



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, June 7, 2022**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the May 3, 2022 Planning & Zoning Commission meeting minutes

**REPORTS**

**NEW BUSINESS**

Item 1 - Resolution 2022-016R  
*APC Roofing Conditional Use Permit*

Consider the request for a Conditional Use Permit to allow a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district on a vacant parcel located south of W. Broome Street between Second Street and East Avenue.

Item 2 - Ordinance 2022-025 Comprehensive Plan Amendment  
*Lost Lake Assemblage  
Table to July 5, 2022*

Consider an ordinance for a small-scale comprehensive plan amendment to change the future land use to Clermont Low Density Residential for property located north of Johns Lake Road and west of Hancock Road.

Item 3 - Ordinance 2022-026 Rezoning  
*Lost Lake Assemblage  
Table to July 5, 2022*

Consider an ordinance for a rezoning to change the zoning to Planned Unit Development for property located north of Johns Lake Road and west of Hancock Road.

Item 4 - Ordinance 2022-028 Comprehensive Plan Amendment  
*Rogers Place Commercial*

Consider future land use change from Lake County Regional Commercial to Clermont Commercial designation for property located north of SR 50 and west of Auto Plex Lane.

Item 5 - Ordinance 2022-029 Rezoning  
*Rogers Place Commercial*

Consider a zoning change from Lake County Planned Commercial to Clermont Planned Unit Development (PUD) for the property located north of SR 50 and west of Auto Plex Lane.

Item 6 - Ordinance 2022-019 Land Development Code  
*Wellness Way Design Guidelines*

Consider an ordinance for an amendment to the City of Clermont Code of Ordinances, Chapter 122

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Item 7 - Ordinance No. 2022-010  
*Chicone Property Large-scale CPA*

Zoning to add the section for Wellness Way Community Design Guidelines.

Consider an ordinance for a large-scale comprehensive plan amendment to change the future land use to Clermont Master Planned Development for property located 3 miles east of Schofield Road and US 27, adjacent to McKinney Road and west of the Orange County line.

**Discussion of Non-Agenda Items**

**ADJOURN**

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

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.**

**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 Committee Clerk for the City's records.**

**City of Clermont**  
**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**May 3, 2022**

The meeting of the Planning & Zoning Commission was called to order on Tuesday, May 3, 2022 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, David Colby, Michael Gonzalez, Chuck Seaver, and Jane McAllister. Also present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

**MINUTES:**

**MOTION TO APPROVE** the April 5, 2022 minutes of the Planning & Zoning Commission made by Commissioner Niemiec as amended; seconded by Commissioner Colby. Passed unanimously.

**REPORTS FROM THE COMMISSION:**

Commissioner Colby thanked Staff for setting up a training workshop.

Chairman Krzyminski also thanked Staff for the upcoming training workshop.

**NEW BUSINESS**

**Item #1: Ordinance No. 2022-010 – Chicone Large-scale CPA**

Request to table to June 7, 2022 Planning and Zoning Commission meeting.

**Action:**

**MOTION TO TABLE** Ordinance No. 2022-010 to the June 7, 2022 meeting was made by Commissioner McAllister; seconded by Commissioner Gonzalez. Passed unanimously.

**Item #2: Resolution No. 2022-010R – Clermont Yacht Club Conditional Use Permit**

Senior Planner Regina McGruder presented as follows:

The applicant is requesting a Conditional Use Permit (CUP) to allow for the construction of the remaining 108 condo units; previously approved by the by the City Council on November 24, 1998. The Master Development Plan, (Resolution No. 98-1029), allowed 205 multi-family units and 266 condominium dwelling units, with various amenities such as a clubhouse, pools, tennis courts, basketball courts, and other amenities for the development. The developer is requesting to construct the remaining 108 units, previously approved but never constructed.

The applicant has submitted an updated Traffic Impact Study (TIS), which the City's Traffic Consultant has reviewed and determined, the proposed project is not anticipated to have an adverse impact on the surrounding roadways and intersections.

