center of section line 2498.07 feet to the northwest corner of the southwest ¼ of aforesaid section 22; thence, departing said east-west center of section line, n00°23'17"e along the west line of the southwest ¼ of the northwest ¼ of said section 22, 1327.85 feet to the northwest corner of said southwest ¼ of the northwest ¼ of section 22; thence departing said west line run s89°00'54"e along the north line of said southwest ¼ of the northwest ¼, 679.40 feet; thence, departing said north line, n00°00'00"w, 1325.72 feet to the north line of the northwest ¼ of the northwest ¼ of said section 22; thence n88°49'23"w along said north line, 670.44 feet to a 2" iron pipe found at the northeast corner of the northeast ¼ of the aforesaid section 21, said northeast corner according to certified corner record #48106; thence s89°16'46"w along the north line of said northeast ¼, 2134.70 feet to the point of beginning.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 997, and that certain declaration of easement and agreement regarding Road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, page 1023, all in the Public Records of Lake County, Florida.

Contains 743.00 acres more or less.



SOUTH LAKE CROSSINGS AREA MAP

City of Clermont ■ Florida

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE © 2018 VHB



DATE: October 30, 2018

PROJECT NUMBER: 63302.00

FILE PATH: \\vhb\proj\Orlando\63302.00 Lennar-Wellness Way\graphics\BOARDS\11x17 Exhibits for Shell Pond Rd North\Exhibits 8.5x11

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS:

PARCEL B

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 310.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S09°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE. CURVE DATA: CASTERLY HAVING RADIUS = 566.00 FEET AND CHORD BEARING OF S15°39'01"E; THENCE SOUTHWAY 1/4 OF THE LONG LINE OF CURVE TO CENTER AND AN 51'35"00" PORTION OF 51'35"00" DISTANCE TO THE POINT OF TANGENCY. BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 1210.47 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, N00°00'00"E, 456.14 FEET; THENCE N55°49'12"E, 1567.27 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 22; THENCE S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

NORTH PARCEL (CUT OUT PARCEL)

COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH LINE OF SAID NORTHEAST ¼, 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST ¼, RUN THE FOLLOWING FOURTEEN (14) CURVES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 391.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S10°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S15°39'01"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID AFORESAID SECTION 21, SAID PARTIAL SECTION 21, RUN THE FOLLOWING FIVE (5) CURVES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: N89°36'30"E, 18.90 FEET; S08°15'58"W, 235.08 FEET; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, N00°23'17"E ALONG THE WEST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 22, 1327.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

ALL THOSE PORTIONS OF SECTIONS 21, 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS:

PARCEL 129 (FEE SIMPLE) :

PARCEL 130 (FEE SIMPLE):

PARCEL 2:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT A 1-1/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHWEST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48105; THENCE N89°16'46"E ALONG THE NORTH 1/4 OF SAID NORTHWEST CORNER 518.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, SAID EAST RIGHT-OF-WAY LINE AS FILED SURVEYED BY DONALD W. MCINTOSH ASSOCIATES, INC. AND SHOWN ON A "SPECIFIC PURPOSE SURVEY" PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., DRAWING NUMBER CS#02-203, SURVEY DATE 02/27/02, AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF SAID NORTHEAST 1/4, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG SAID EAST RIGHT-OF-WAY LINE: S09°07'38"W, 226.88 FEET; S08°14'05"W, 483.61 FEET; S08°51'03"W, 111.11 FEET; S08°15'58"W, 235.08 FEET; S07°40'42"W, 73.87 FEET; S08°15'45"W, 120.18 FEET; S08°15'35"W, 293.65 FEET; S07°52'00"W, 319.90 FEET; S08°15'41"W, 126.07 FEET; S09°13'52"W, 181.39 FEET; S09°21'18"W, 192.16 FEET; S08°48'22"W, 191.95 FEET; S01°07'14"W, 16.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING OF S 15°39'01" E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'31" FOR A DISTANCE OF 32.38 FEET TO A NON-TANGENT LINE BEING THE EAST-WEST CENTER OF SECTION LINE OF AFORESAID SECTION 21; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, N89°36'30"E ALONG SAID EAST-WEST CENTER OF SECTION LINE 2498.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 22; THENCE, DEPARTING SAID EAST-WEST CENTER OF SECTION LINE, S23°23'05"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST CORNER OF SAID SECTION 22, 227.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST CORNER OF SECTION 22; THENCE DEPARTING SAID WEST LINE RUN S89°00'54"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 679.40 FEET; THENCE, DEPARTING SAID NORTH LINE, N00°00'00"W, 1325.72 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N88°49'23"W ALONG SAID NORTH LINE, 670.44 FEET TO A 2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 21, SAID NORTHEAST CORNER ACCORDING TO CERTIFIED CORNER RECORD #48106; THENCE S89°16'46"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 2134.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 743.00 ACRES MORE OR LESS.

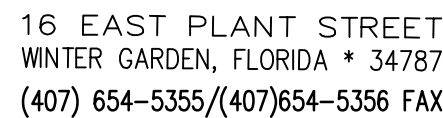


THE FIELDWORK WAS COMPLETED ON JULY 23, 2018.

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

DATE _____



ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
OF
PORTIONS OF
SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

[illegible]

JOB # _____ 20180429
DATE: _____ 7/23/2018
SCALE: _____ 1" = 300 FEET
CALC BY: _____ JLR
FIELD BY: _____ GJ/BS
DRAWN BY: _____ PJR/DY
CHECKED BY: _____ JLR

- RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED APRIL 26, 1965 IN BOOK 285, PAGE 317. (AS TO PARCELS 1 AND 2) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
10. BLANKET RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 4, 1968 IN BOOK 369, PAGE 533. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
11. RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED NOVEMBER 4, 1968 IN BOOK 369, PAGE 538. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
12. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, RECORDED AUGUST 8, 1984 IN BOOK 815, PAGE 220. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
13. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, RECORDED AUGUST 8, 1984 IN BOOK 815, PAGE 222. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
14. PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY IN STIPULATED FINAL JUDGMENT RECORDED AUGUST 30, 1984 IN BOOK 816, PAGE 2115. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
15. PERMANENT UTILITY EASEMENT AND PERMANENT DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY IN ORDER OF TAKING RECORDED JULY 8, 1985 IN BOOK 845, PAGE 567; AND STIPULATED FINAL JUDGMENT RECORDED AUGUST 29, 1985 IN BOOK 850, PAGE 506. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
16. ACCESS RIGHT WITH RESPECT TO THE FEE INTEREST TO THAT CERTAIN COMPOUND CREATED BY VIRTUE OF TAKING RECORDED JULY 8, 1985 IN BOOK 845, PAGE 567; AND STIPULATED FINAL JUDGMENT RECORDED AUGUST 29, 1985 IN BOOK 850, PAGE 506. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
17. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA RECORDED AUGUST 27, 1985 IN BOOK 849, PAGE 2156; AS SUBORDINATED BY SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY, FLORIDA RECORDED AUGUST 27, 1985 IN BOOK 849, PAGE 2162. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
18. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY RECORDED SEPTEMBER 13, 1985 IN BOOK 851, PAGE 1456. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
19. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER WITH ORANGE COUNTY AND AMENDMENT NUMBER 1 TO AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 9, 1985 IN BOOK 854, PAGE 865; PARTIAL RELEASE OF RIGHTS UNDER AGREEMENT FOR DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED MARCH 7, 1994 IN BOOK 1280, PAGE 1674; ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED DECEMBER 17, 1997 IN BOOK 1569, PAGE 1174; AND ACKNOWLEDGMENT OF ASSIGNMENT OF AGREEMENT BY FLORIBRA U.S.A., INC., RECORDED MAY 19, 1999 IN BOOK 1717, PAGE 2045. (AS TO PARCELS 1 & 2) AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND THE LIMITS OF THE BLANKET EASEMENT IS PLOTTED ON THE FACE OF THIS SURVEY.
20. AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED IRRIGATION WATER RECORDED OCTOBER 9, 1985 IN BOOK 854, PAGE 1026. (AS TO PARCEL 1) AFFECTS SECTION 22 OF SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.
21. UTILITY EASEMENT IN STIPULATED FINAL JUDGMENT STYLED ORANGE COUNTY, FLORIDA VS. GATOR POOL, INC., ET. AL. UNDER CASE NUMBER 86-2279-CA-N, RECORDED OCTOBER 27, 1988 IN BOOK 985, PAGE 1724. (AS TO PARCEL 1) AFFECTS SUBJECT PARCEL AND IS PLOTTED ON THE FACE OF THIS SURVEY.
22. OBLIGATIONS CONTAINED IN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 997. (AS TO PARCELS 1 AND 2) BENEFITS SUBJECT PROPERTY IS BLANKET IN NATURE AND, WHERE DESCRIPTION PERMITS, IS PLOTTED ON THE FACE OF THIS SURVEY.
23. CONDITIONAL USE PERMIT #859-3 DATED AUGUST 4, 1983 GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, TO HI ACRES, INC. AS CITED IN SPECIAL WARRANTY DEED RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 1019. (AS TO PARCELS 1 AND 2) AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
24. CONDITIONS AND OBLIGATIONS CONTAINED IN DECLARATION OF EASEMENTS AND AGREEMENT REGARDING ROAD AND UTILITY IMPROVEMENTS RECORDED JUNE 2, 2006 IN BOOK 3175, PAGE 1023. (AS TO PARCELS 1 AND 2) BENEFITS SUBJECT PROPERTY IS BLANKET IN NATURE AND, WHERE DESCRIPTION PERMITS, IS PLOTTED ON THE FACE OF THIS SURVEY.
25. TERMS AND CONDITIONS OF THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, LAKE LOUISA, LLC, LAKE COUNTY, FLORIDA A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SOUTH LAKE CROSSINGS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CATHERINE E. ROSS GROVES, INC., A FLORIDA CORPORATION; CLONTS GROVES, INC., A FLORIDA CORPORATION AND CRA-MAR GROVES, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 22, 2017 IN BOOK 5030, PAGE 1620. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.
26. TERMS AND CONDITIONS OF MCUP APPLICATION; LAKE COUNTY "PLANNING HORIZON 2030" COMPREHENSIVE PLAN; DEVELOPMENT AGREEMENT AND IMPACT FEE CREDITS AGREEMENT AS EVIDENCED BY THAT CERTAIN SETTLEMENT AGREEMENT BY AND BETWEEN CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, LAKE LOUISA, LLC, LAKE COUNTY, FLORIDA A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SOUTH LAKE CROSSINGS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CATHERINE E. ROSS GROVES, INC., A FLORIDA CORPORATION; CLONTS GROVES, INC., A FLORIDA CORPORATION AND CRA-MAR GROVES, INC., A FLORIDA CORPORATION RECORDED NOVEMBER 22, 2017 IN BOOK 5030, PAGE 1620. AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND CANNOT BE PLOTTED ON THE FACE OF THIS SURVEY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	226.88'	S09°07'38"W
L2	483.61'	S08°14'05"W
L3	111.11'	S08°51'03"W
L4	235.08'	S08°15'58"W
L5	73.87'	S07°40'42"W
L6	120.18'	S08°15'45"W
L7	293.65'	S08°15'35"W
L8	391.90'	S07°52'00"W
L9	126.07'	S08°15'41"W
L10	181.39'	S09°13'52"W
L11	192.16'	S09°21'18"W
L12	191.95'	S08°48'22"W
L13	16.87'	S10°07'14"W
L14	35.00'	S89°32'30"E
L15	50.00'	S00°23'38"W
L16	35.00'	N89°32'30"W
L17	50.00'	N00°23'38"E
L18	30.00'	N89°32'30"W
L19	20.00'	N00°23'38"E
L20	30.00'	S89°32'30"E
L21	20.00'	S00°23'38"W
L22	50.00'	N00°23'38"E
L23	35.00'	S89°12'03"E
L24	50.00'	S00°23'38"W
L25	35.00'	N89°12'03"W
L26	50.00'	N00°27'16"E
L27	35.00'	S89°12'03"E
L28	50.00'	S00°27'16"W
L29	35.00'	N89°12'03"W
L30	50.00'	N00°19'09"E
L31	35.00'	S89°12'33"E
L32	50.00'	S00°19'09"W
L33	35.00'	N89°12'33"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	36.00'	32.38'	31.30'	S 15°39'01" E	51°32'31"

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST AS BEING SOUTH 88°49'23" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-3993584, EFFECTIVE DATE: APRIL 26, 2018 AT 08:00 A.M., REVISED JUNE 14, 2018.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY
PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

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

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AND ZONE A, FLOOD ELEVATION NOT DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0675E, MAP REVISED 12/18/2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LAST DATE IN FIELD: 7/23/2018

WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.

THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.

THERE ARE NO ADDRESSES POSTED.

THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



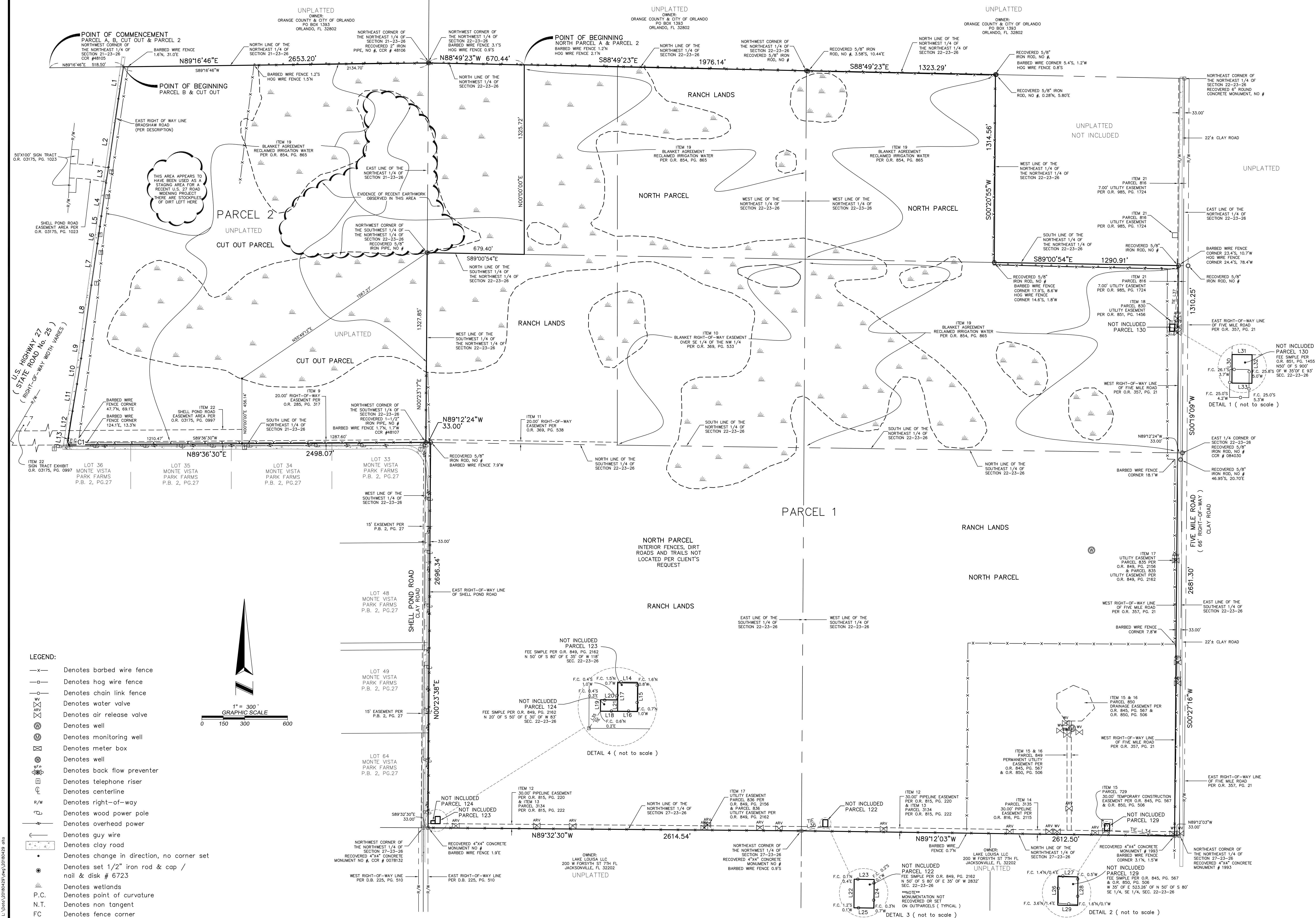
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 34787
(407) 654-5355/(407)654-5356 FAX

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY

PORTIONS OF
SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

[illegible]

JOB # 20180429
DATE: 7/23/2018
SCALE: 1" = 300 FEET
CALC BY: JLR
FIELD BY: GJ/BS
DRAWN BY: PJR/DY
CHECKED BY: JLR



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA * 3478
(407) 654-5355/(407)654-5356 FAX

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
OF
PORTIONS OF
SECTIONS 21 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST
HARRIS COUNTY, FLORIDA

[illegible]



Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720-6834

KEVIN J. THIBAUT.
SECRETARY

May 24, 2019

Curt Henschel
Development Services Director
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

SUBJECT: TRAFFIC IMPACT STUDY
LOCAL GOVERNMENT: CITY OF CLERMONT
PROJECT: SOUTH LAKE CROSSINGS PUD

Dear Mr. Henschel,

The Department of Transportation has completed its review of the South Lake Crossings Planned Unit Development (PUD) Traffic Impact Study (TIS) dated April 23, 2019 and received by the Department on May 6, 2019.

We appreciate the opportunity to participate in this review process. The Department requests continued coordination, and copies of all transportation related documents associated with South Lake Crossings PUD as the project continues to progress, and any documents submitted or produced in association with any updates or changes made to any submittals regarding traffic impacts to the State highway system and SIS facilities.

If you have any questions, you may contact Tina Williamson at 386-943-5150 or by email at Tina.Williamson@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Tim McClendon, Lake County
D. Ray Eubanks, DEO
Sherry Spiers, DEO

Kellie Smith, FDOT
Jennifer Carver, FDOT
Fred Milch, ECFRPC

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont
DEO Amendment #: N/A
Date Amendment Received FDOT: 05/06/2019
Today's Date: 05/24/2019

GENERAL BACKGROUND INFORMATION

The South Lake Crossings Planned Unit Development (PUD) is proposed on currently vacant land within Lake County and is proposed to be annexed into the City of Clermont. The property is approximately 735.8 acres in size and is generally located east of North Bradshaw Road and Schofield Road, south of Conserv II property, west of Five Mile Road, and north of the Clonts/Olympus property and undeveloped property. The proposed development will occur in two phase. In 2025, the first phase will contain single-family units, townhomes, a K-8 Charter School, and 100,000 square feet (s.f.) of retail. The second phase, to be completed by 2028, will include an additional 200,000 s.f. of retail, for a total of 300,000 s.f., and 500,000 s.f. of office use. This proposed development program is highlighted in the table below:

Table 1: Proposed Development by Phase and Land Use

Phase	Single Family	Townhomes	Commercial	Office	School
1 (2025)	1,500	300	100,000	-	625
2 (2028)	-	-	200,000	500,000	-
Total	1,550	300	300,000	500,000	625

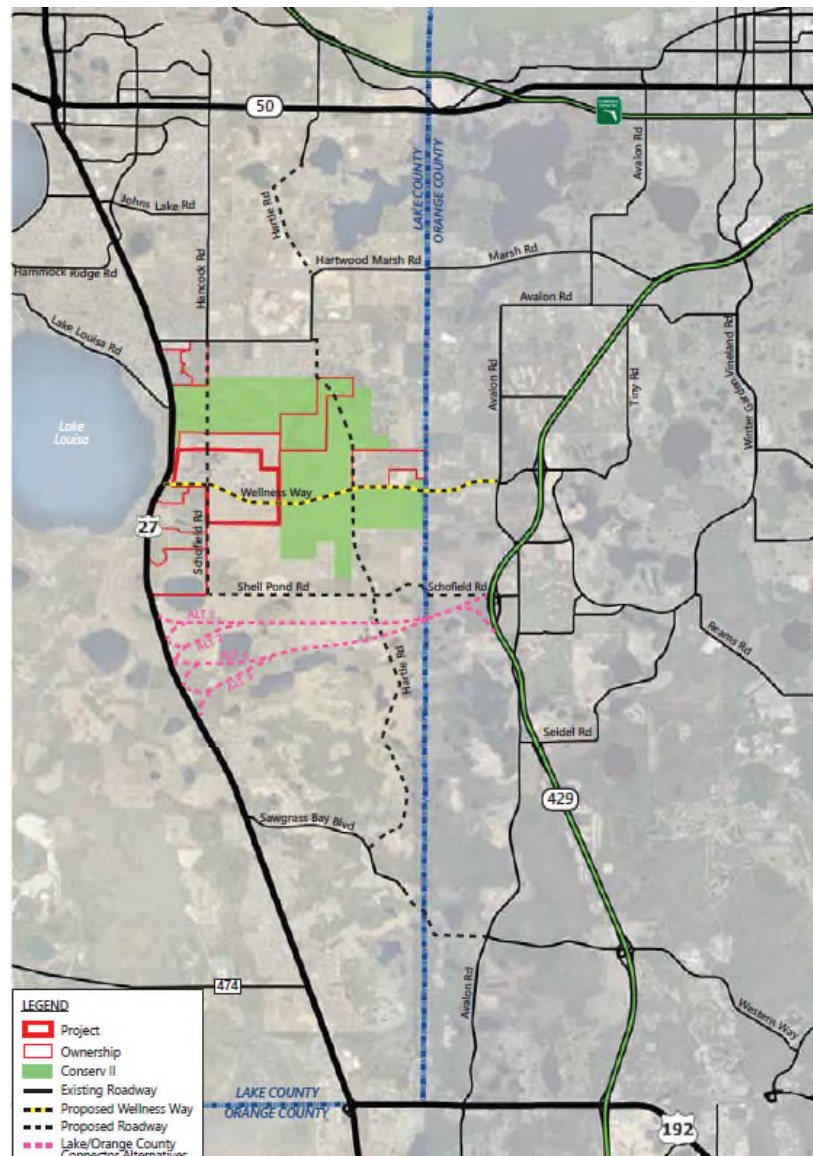
South Lake Crossings is located within the Wellness Way Urban Service Area (WWUSA). The proposed roadway network was agreed upon by the City of Clermont, Lake County, and the Lake-Sumter MPO (LSMPO). Access to the development is dependent on the future development of Wellness Way Road from US 27 to the Orange County Line, and the Hancock Road Extension from Hartwood Marsh Road to Wellness Way. The location map of the development showing the proposed roadway network is provided in Figure 1.

FDOT Contact: Telephone: Fax: E-mail: File:	Tina Williamson In-house Consultant FDOT District 5 386-943-5150 386-943-5713 Tina.Williamson@dot.state.fl.us H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx	Reviewed by:	Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com
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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont
DEO Amendment #: N/A
Date Amendment Received FDOT: 05/06/2019
Today's Date: 05/24/2019

Figure 1: Location Map



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386-943-5150
386-943-5713

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Fax:

E-mail: Tina.Williamson@dot.state.fl.us

File:

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Reviewed by: Chelsea Williams, EI

HDR, Inc.