The applicant will also be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrency.

The proposed units shall be designed and constructed in a manner that reflects similar styles, materials, colors and design features to unify and provide an aesthetically compatible transition with the existing onsite condominium development.

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and finds the proposed use is consistent with the intent of the Comprehensive Plan goals, objectives and policies and Land Development Regulations.

Staff recommends approval of Resolution 2022-010R to allow for up to 108 condominiums as approved with the original Master Development Plan.

Rick McCoy, 106 S. Palm Ave., Howey in the Hills, stated that this project was approved in 1998. He stated that the townhomes were built, however the condos were brought before the City in 2006. He stated that the stormwater and utilities were stubbed out and ready to go, then the decline in the housing market happened in 2008.

Brett Jones, 700 Almond St., stated that he is the attorney for the HOA and they do not oppose this application as it mirrors what was previously approved.

Aaron Clark, 130 Harbour Cove Way, has concerns about the growth of the city and quality of life.

Herb Smith, 224 Nautica Mile Drive, has concerns about where the stormwater will go.

Chris Brancato, 284 Nautica Mile Drive, has concerns about the traffic, new school and no sidewalks.

Susan Brandt, 305 Nautica Mile Drive, has concerns about the charm of the community, number of cars, not enough amenities.

Steve Bodzioch, 203 Riggings Way, has concerns about the view, look of the building, and parking.

Richard Ferris, 135 Harbour Cove Way, has concerns about school over-crowding, infrastructure, traffic, and market value.

Stacie Bethel, 191 Nautica Mile Drive, has concerns over the number of units, not enough amenities, traffic, and keeping in line with what is existing.

Paul Svejada, with Masthead LLC, 535 Julie Lane, Winter Springs, stated that the property was approved many years ago. He stated that they have already put in the utilities for the project. He stated that the master HOA has approved the project.

Ron Milejezak, 205 Harbour Cove Way, has concerns about the size of the units proposed.



Beth Calvacca, 102 Carrick Bend Way, has concerns about the growing community, traffic, over-flow parking, lack of amenities, and market value.

Mike Cramer, 208 Nautica Mile Drive, stated the leadership does not oppose it, but they also don't support this application.

Commissioner Niemiec asked if there is basketball and tennis courts, clubhouse, and pool.

Mr. Cramer stated there is a clubhouse and a small pool but no basketball or tennis courts.

Rhonda Ferris, 207 Summer Hill Court, Minneola, whose parents live at 135 Harbour Cove Way, has concerns about over-flow parking, parking on the narrow streets, emergency vehicle access, and lack of amenities.

Rene Hendryx, 207 Nautica Mile Drive, has concerns about more residents, more traffic, and emergency vehicle access.

Mark Helton, 280 Nautica Mile Drive, has concerns about the look of the new units and parking on the roads within the community.

Rebekka Byrnes, 141 Nautica Mile Drive, spoke of an article that was done in 2002 stating what would be included in Clermont Yacht Club.

Ralph Hopkins, 200 Nautica Mile Drive, has concerns about the type of construction material that will be used, the price of the new units, stormwater, traffic, and market value.

Jose Perez, 207 Summer Hill Court, has concerns about the left turn at Grand Highway and East Avenue.

City Attorney Dan Mantzaris stated that the traffic study is available to the public.

Rick McCoy stated their application was delayed due to waiting on the traffic study. He stated that all the infrastructure is already installed and they have the St. Johns Water Management permit from 2002. He showed the elevations.

Commissioner Colby asked how the stormwater will flow.

Mr. McCoy stated that the stormwater will flow into the retention pond that was designed according to the master plan. He stated that it meets all the requirements through St. John's River Water Management.

Commissioner Niemiec asked if the retention pond will feed into the other retention pond.

Mr. McCoy stated that it will run from one pond down to the larger retention pond.

Commissioner Colby asked when the million and half investment for infrastructure occurred.