407-420-4200

407-420-4242

Chelsea.Williams@hdrinc.com

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

Today's Date: 05/24/2019

The trip generation analysis provided by the applicant represents the development in two phases and is provided in Table 2 below:

Table 2: Trip Generation Analysis prior to Internal Capture and Pass By Trips

Land Use	ITE Land Use Code	Proposed Development		PM Peak Hour Trips
Phase 1 (2025)				
Single Family	210	1,550	d.u.	1,535
Townhomes	220	300	d.u.	168
Charter School (K-8)	537	625	Students	88
Shopping Center	820	100,000	s.f.	543
Total Trips				2,334
Buildout (2028)				
Single Family	210	1,550	d.u.	1,535
Townhomes	220	300	d.u.	168
Charter School (K-8)	537	625	Students	88
General Office	710	500,000	s.f.	575
Shopping Center	820	300,000	s.f.	1,225
Total Trips				3,591

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

FDOT Contact: Tina Williamson
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E-mail: Tina.Williamson@dot.state.fl.us

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Reviewed by: Chelsea Williams, EI

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407-420-4200
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Chelsea.Williams@hdrinc.com

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

Today's Date: 05/24/2019

Internal capture and pass by trip assumptions were provided by the applicant for the office, retail uses and residential land uses, based on the NCHRP 684 Estimation Tool developed by Texas A&M Transportation Institute, Version 2013.1. The applicant limited the pass by traffic to 25% for Phase 1 and 20.5% for full buildout, based on LSMPO Traffic Impact Study (TIS) Methodology guidelines. Table 3 below shows the new net external PM Peak Hour trips after the internal capture and pass by trips were applied.

Table 3: PM Peak Hour Analysis with Internal Capture and Pass By Trips

Land Use	PM Peak Hour	Internal Capture		Pass By		New Net External
	Trips	Percent	Trips	Percent	Trips	Total Trips
Phase 1 (2025)						
Single Family	1,535	1.4%	22	0%	-	1,513
Townhomes	168	2.4%	4	0%	-	164
Charter School (K-8)	88	9%	8	0%	-	80
Shopping Center	543	13.4%	73	25%	118	352
Total	2,334		107		118	2,109
Buildout (2028)						
Single Family	1,535	5%	76	0%	-	1,459
Townhomes	168	4.7%	8	0%	-	160
Charter School (K-8)	88	9%	8	0%	-	80
General Office	575	10%	57	0%	-	518
Shopping Center	1,225	14.6%	179	20.5%	214	832
Total	3,591		328		214	3,049

Source: Internal Capture based on NCHRP 684 Estimation Tool developed by Texas A&M Transportation Institute, Version 2013.1

FDOT Contact: Telephone: Fax: E-mail: File:	Tina Williamson In-house Consultant FDOT District 5 386-943-5150 386-943-5713 Tina.Williamson@dot.state.fl.us H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx	Reviewed by:	Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com
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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont
DEO Amendment #: N/A
Date Amendment Received FDOT: 05/06/2019
Today's Date: 05/24/2019

Table 4 provides the resulting PM Peak Hour trips from the proposed development:

Table 4: Trip Generation Analysis subsequent to Internal Capture and Pass By Trips

Land Use	ITE Land Use Code	Proposed Development		PM Peak Hour Trips
Phase 1 (2025)				
Single Family	210	1,550	d.u.	1,513
Townhomes	220	300	d.u.	164
Charter School (K-8)	537	625	Students	80
Shopping Center	820	100,000	s.f.	352
Total Trips				2,109
Buildout (2028)				
Single Family	210	1,550	d.u.	1,459
Townhomes	220	300	d.u.	160
Charter School (K-8)	537	625	Students	80
General Office	710	500,000	s.f.	518
Shopping Center	820	300,000	s.f.	832
Total Trips				3,049

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

Tables 5 and 6 analyze the project trips anticipated to be distributed onto US 27 from Citrus Tower to US 192. Project distribution was determined by the Central Florida Regional Planning Model (CFRPM) provided by Lake County as part of the CR 45/Hartle Road PD&E Study (model files were provided as PDF in the application).

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5 386-943-5150	Reviewed by:	Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242
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Fax:	386-943-5713		
E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx		

SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont
DEO Amendment #: N/A
Date Amendment Received FDOT: 05/06/2019
Today's Date: 05/24/2019

Table 5: US 27 Analysis Phase 1 (2025) Scenario

Roadway	Segment	Max Service Vol	Total Background & Project Trips		LOS	Exceed Adopted LOS?	Total Background & Project Trips		LOS	Exceed Adopted LOS?
			NB/EB	SB/WB			NB/EB	SB/WB		
			Without CFX Lake/Orange Connector				With CFX Lake/Orange Connector			
US 27	Citrus Tower Blvd to Hook St	2,940	1,675	2,000	C	N	2,046	2,439	C	N
	Hook St to Johns Lake Rd	2,940	1,952	2,341	C	N	1,949	2,337	C	N
	Johns Lake Rd to Hartwood Marsh Rd	2,940	2,129	1,880	C	N	2,332	2,053	C	N
	Hartwood Marsh Rd to Lake Louisa Rd	2,940	1,494	1,815	C	N	1,514	1,837	C	N
	Lake Louisa Rd to Wellness Way	2,940	2,292	2,055	C	N	2,203	1,980	C	N
	Wellness Way to E-W Connector	2,940	2,144	1,774	C	N	2,141	1,771	C	N
	E-W Connector to Boggy Creek Marsh Rd	2,940	2,059	1,708	C	N	2,095	1,737	C	N
	Boggy Creek Marsh Rd to CR 474	2,940	1,755	2,001	C	N	1,780	2,030	C	N
	CR 474 to US 192	2,940	2,184	2,522	C	N	2,111	2,435	C	N

FDOT Contact: Tina Williamson In-house Consultant FDOT District 5 Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx	Reviewed by: Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com	
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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont
DEO Amendment #: N/A
Date Amendment Received FDOT: 05/06/2019
Today's Date: 05/24/2019

Table 6: US 27 Analysis Phase 2 (2028) Scenario

Roadway	Segment	Max Service Vol	Total Background & Project Trips		LOS	Exceed Adopted LOS?	Total Background & Project Trips		LOS	Exceed Adopted LOS?
			NB/EB	SB/WB			NB/EB	SB/WB		
			Without CFX Lake/Orange Connector				With CFX Lake/Orange Connector			
US 27	Citrus Tower Blvd to Hook St	2,940	1,907	2,236	C	N	1,927	2,260	C	N
	Hook St to Johns Lake Rd	2,940	2,157	2,516	C	N	2,097	2,443	C	N
	Johns Lake Rd to Hartwood Marsh Rd	2,940	2,405	2,068	C	N	2,344	2,015	C	N
	Hartwood Marsh Rd to Lake Louisa Rd	2,940	1,784	2,054	C	N	1,759	2,026	C	N
	Lake Louisa Rd to Wellness Way	2,940	2,503	2,166	C	N	2,512	2,173	C	N
	Wellness Way to E-W Connector	2,940	2,422	2,097	C	N	2,356	2,039	C	N
	E-W Connector to Boggy Creek Marsh Rd	2,940	2,335	2,018	C	N	2,310	1,994	C	N
	Boggy Creek Marsh Rd to CR 474	2,940	2,027	2,361	C	N	1,927	2,246	C	N
	CR 474 to US 192	2,940	2,386	2,792	C	N	2,233	2,613	C	N

FDOT Contact: Tina Williamson In-house Consultant FDOT District 5 Telephone: 386-943-5150 Fax: 386-943-5713 E-mail: Tina.Williamson@dot.state.fl.us File: H:\Deland\Development\PEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx	Reviewed by: Chelsea Williams, EI HDR, Inc. 407-420-4200 407-420-4242 Chelsea.Williams@hdrinc.com	
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SOUTH LAKE CROSSINGS PUD TIS REVIEW

Local Government: City of Clermont

DEO Amendment #: N/A

Date Amendment Received FDOT: 05/06/2019

Today's Date: 05/24/2019

Technical Analysis:

The reviewer replicated the PM Peak Hour trip generation analysis using the online ITE Trip Generation Manual 10th Edition and found all calculations accurate. According to the analysis, the proposed development will not have significant impacts to the state highway facility. US 27 will operate at a LOS C and will not exceed the adopted LOS Standard.

US 27/SR 25 is a SIS facility from Florida's Turnpike in the southern Leesburg area south into Polk County, and serves as a north-south spine for the Florida peninsula. US 27 in the City of Clermont is a constrained six-lane roadway with no additional capacity improvements planned or expected. The local roadway network is expected to augment US 27 by supporting local north-south traffic parallel to US 27 and connecting the development to surrounding land uses north, south, and east of the site. If the local roadway network is not developed as proposed, then it will result in significant impacts to US 27 and other state highway facilities and SIS connectors in the area.

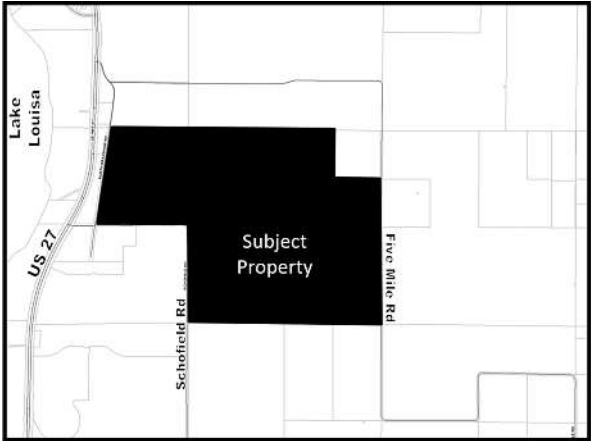
The Department requests copies of all transportation related documents associated with South Lake Crossings as the project continues to progress, and any documents submitted or produced in association with any updates or changes made to any submittals regarding traffic impacts to the State highway system and SIS facilities.

FDOT Contact:	Tina Williamson In-house Consultant FDOT District 5	Reviewed by:	Chelsea Williams, EI
Telephone:	386-943-5150		HDR, Inc.
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E-mail:	Tina.Williamson@dot.state.fl.us		Chelsea.Williams@hdrinc.com
File:	H:\Deland\Development\PLEMO\Planning\Growth Management\CPA\Traffic Impact Analysis\South Lake Crossing PUD\South Lake Crossings PUD_FDOT.docx		

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-05

The City of Clermont will hold public hearings on Tuesday, July 2, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, July 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Wellness Way to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, September 24, 2019 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

1.75 miles south of Hartwood Marsh Road, East US 27
Alternate Keys 3777485, 1028477, 1594529, 1412315, 3853225,
3853226, 3777484

Ordinance #2019-05:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

D048697 - June 17 & September 9, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048697 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10.5
PUBLICATION: LF-DAILY COMMERCIAL

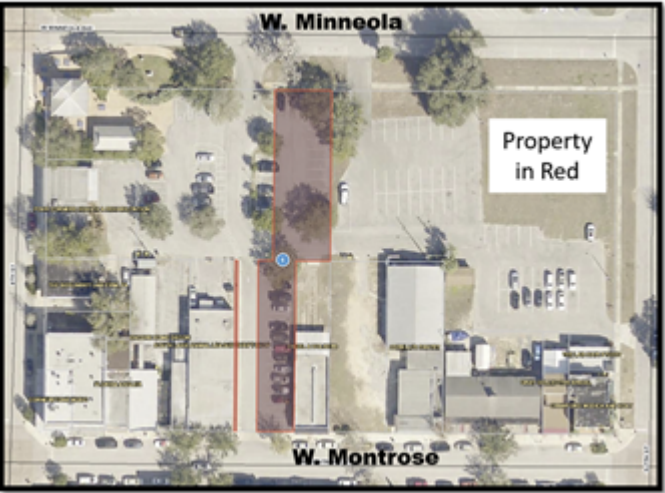
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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, July 2, 2019	
Agenda Item Name	
Resolution No. 2019-18R <i>Art District LLC Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2019-18R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow a building to occupy more than 3,000 square feet of total floor area in the Central Business District (CBD). Under Sec. 122-243 of the Land Development Code, the CBD zoning district allows a variety of uses, but buildings over 3,000 square feet require a CUP. The applicant desires to construct a new retail building, approximately 4,800 square feet, with uses as restaurants, retail sales and an art walk. The proposed uses are permitted within the CBD zoning district. The proposed location is a vacant piece mid-block between West Minneola Avenue and West Montrose Street.	
	