Mr. McCoy stated that in 2007 is when the infrastructure was put in place. He stated the market crashed after that so the project never got built.

Commissioner Colby asked if this infrastructure was put in for a project of this size.

Mr. McCoy stated yes, this is basically the same site plan that was previously submitted.

Paul Svejda stated that they were partners with Phil Edgington before he passed away. He stated that after the market crashed they couldn't move forward with the project. He stated that the retention issues are due to parking lots. He stated that most of the run off is going to be from the roof that will be absorbed in the grass. He stated that the Florida Building Codes have been improved since 2007 so the construction material will be better than it was in 2007. He stated that it is required when someone purchases a condominium they receive the condominium documents. He stated that the majority of the people who own property in Clermont Yacht Club do not live in the community.

Commissioner Niemiec asked if the HOA granted permission for Clermont Police Department to patrol their streets.

Mr. Svejda stated that they are private streets maintained by the HOA.

City Attorney Dan Mantzaris stated that Clermont has no agreements with any gated communities for traffic or parking enforcement.

Commissioner McAllister asked where the garages are located.

Mr. McCoy stated that the garages will be at ground level under the condo and two parking spaces per unit.

Commissioner McAllister asked if there was any room on this parcel for additional amenities.

Mr. McCoy stated not that he was aware of.

Commissioner McAllister asked about the garbage chute. She asked if there will be a compactor.

Mr. McCoy stated that a project of this size they will put in a compactor.

Commissioner McAllister asked if it's included within the gated community.

Mr. McCoy stated that it was always part of the gated community.

Commissioner Seaver asked about the wording regarding "shuffle a few trips around the network".

City Attorney Dan Mantzaris stated that language is from the traffic study.

Ms. McGruder stated that basically it means the traffic is de minimus.

Commissioner Seaver asked if there are any plans for the US 27 towards East Ave., Grand Highway and Bloxam.

Planning Manager John Kruse stated that he is not aware of any improvements in that segment.

Commissioner Gonzalez asked if the designs were the same from when it was proposed in November of 1998.

Mr. McCoy stated that the rezoning was approved in November of 1998. He stated the project was done in phases and the condominiums was phase 3. He stated the condominium design was done in 2006-2007.

Commissioner Gonzalez asked if these buildings will look like the existing buildings.

Mr. McCoy stated that it will look like the elevations in the packet.

Commissioner Gonzalez asked if the owners in the Clermont Yacht Club were aware of the condominiums.

Mr. McCoy stated that this project was approved and permitted in 2006-2007. He stated that the idea was planned in 1998 but the details designed until 2006-2007.

Commissioner Gonzalez asked about the overflow parking.

Mr. McCoy stated that they will provide two spaces per unit for parking and the overflow parking is along Masthead Boulevard.

Commissioner Colby asked if they are supposed to look like the existing.

Mr. McCoy stated that it is a similar style to the existing units.

Commissioner Niemiec asked if the \$1.5 million infrastructure was designed to include the additional units being proposed.

Mr. McCoy stated that the infrastructure was added for the additional units.

Commissioner Niemiec asked if there was every any basketball, tennis courts and additional pool included.

Mr. McCoy stated not on the condominium property.

Commissioner Rogers stated asked how long it would take to build the condominiums.

Mr. McCoy stated that he is the engineer but he believes 6 months to a year.

Commissioner Rogers asked how many roads will be blocked during the building of the condominiums.

Mr. McCoy stated that when they built Masthead Boulevard they made it wide enough so there should not be any roads blocked during construction.

Commissioner Rogers asked if there has been any history of emergency vehicles not being able to get down the roads in Clermont Yacht Club.

Ms. McGruder stated that not to their knowledge there hasn't been any issues.

Commissioner Niemiec asked if the traffic study engineer was present.

Chairman Krzyminski asked about school and bus traffic.

Ms. McGruder stated that is up to the school board to determine where school buses and pickups are located.

Chairman Krzyminski asked when the first home was built in Clermont Yacht Club.

Mr. McCoy stated that the first home was probably built in 2002.

**Action:**

**MOTION TO RECOMMEND DENIAL** Resolution No. 2021-010R was made by Commissioner Rogers, seconded by Commissioner Colby. Motion fails 3-4.

**MOTION TO RECOMMEND APPROVAL** Resolution No. 2021-010R was made by Commissioner McAllister, with no second.

Resolution 2021-010R moves forward with no recommendation.

Chairman Krzyminski stated that they would take a break and return at 7:57.

**Item #3: Resolution No. 2022-014R – Iglesia Betesda Conditional Use Permit**

Senior Planner Regina McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow a church use to be located in the existing Sunnyside Plaza commercial building located at 305 State Road 50. The current zoning is C-2 General Commercial and the Future Land Use is Commercial. The Land Development Code, Section 122-204, requires a Conditional Use Permit for a church use in the C-2 General Commercial zoning district.

The church proposes to utilize the existing building for services on Tuesday, and Thursday 7:00pm to 9:00pm and Sunday 10:00am to 12pm for worship services. The applicant indicates the maximum seating capacity will not exceed 70 seats and the church operation will not be conflict with the other businesses located in the Plaza.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met, Staff has reviewed the application as submitted and finds the proposed use does meet the general criteria for granting a Conditional Use Permit.

Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2022-014R.

Amy Lopez, 1011 Marathon Key Way, Groveland, stated that she is here to represent the Church. She stated that their hours are 7:30 to 9:00 pm in the evenings.

Commissioner Rogers asked about the capacity of the church.

Ms. Lopez stated that they currently have 24 members of the church. She stated that 70 is the maximum capacity at the location.

Commissioner Rogers asked about the alcohol sales stated in number 13 of the resolution.

Ms. McGruder stated that the 500-feet rule statement does not pertain to existing businesses.

Commissioner Colby asked if the hours would be set to the specific hours requested.

Ms. McGruder stated that those were the hours that were on the application and she wanted to show that they would not be in conflict with the existing business for parking issues.

Commissioner Gonzalez asked if they have another location for services now.

Ms. Lopez stated they meet at their home in Groveland.

Commissioner McAllister would like to see something in conditional use permit that pertains to the hours of operation.

Commissioner Seaver asked if this is included into the conditional use permit, then if they want to change, they would need to come back before us. He asked why lock them into specific hours.

Planning Director Curt Henschel requested to edit the Conditional Use Permit by omitting number 9.

Chairman Krzyminski asked how long they anticipate to grow to 70 members.

Ms. Lopez stated their lease is for two years so they are hoping to grow within that time frame.

**Action:**

**MOTION TO RECOMMEND APPROVAL** Resolution No. 2022-014R was made by Commissioner McAllister, with the removal of #9 under General Conditions in the Conditional Use Permit; seconded by Commissioner Niemiec. Passed unanimously.

#### **Item #5: Resolution No. 2022-016R – APC Roofing Conditional Use Permit**

Applicant requested to table to June 7, 2022

#### **Action:**

**MOTION TO TABLE** Resolution No. 2022-016 was made by Commissioner Rogers, seconded by Commissioner Colby. Passed unanimously.

#### **Item #4: Resolution No. 2022-015R – Kinetic Veterinary Conditional Use Permit**

Planning Manager John Kruse presented as follows:

The applicant, Dr. Eric Herman, is requesting a Conditional Use Permit for a specialty veterinary hospital to be established at 1600 S. Grand Highway, in the former Staples building. The property is zoned C-2 General Commercial and this proposed use is required to obtain a Conditional Use Permit, as required by section 122-224 of the Land Development Code. The building is approximately 19,833 square feet and the applicant is planning to renovate the building and the site to accompany the proposed veterinary hospital. The hospital's purpose is to provide a state-of-the-art specialty hospital that will be open from 7 am – 7pm, Monday through Friday that will exclusively serve dogs and cats.