The proposed uses are consistent with the area as a whole and would provide the applicant with an opportunity to redevelop the site. Staff has worked with the applicant on this project and finds no evidence that approving this Conditional Use Permit would be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. In addition, granting the CUP will not adversely affect the City's Comprehensive Plan. Staff put a cap of 5,000 square feet on the building since the final engineering of the site may change the requested size slightly. Therefore, staff supports the applicant's request and recommends approval of Resolution No. 2019-18R to allow a building over 3,000 square feet.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	CUP RES 2019-18R Art District Formatted	CUP RES 2019-18R Art District Formatted.doc
2.	Map	Map.pdf
3.	MAP OF BOUNDARY SURVEY	MAP OF BOUNDARY SURVEY.pdf
4.	Montrose Street side flipped Art walk on the West side_	Montrose Street side flipped Art walk on the West side_.pdf
5.	South orientation_	South orientation_.pdf
6.	walkway view interior	walkway view interior.pdf
7.	APP	APP.pdf
8.	PROP CARD	PROP CARD.pdf
9.	Art Walk CUP Legal AD	Art Walk CUP Legal AD.docx



CITY OF CLERMONT
RESOLUTION NO. 2019-18R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR RESTAURANT, RETAIL AND ART WALK USES TO OCCUPY MORE THAN 3,000 SQUARE FEET OF FLOOR SPACE IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 2, 2019 recommended approval of this Conditional Use Permit to allow for restaurant, retail, and art walk uses to occupy more than 3,000 square feet of floor space in the Central Business District; at the following location:

LOCATION:

Vacant land (12,900 +/- square feet) between 752 & 770 West Montrose Street
Alternate Key 1087210

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

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

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

This application for a Conditional Use Permit to allow for restaurant, retail, and art walk uses to occupy more than 3,000 square feet of floor space in the Central Business District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No 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.



CITY OF CLERMONT
RESOLUTION NO. 2019-18R

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

SECTION 2. Land Use

1. Permitted uses shall include restaurant, retail, and art walk uses in a building not to exceed 5,000 square feet. Other permitted uses in the CBD zoning district are also permitted.



CITY OF CLERMONT
RESOLUTION NO. 2019-18R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of July, 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

Exhibit – Aerial & Visual – Art District LLC



View



Looking north through the walkway from Montrose

Map of Boundary Survey

Page 1 of 3

Description:

Lot 11, Block 80, OFFICIAL MAP OF THE CITY OF CLERMONT,
according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.
AND

The West 20.00 feet of Lot 12, Block 80,
OFFICIAL MAP OF THE CITY OF CLERMONT,
according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.
LESS the East 0.45 feet of the South 61.99 feet thereof.

AND

The East 33.00 feet of Lot 14, Block 80, OFFICIAL MAP
OF THE CITY OF CLERMONT, according to the map or plat thereof
as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.
LESS the East 18.00 feet of the West 20.00 feet of the East 33.00 feet
of said Lot 14, Block 80.

Notes:

- Bearings based on the North line of W. Montrose Street
as being N 89°27'39" W, Florida State Plane East datum.
- Legal description from the title commitment.
- Title commitment by Old Republic National Title Insurance Company
provided for this survey. Commitment No. 661409 A1
Dated: November 18, 2018 at 11:00 pm.
- No adjacent or underground improvements,
other than those shown, located this date.
- Subject property contains 12,909 square feet or 0.296 acres,
more or less.

Property is subject to an Agreement recorded in
ORB 185, Page 278.

Property is subject to a Utility Easement in
ORB 5173, Page 422. See page 2 for details.

City of Clermont

I hereby declare that based on my
examination of the Flood Insurance Rate
Map number 12069C 0570 E dated Dec. 18,
2012, and that to the best of my knowledge,
belief and my professional opinion that the
subject property lies within flood zone X.

Certified to:

The Art District, LLC

Jeffrey P. Rhoden 12/21/18
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

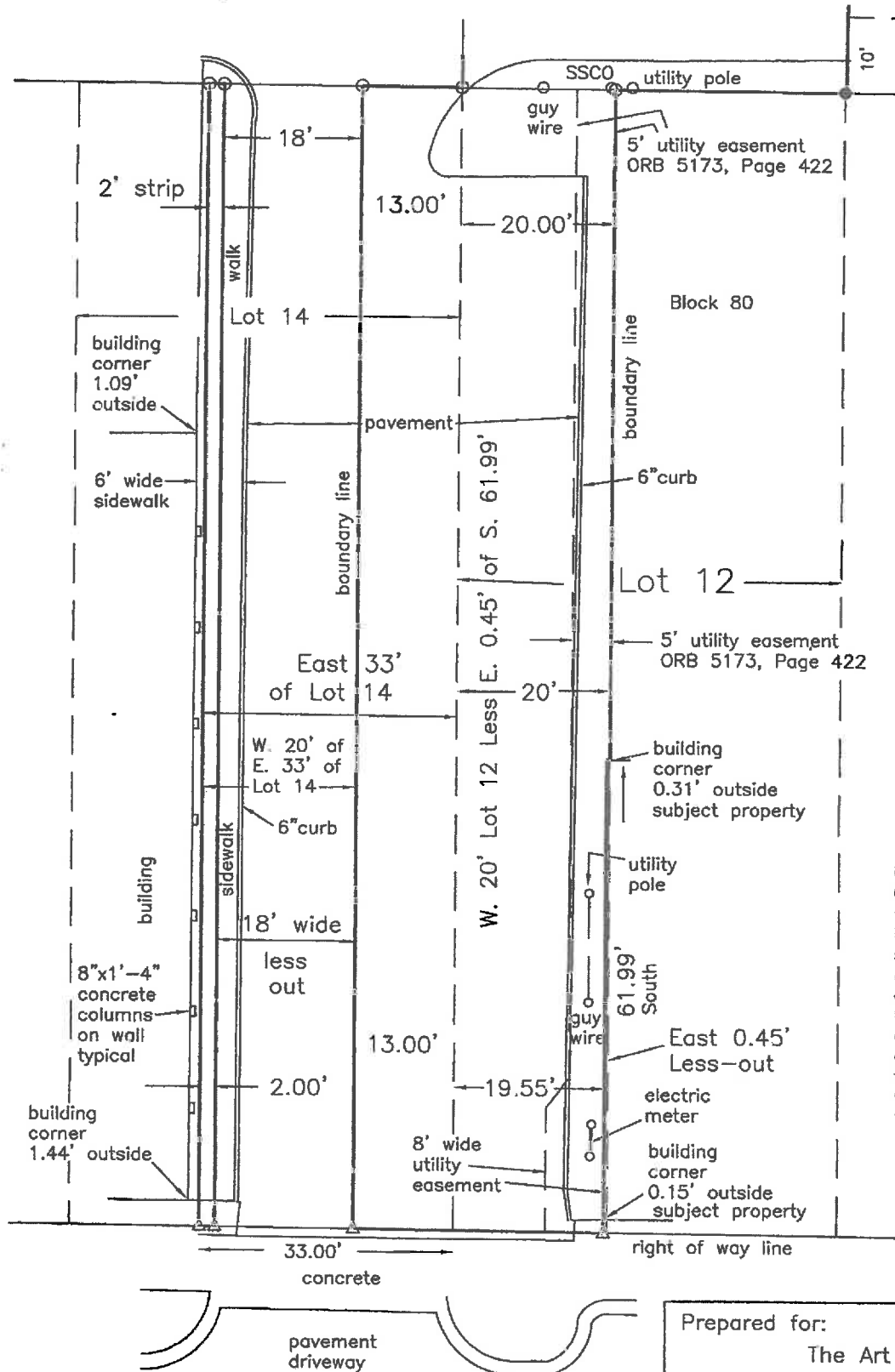
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

Prepared for: 13039.006
The Art District, LLC

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

Map of Boundary Survey



Page 2 of 3



Scale = 1"=20'

Note: Utility easement in ORB 5173, Page 422 is not well defined or labeled. The easement shown is based on the best information that can be read from Exhibit A in that document. Easement appears to be 5' wide at the North end and 8' wide at the South end. The East line of the utility easement appears to be the West line of the East 30' of Lot 12, Block 80.

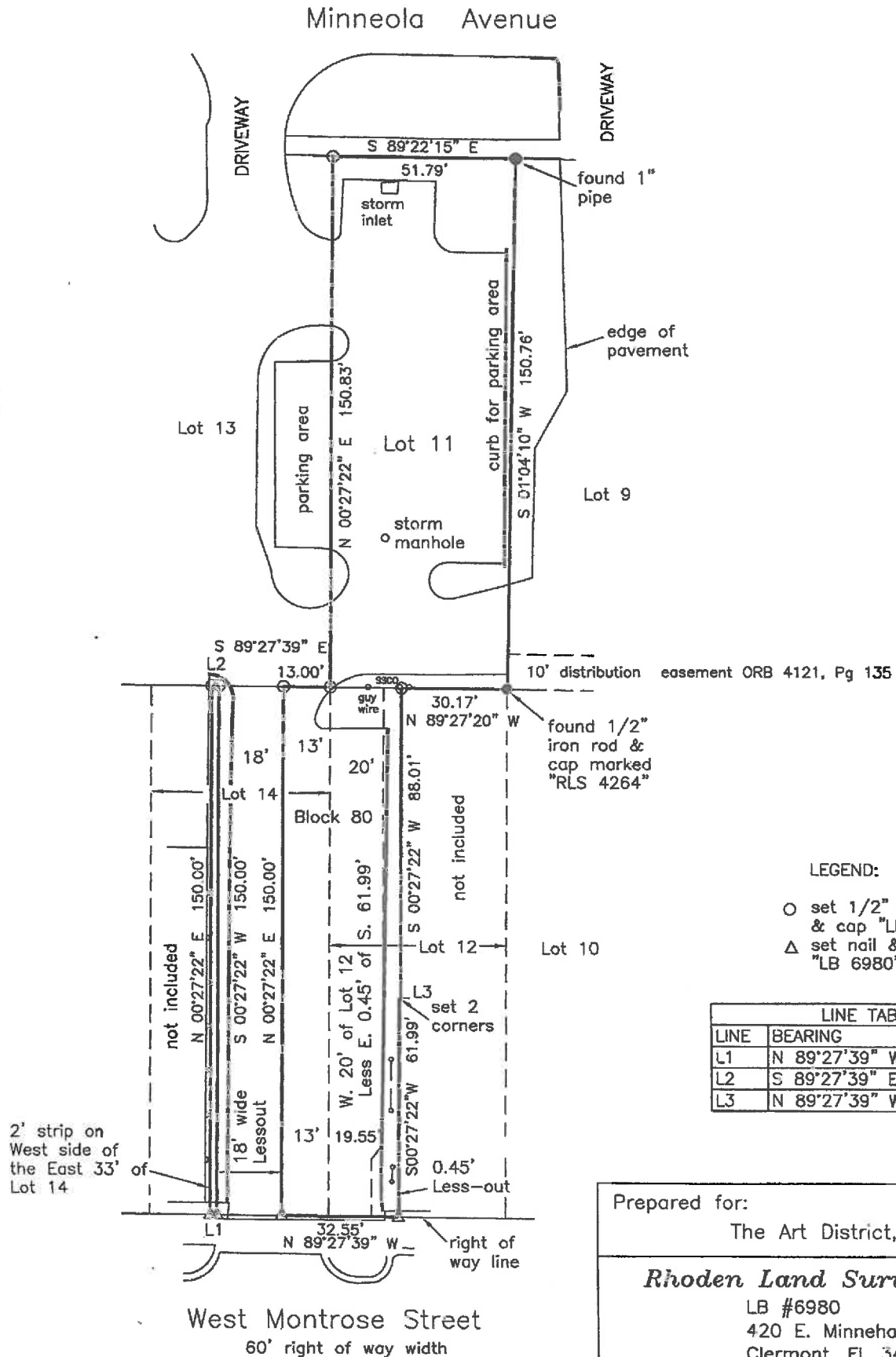
Prepared for: 13039.006
The Art District, LLC