No boarding will be allowed at the facility and on extreme occasions, overnight stays with the patients may be necessary. If this occurs, onsite personnel will be present. There will be no outside runs at the facility and will only consist of one outdoor relief/exercise area for the animals to be taken out to for some limited exercise and relief. Most of the animals seen at this facility will have mobility disorders, therefore any outdoor activity will be minimal. This area is located at the rear of the building adjacent to the loading dock and next to US highway 27. The location of this area would minimize any potential for noise and smell coming from the site. A management and operation plan will be required for care and removal of the waste.

Exterior alterations include updating with new paint at the tops of the parapets as well as adding some new doors and windows where it benefits the interior functioning of the space, along with some new architectural features like sunshades. The interior alterations include the creation of consultation rooms, surgical and treatment space, animal holding areas and interior runs, and specialized medical equipment rooms for diagnostic and imaging purposes. The materials used in this renovation process include using higher STC (Sound Transmission Class) walls and NRC (Noise Reduction Coefficient) acoustical ceiling tiles. This helps in minimizing sound transfer from one room to another as well as managing the amount of sound that can be heard from outside the building. A good portion of the animal holding locations within the building also occur in rooms that aren't directly on an exterior wall, which will help minimize sound. See the staff's analysis report for more detailed information.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing and previous development patterns and character of the surrounding areas. The surrounding areas are zoned C-2 General Commercial, with no adjacent residential uses. The property is in close

proximity of two major arterial roadways, SR 50 and US 27, which offers accessibility to the site and secondary, minimizes sound due to the background roadway noise associated with these roadways. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The applicant is performing renovations and alterations to the site and building that would ensure the operation would not have a negative impact on the community. The proposed use would provide a service to the community that appears to be lacking. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan for the Commercial Future Land Use. Therefore, staff recommends approval of Resolution 2022-015R.

William Wenchell, 12322 Crystal Downs Road, Peyton Colorado, stated that they specialize in animal hospitals. He stated that they understand some of the concerns that municipalities and neighbors may have with these types of facilities. He stated that they are doing very minimal to the exterior.

Dr. Mathew Lovett, 47 W. 4<sup>th</sup> Ave., Columbus Ohio stated that he's co-owner and stated they will help animals with mobility disorders. He stated that they will cover sports medicine and rehabilitation. He stated that this is a unique opportunity for Clermont. He stated that the only other facility similar to this is in Maitland.

Commissioner Rogers asked if the music store was still at this location.

Mr. Kruse stated they are no longer there.

Commissioner Gonzalez asked if the exercise and relief area would be fenced in.

Dr. Lovett stated that it would be fenced.

Commissioner McAllister stated that under number 5 of Land Use, it should state that the animals should be leashed.

Chairman Krzyminski asked what kind of demand is there for the specialty veterinarian.

Dr. Lovett stated that their facility in Ohio served about 65,000 animals every year.

**Action:**

**MOTION TO RECOMMEND APPROVAL** Resolution No. 2022-014R was made by Commissioner Gonzalez, as amended seconded by Commissioner McAllister. Passed unanimously.

**Item #6: Ordinance No. 2022-021 – Kia Small-scale Comp Plan Amendment**

**Item #7: Ordinance No. 2022-022 – Kia Rezoning**

Senior Planner Regina McGruder presented as follows:

The City is requesting approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to the Clermont Commercial

designation. The annexation request of the subject property as authorized by the signed Utility Agreement with the property owner. The Notice of Encumbrance to allow for annexation was executed on August 13, 2019. The property is located on the south side of State Road 50 and east of Magnolia Pointe Boulevard. The property is approximately 19.62 +/- Acres. The parcel is located within the Clermont (JPA) Joint Planning Area and Utility Service Agreement boundaries. The project has received site plan approval within Lake County's jurisdiction and is currently under construction for a new KIA automobile sales and services dealership. The project is receiving water and sewer services from the City, and the City has sufficient capacity to provide services for the development.