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



Scale = 1"=40'



LEGEND:

- set 1/2" iron rod & cap "LB 6980"
- △ set nail & disk "LB 6980"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°27'39" W	2.00'
L2	S 89°27'39" E	2.00'
L3	N 89°27'39" W	0.45'

Prepared for: 13039.006
The Art District, LLC

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

THE ARTS DISTRICT

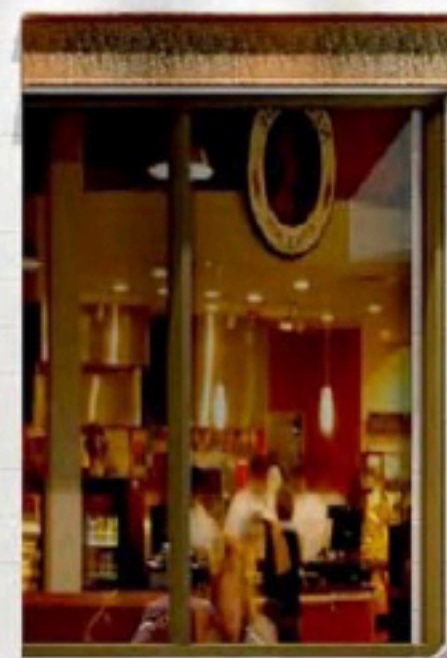
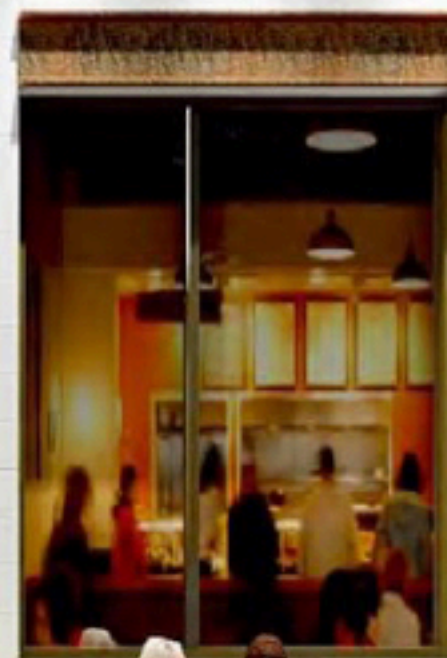
THE ARTS DISTRICT

PLUM

Sun Burst

Lake
Shore

SLOW
TWITCH





THE ARTS DISTRICT

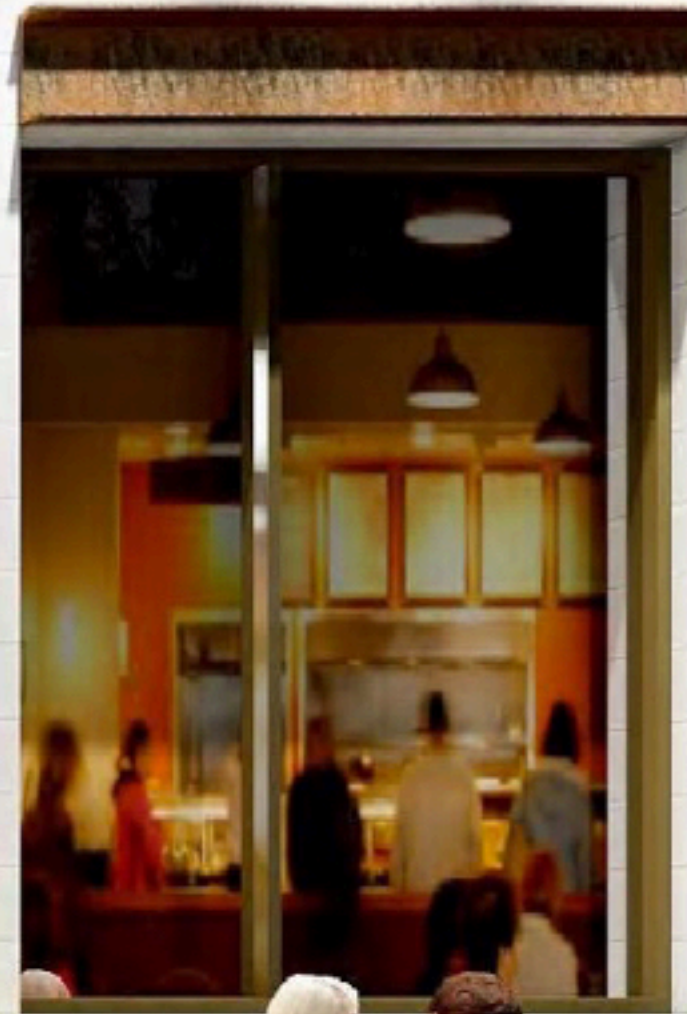
THE ARTS DISTRICT

PLUM

Sum Burst

Lake
Shore

SLOW
TWITCH



CUP1906-0004



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: May 29, 2019

FEE: _____

PROJECT NAME (if applicable): Art District

APPLICANT: Alex Stringfellow

CONTACT PERSON: Alex Stringfellow

Address: 2735 Woodside Ave

City: Winter Park State: FL Zip: 32789

Phone: 352 217 7710 Fax: _____

E-Mail: alex@fieldandform.com

OWNER: Art District LLC

Address: PO BOX 120788

City: Clermont State: FL Zip: 34711

Phone: 3522671104 Fax: _____

Address of Subject Property: 760 West Montrose Street

General Location: Downtown Clermont

Legal Description (include copy of survey): See Survey Alt # 1087210

Land Use (City verification required): Downtown MU

Zoning (City verification required): CBD

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

PROPERTY RECORD CARD

General Information

Owner Name:	ART DISTRICT LLC	Alternate Key:	1087210
Mailing Address:	PO BOX 120788 CLERMONT, FL 34712-0788 Update Mailing Address	Parcel Number: ⓘ	24-22-25- 0100-080- 01100
		Millage Group and City:	00C1 (CLERMONT)
		Total Certified Millage Rate:	17.6638
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	WEST MINNEOLA AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	CLERMONT PB 8 PG 17 LOT 11 AND WEST 20 FEET OF LOT 12--LESS EAST .45 FEET OF SOUTH 61.99 FEET--AND EAST 33 FEET OF LOT 14--LESS EAST 18 FEET OF WEST 20 FEET OF EAST 33 FEET OF LOT 14--ALL IN BLOCK 80 ORB 5254 PG 1631		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT GOVT MUNICIPAL (8089)	0	0		12632.4	SF	\$0.00	\$113,692.00
Click here for Zoning Info ⓘ					FEMA Flood Map			

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5254 / 1631	3/15/2019	Warranty Deed	Qualified	Improved	\$148,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

Values shown are 2019 WORKING VALUES subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$113,692	\$113,692	\$0	5.11800	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$113,692	\$113,692	\$0	0.46290	\$0.00
SCHOOL BOARD STATE	\$113,692	\$113,692	\$0	4.10700	\$0.00
SCHOOL BOARD LOCAL	\$113,692	\$113,692	\$0	2.24800	\$0.00
CITY OF CLERMONT	\$113,692	\$113,692	\$0	4.20610	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$113,692	\$113,692	\$0	0.25620	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$113,692	\$113,692	\$0	0.13240	\$0.00
LAKE COUNTY WATER AUTHORITY	\$113,692	\$113,692	\$0	0.49000	\$0.00
SOUTH LAKE HOSPITAL DIST	\$113,692	\$113,692	\$0	0.64320	\$0.00
				Total: 17.6638	Total: \$0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law

Tangible Personal Property Exemption (up to \$25,000)

[Learn More](#) [View the Law](#)

Religious, Charitable, Institutional, and Organizational Exemptions
(amount varies)

[Learn More](#) [View the Law](#)

Economic Development Exemption

[Learn More](#) [View the Law](#)

✓ Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$2,008.24

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)

[Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability)

[Learn More](#) [View the Law](#)

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on June 2, 2019.

[Site Notice](#)

**AGENDA ITEM**

Meeting Date	
Tuesday, July 2, 2019	
Agenda Item Name	
Resolution No. 2019-16R <i>Walmart/Avis Rental Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2019-16R	
Staff Report	
The applicant, Budget Truck Rental is requesting an amendment to the existing Walmart Conditional Use Permit (Resolution 1316 and Resolution 2016-12) to allow for a self-service automotive/truck rental services business at the existing big box store. The existing Walmart Store is located at 1450 Johns Lake Rd. The subject property is zoned (PUD) Planned Unit Development with permitted uses that includes general retail and grocery sales, liquor store, garden center, professional offices, personal services, restaurants, gas station, and a Tire and Lube Express Center.  The vehicle rental services business will be allowed a maximum of (5) five designated parking spaces for rental vehicles. The rental vehicles may include pick-up trucks, cargo vans and one (1) 12' box truck parked on site. All rental services will be conducted via a self-service kiosk and smart phone. No rental service representative will be located at this location. The proposed business will not increase the approved Supercenter square footage of the store. The applicant indicated that the objective of the self-service rental business is to provide customers and residents the convenience of renting a large vehicle to transport big and bulky items. Staff has reviewed the existing onsite parking and finds the store has sufficient parking to accommodate the requested designated (5) five spaces and still meet the City's Parking Code, Chapter 98. Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-16R	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-17R 901 12th Street CUP	2019-17R 901 12th Street CUP.pdf
2.	Location Map	Location Map.pdf
3.	site map	site map.pdf
4.	application	application.pdf
5.	WALMART-AVIS CUP Legal AD	WALMART-AVIS CUP Legal AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2019-17R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1603) TO ALLOW AN OVERFLOW VEHICLE PARKING LOT IN THE M-1 INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 2, 2019 recommended approval to amend a Conditional Use Permit to allow an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church in the M-1 Industrial zoning district, at the following location:

LOCATION:

901 12th Street, Clermont, FL
(Alternate Key# 1628580)

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

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

This application for a Conditional Use Permit to allow an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church in the M-1 Industrial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

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



CITY OF CLERMONT
RESOLUTION NO. 2019-17R

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

SECTION 2. Land Use

1. This Conditional Use permit is to allow an overflow vehicle parking lot be constructed in the M-1 Industrial zoning district.
2. The site may also be used for any permitted use in the M-1 Industrial zoning district.

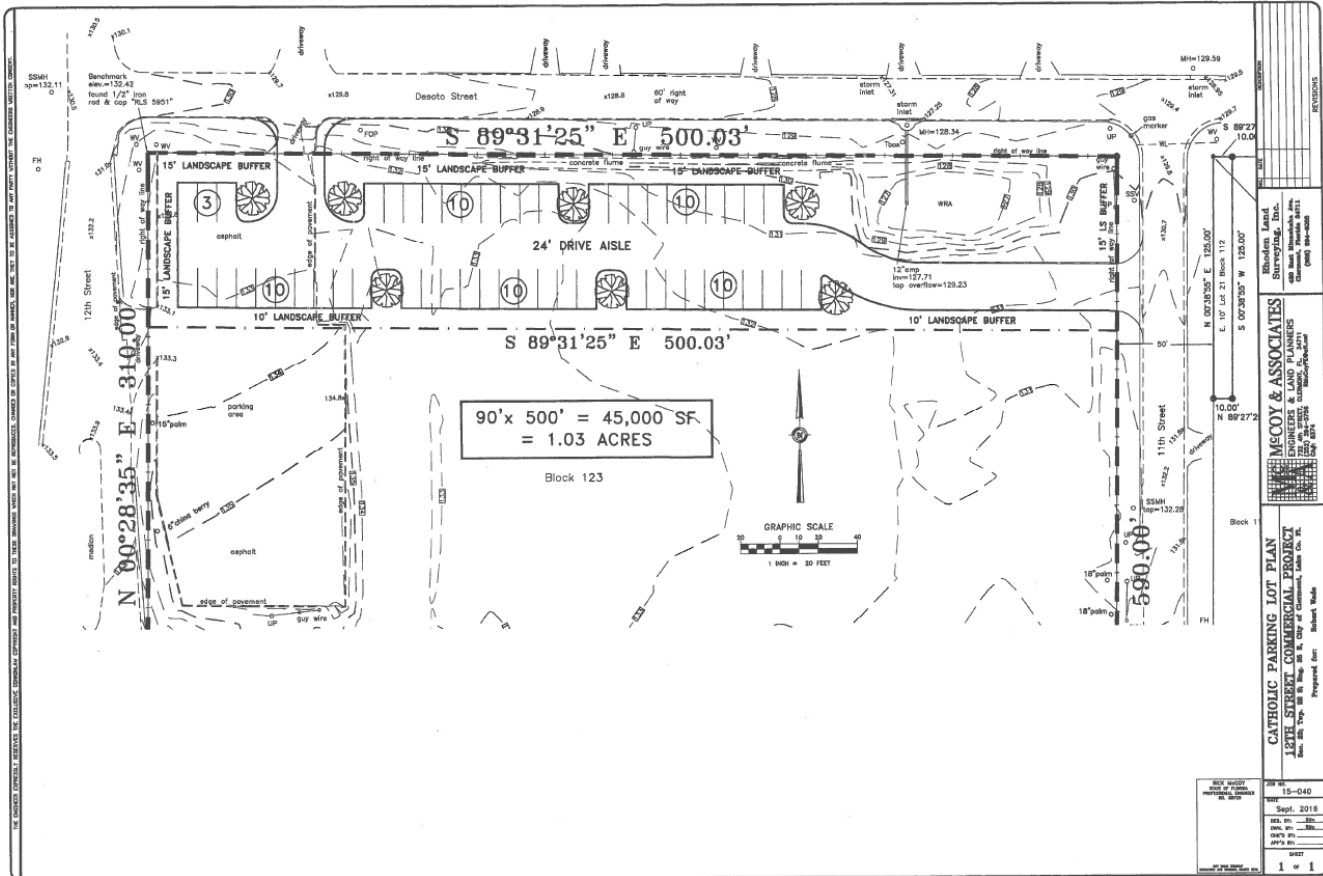


CITY OF CLERMONT
RESOLUTION NO. 2019-17R

3. The Applicant will be required to provide vehicle cross access for the property located south of parking lot.
4. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.
5. The parking lot shall be developed with an opaque landscape buffers at planting that provides screening from public view and adjacent property owners. A minimum 15 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be decorative PVC/vinyl that provides an opaque screen for outside storage and parking of any vehicles.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
7. Sidewalks that meet ADA requirements are required adjacent to any right-of-ways and public streets. Any pedestrian cross access requirements identified by the City Engineer for pedestrian safety and crossing must be installed by the applicant prior to Certificate of Completion/Occupancy.

**CITY OF CLERMONT
RESOLUTION NO. 2019-17R**

Exhibit A – Conceptual Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-17R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of July, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

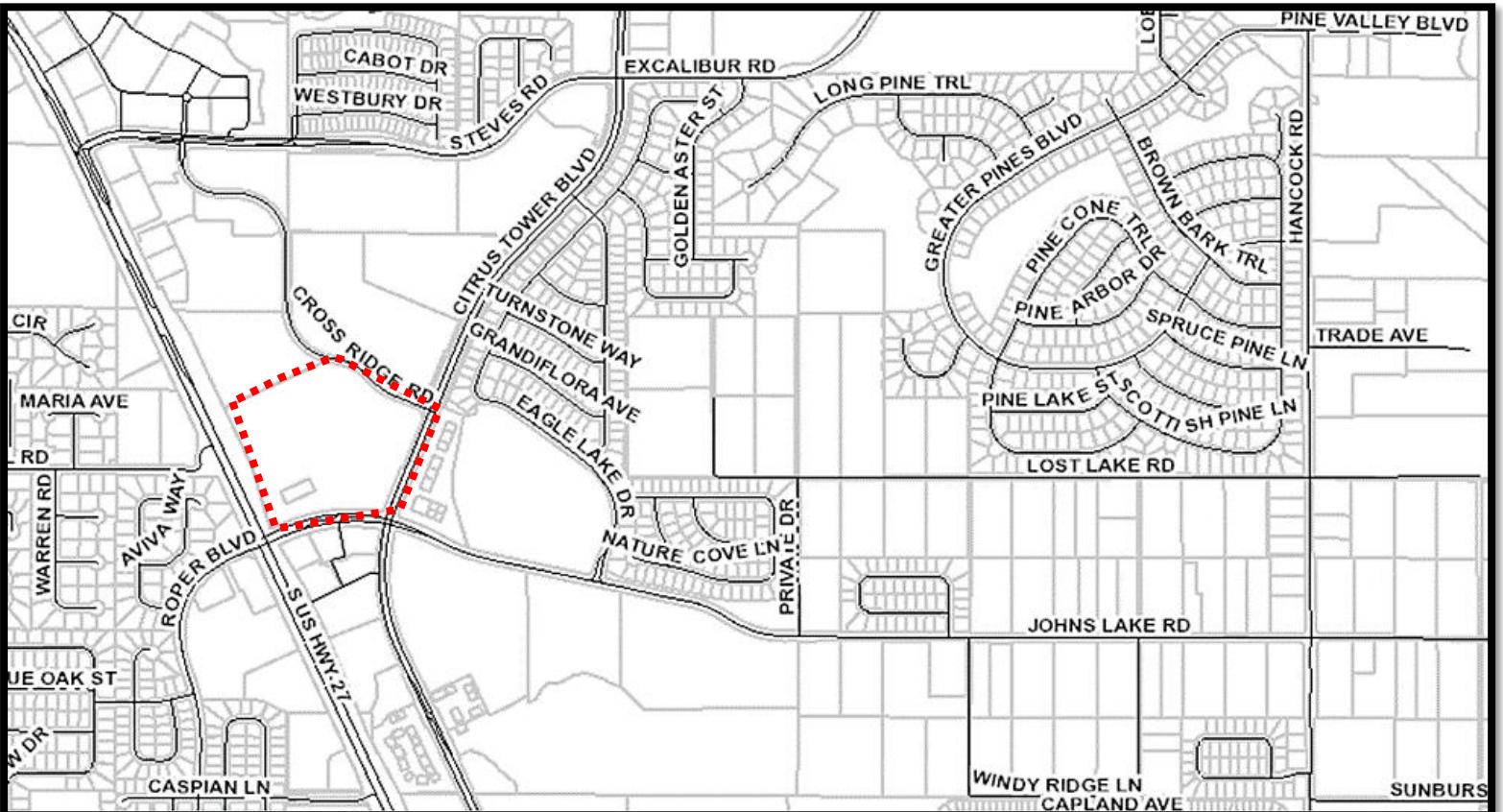
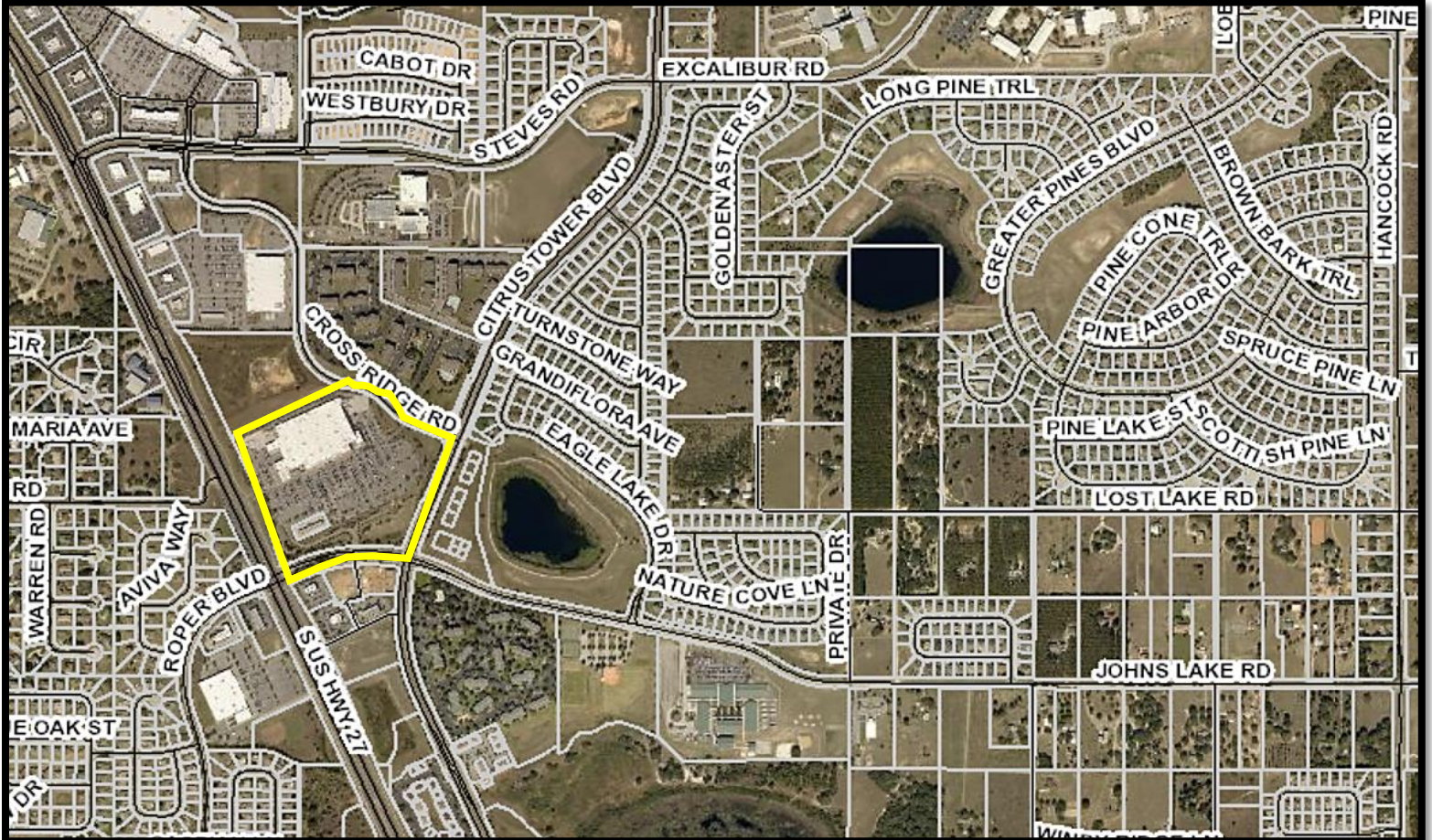
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





6/10

6/17

7/8



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

CUP 1906-0001

A red rectangular stamp with the word "received" in bold, black, sans-serif font. Below it, the date "5/29/19" is handwritten in black ink. To the right of the date, the letters "je" are handwritten in blue ink.

DATE: 5/29/2019FEE: \$845
+ cost of advertisementPROJECT NAME (if applicable): Budget truck rental / WalmartAPPLICANT: Stephen OdenheimerCONTACT PERSON: SameAddress: 12638 Crown Point CirCity: Clermont State: FL Zip: 34711Phone: 703-906-0157 Fax: _____E-Mail: stephen.odenheimer@avisbudget.comOWNER: WalmartAddress: PO Box 8050 MS 0555City: Bentonville State: AR Zip: 72712-8050

Phone: _____ Fax: _____

Address of Subject Property: 1450 Johns Lake Road, Clermont FL 34711General Location: US 27 & Johns Lake RoadLegal Description (include copy of survey): AK 3836309Land Use (City verification required): Master PlannedZoning (City verification required): PUD



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

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

Requesting the use of 5 specific parking spots, as identified above, for the use in the new Budget Truck Rental Self-Serve program. This program will be for 5 trucks only and will consist specifically of - 2 Pick-ups, 2 Cargo vans and 1 12' box truck. The number of trucks and the parking spots designated for these trucks will not increase. All parking spots will be specifically identified. The program requires no additional counter or support space as everything is performed via a smart phone. There will be no maintenance of any kind performed on the premises and Budget Truck will have a Budget employee that will regularly maintain appearance of fleet. This program will allow all individuals in Clermont to have use of these vehicles and is not subject to Walmart customers only. These vehicles will add a convenience for all Clermont residences by providing them with a well maintained ease of rental vehicle so that they may use by the hour, day or week to transport their goods. For example a customer buys an object too big for their vehicle like a flat screen TV or Mulch, etc., they can easily and conveniently rent one of the Budget Self Serve vehicles to get their goods home all by use of their smart phone at the vehicle.

Stephen Odenheimer
Applicant Name (print)

John Tanner
Owner Name (print)

x [Signature]
Applicant Name (signature)

x [Signature]
Owner Name (signature)

***** NOTICE *****

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

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10088546
Phone: (352) 241-7331
Date: 06/19/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	06/25/2019	07/16/2019	\$167.68

LEGAL NOTICE

Ad No: 10088546
June 25, 2019 &
July 16, 2019

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a vehicle rental services business in (PUD) Planned Unit Development zoning district, at the following location:

LOCATION

Walmart
1450 Johns Lake Road
(AK 3836309)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, July 2, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, July 23, 2019 at 6:30pm.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, July 2, 2019

Agenda Item Name

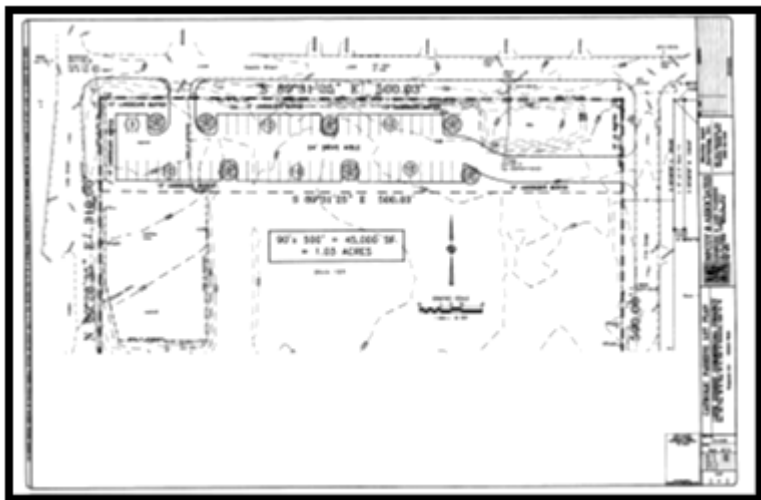
Resolution No. 2019-17R
901 12th Street Conditional Use Permit

Requested Action

Recommend approval of Resolution No. 2019-17R

Staff Report

The applicant, Orlando Diocese, is requesting a Conditional Use Permit to allow the Blessed Sacrament Catholic Church to construct an overflow parking lot at the vacant parcel located at 901 12th Street. The current zoning for the property is M-1 Industrial and the entire parcel is approximately 5.73+/- acres. The church parking lot will utilize 1.03 acres of the site. The remaining parcel will be redeveloped at a later date, by someone other than the applicant. The City Council approved on February 24, 2009 a Conditional Use Permit (Resolution 1603) to allow the Blessed Sacrament Catholic Church at 1170 Desoto Street.



The Blessed Sacrament Catholic Church has grown in membership and would like to construct an overflow parking lot to be utilized by the church to ensure sufficient parking is available for the members. The proposed parking lot will be developed to meet Clermont Development Standards and any other code requirements to ensure sufficient buffering of parked cars from the surrounding properties and public view. There are other similar properties and uses that utilize offsite overflow parking in the City. The subject parcel will be required to provide a permit for a stormwater system that allows sufficient drainage and runoff for the proposed parking lot and any future development. The site will be developed in substantial accordance with the conceptual plan submitted by McCoy & Associates.

Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-17R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-17R 901 12th Street CUP	2019-17R 901 12th Street CUP.pdf
2.	Location Map	Location Map.pdf
3.	survey-site plan	survey-site plan.pdf
4.	application	application.pdf
5.	901 12TH STREET CUP	901 12TH STREET CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2019-17R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1603) TO ALLOW AN OVERFLOW VEHICLE PARKING LOT IN THE M-1 INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 2, 2019 recommended approval to amend a Conditional Use Permit to allow an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church in the M-1 Industrial zoning district, at the following location:

LOCATION:

901 12th Street, Clermont, FL
(Alternate Key# 1628580)

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

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

This application for a Conditional Use Permit to allow an overflow vehicle parking lot be used in conjunction with the Blessed Sacrament Catholic Church in the M-1 Industrial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

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



CITY OF CLERMONT
RESOLUTION NO. 2019-17R

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

SECTION 2. Land Use

1. This Conditional Use permit is to allow an overflow vehicle parking lot be constructed in the M-1 Industrial zoning district.
2. The site may also be used for any permitted use in the M-1 Industrial zoning district.

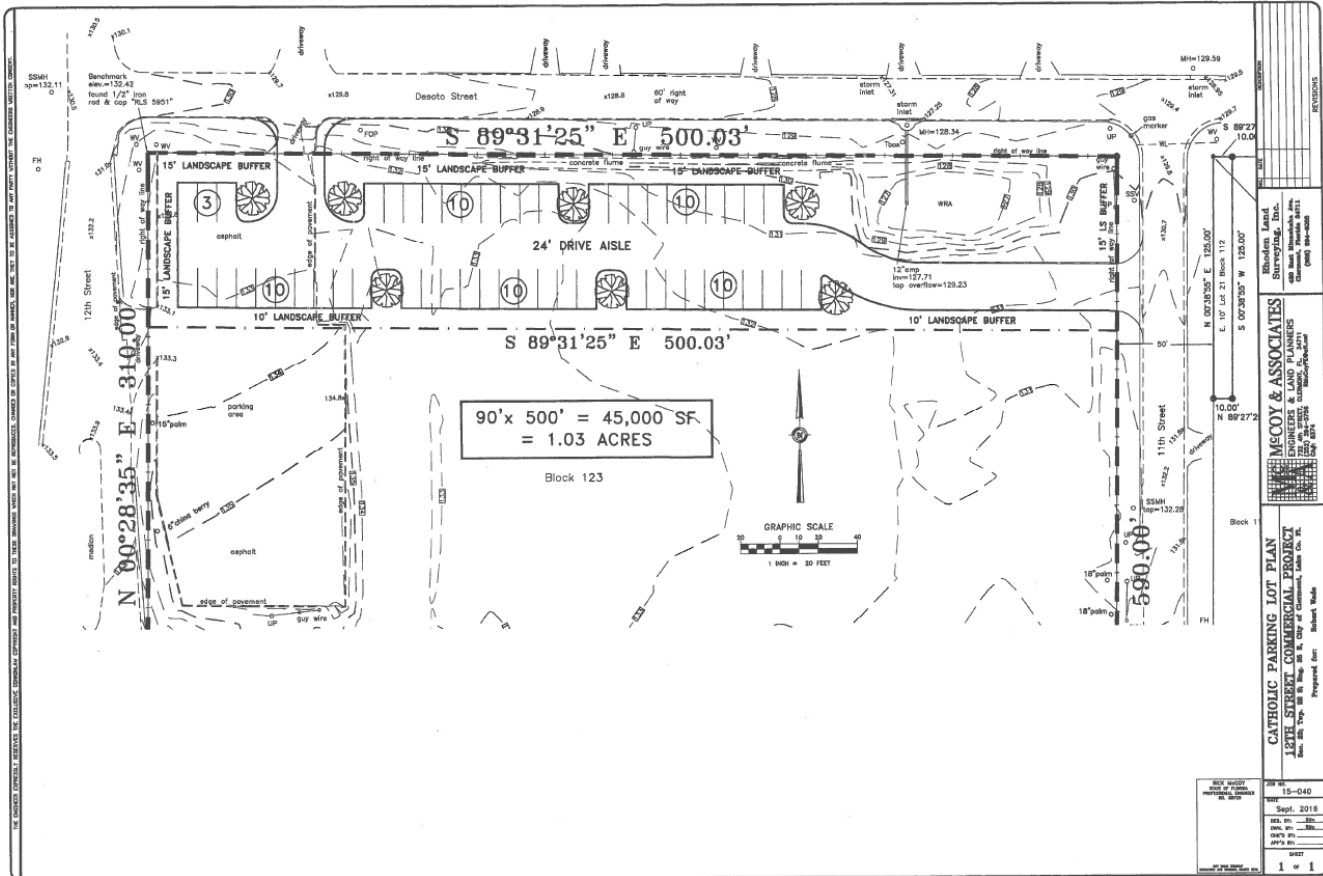


CITY OF CLERMONT
RESOLUTION NO. 2019-17R

3. The Applicant will be required to provide vehicle cross access for the property located south of parking lot.
4. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.
5. The parking lot shall be developed with an opaque landscape buffers at planting that provides screening from public view and adjacent property owners. A minimum 15 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be decorative PVC/vinyl that provides an opaque screen for outside storage and parking of any vehicles.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
7. Sidewalks that meet ADA requirements are required adjacent to any right-of-ways and public streets. Any pedestrian cross access requirements identified by the City Engineer for pedestrian safety and crossing must be installed by the applicant prior to Certificate of Completion/Occupancy.

**CITY OF CLERMONT
RESOLUTION NO. 2019-17R**

Exhibit A – Conceptual Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-17R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of July, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

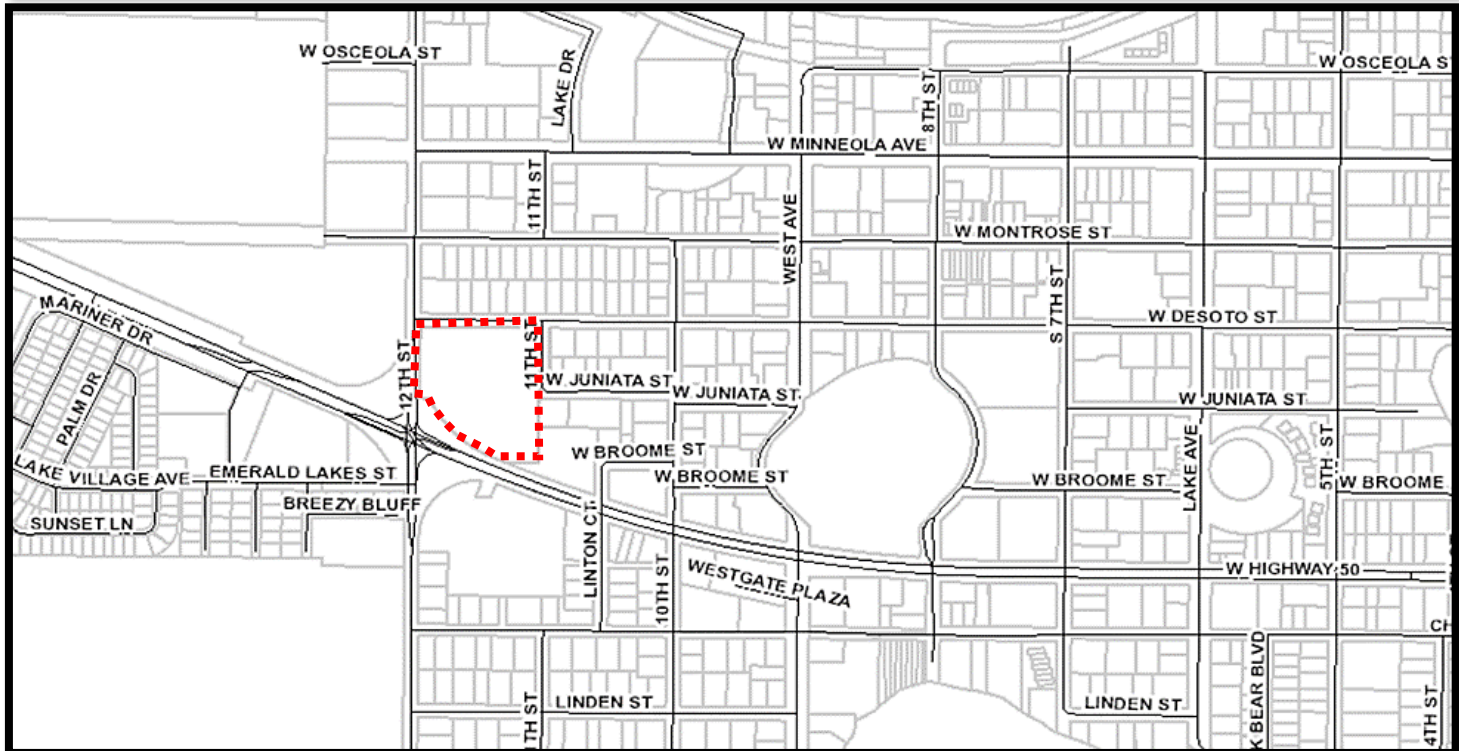
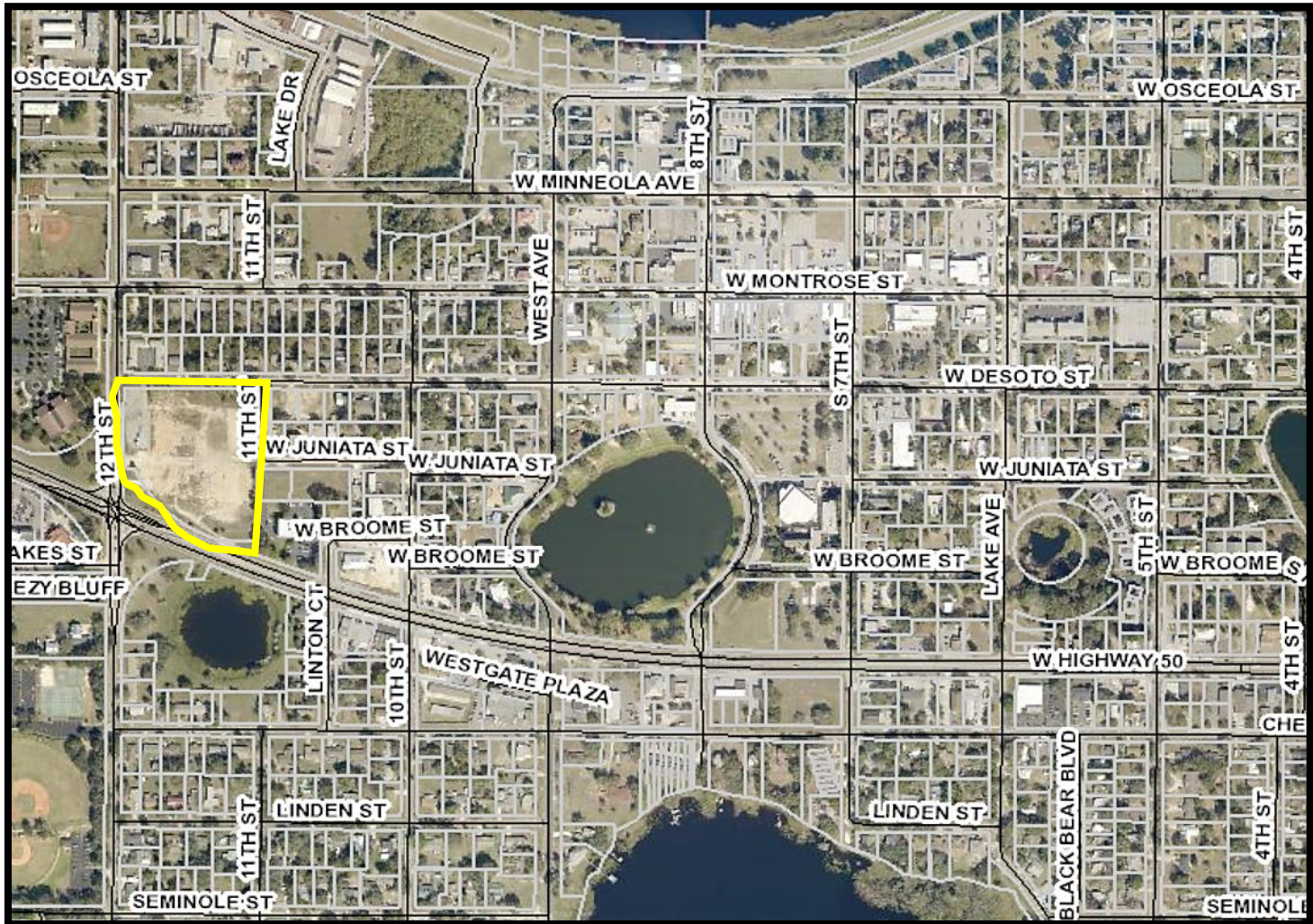
ATTEST:

Tracy Ackroyd Howe, City Clerk

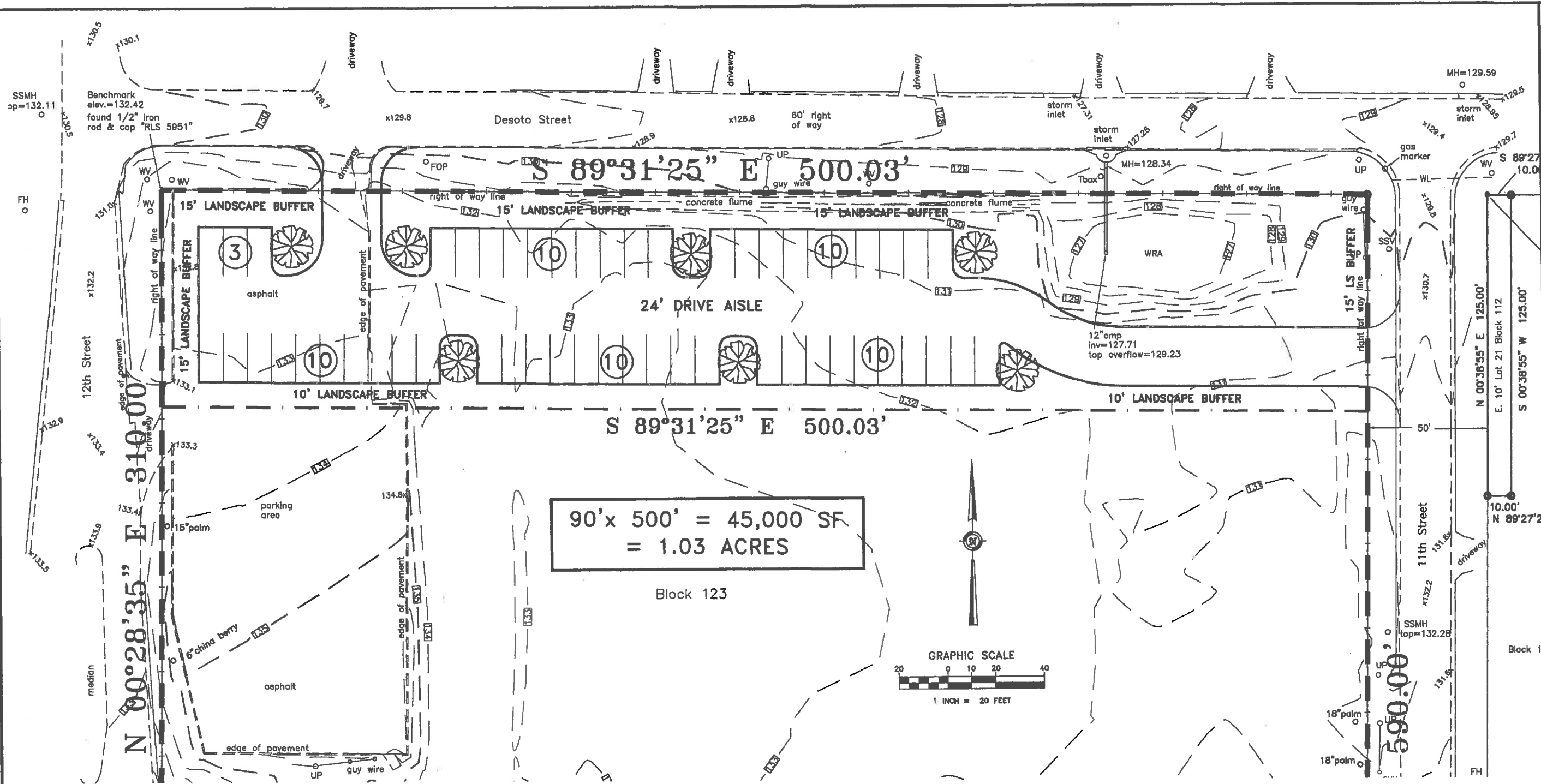
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map



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



REVISIONS	
NO.	DATE

Rhoden Land Surveying, Inc. 400 East Main Street Clermont, Florida 34711 (888) 884-8886
McCOY & ASSOCIATES ENGINEERS & LAND PLANNERS 732 4th Street, Clermont, FL 34711 (352) 394-5756 mccoy@earthlink.net Cal: 6374

CATHOLIC PARKING LOT PLAN 12TH STREET COMMERCIAL PROJECT Sec. 25; Twp. 28 S; Rng. 25 E, City of Clermont, Lake Co. FL.
Prepared for: Robert Wade

RICK McCOY STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 38725
JOB NO. 15-040
DATE Sept. 2016
DES. BY: RMc
DRAWN BY: RMc
CHECKED BY:
APP'D BY:
SHEET 1 OF 1

Cup 1906-0002



received
5/31/19

**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 5/29/19

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Blessed Sacrament Overflow Parking

APPLICANT: John G. Noonan, as bishop of the diocese of Orlando

CONTACT PERSON: Scott Ferguson

Address: 50 East Robinson Street

City: Orlando State: FL Zip: 32801

Phone: 407-620-3877 Fax: -

E-Mail: sfergerson@orlandodiocese.org

OWNER: Robert Wade

Address: 1363 W. Lakeshore Dr.

City: Clermont State: FL Zip: 34711

Phone: 352-394-3388 Fax: -

Address of Subject Property: 901 12th Street, Clermont, FL 34711

General Location: L-03 northernmost acres of property
located at the NE intersection of Hwy 50 and
12th Street

#1628587

Legal Description (include copy of survey):

The north 90.00 ft of BLK 123, City of Clermont,
According to the map or plat thereof as recorded
in plat book 8, Page 17, Public Records of Lake County, FL

Land Use (City verification required):

Zoning (City verification required): M-1 Industrial



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

Obtain a CUP to allow the property to be utilized
as overflow parking for Blessed Sacrament Catholic
Church, located to the west across 12th Street

John G. Noonan, as bishop
Applicant Name (print)

X

[Signature]
Applicant Name (signature)

Robert D. Duff
Owner Name (print)

X

[Signature]
Owner Name (signature)

***** NOTICE *****

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

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10088510
Phone: (352) 241-7331
Date: 06/18/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	06/25/2019	07/02/2019	\$164.76

LEGAL NOTICE

June 25, 2019 &
July 02, 2019

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an overflow parking lot use in the M-1 Industrial Zoning District, at the following location:

LOCATION

901 12th Street, Clermont, FL
(AK 1628580)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, July 2, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, July 9, 2019 at 6:30pm.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10088510

Payment Info	
Ad Price	\$164.76
Tax	\$0.00
Sub Total	\$164.76
Prepaid Amount	\$0.00
Balance Due	\$164.76