The City will annex the property with the existing site conditions and development entitlements approved with Lake County. Any future development changes or additions will require compliance to the Clermont Land Development Regulations.

The subject property will be annexed into Clermont boundaries with the Future Land Use change from Lake County Regional Commercial to Clermont Commercial designation. The rezoning of the property will change the current zoning classification from Lake County "CP" Commercial Planned to Clermont "C-2" General Commercial zoning.

Staff recommends approval of Ordinance No. 2022-021 to change the future land use designation and Ordinance No. 2022-022 rezoning of the subject parcel.

**Action:**

**MOTION TO APPROVE** Ordinance No. 2022-021 was made by Commissioner Rogers, seconded by Commissioner Colby. Passed unanimously.

**Action:**

**MOTION TO APPROVE** Ordinance No. 2022-022 was made by Commissioner Rogers, seconded by Commissioner Gonzalez. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:48 P.M.

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Max Krzyminski, Chairman

ATTEST:

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Rae Chidlow, Planning Coordinator





# CITY OF CLERMONT

## AGENDA ITEM

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                              |                                |
| Tuesday, June 7, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                              |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                                |
| Resolution 2022-016R<br><i>APC Roofing Conditional Use Permit</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                                |
| Recommend denial of Resolution No 2022-016R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                              |                                |
| <p>The applicant is requesting a Conditional Use Permit to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and East Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for warehouse use. The applicant would like to develop the site and construct an 8,000 square foot warehouse building with a small office.</p> <p>The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood's character. The proposed roof warehouse business, which will include the delivery of large quantities of roofing products and materials via semi-trucks and large vehicles, is inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified in the conceptual plan and made the determination that West Broome Street, a local street, cannot handle constant heavy truck traffic.</p> <p>Staff has reviewed the Conditional Use Permit application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns.</p> <p>The proposed use does not meet the general intent and purpose of the C-1 zoning district. Staff recommends denial of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.</p> |                                              |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Fund Number and Description</b>           | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                              |                                |
| 1. 2022-016R - APC Roofing CUP (05.16.2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2022-016R - APC Roofing CUP (05.16.2022).pdf |                                |
| 2. APC Roofing CUP-Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | APC Roofing CUP-Staff Analysis.pdf           |                                |
| 3. LOCATION MAP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | LOCATION MAP.pdf                             |                                |
| 4. Clermont ACP Prel Site Plan SS 3-31-2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Clermont ACP Prel Site Plan SS 3-31-2022.pdf |                                |
| 5. CUP Application - Signed 3-31-22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CUP Application - Signed 3-31-22.pdf         |                                |
| 6. APC Roofing CUP legal ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | APC Roofing CUP legal ad.pdf                 |                                |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-016R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 3, 2022 recommended denial of this Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; at the following location:

**LOCATION:**

Vacant parcels located south of W. Broome Street between Second Street and East Avenue  
(Alternate Key 1611288 and 1611296)

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

**WHEREAS**, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is 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 based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; be granted subject to the following 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 further 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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-016R**

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 Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. 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 Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Land Development Codes and Regulations for C-1 Light Commercial zoning. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.



*CITY OF CLERMONT*  
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**SECTION 2: LAND USE**

1. This Conditional Use Permit shall grant approval to allow for a commercial building greater than 5,000 square foot in the C-1 Light Commercial zoning district. The site may also be used and developed for any other C-1 Light Commercial permitted uses.
2. The site shall be designed and developed to comply with the Clermont Land Development Regulations and all building must be in compliance to Clermont Architectural Design Standards.
3. The building shall be designed and constructed with compliance to the Clermont Architectural Design Standards.
4. No outside storage or display of any materials or products will be permitted onsite. All uses shall be contained and enclosed within the buildings.
5. Large commercial trucks and semi- trucks shall be prohibited on West Broome Street and other local streets in Clermont. The local street and road system has been designed to have lower volumes of traffic at lower speeds and does not have the ability to accommodate the use of large commercial trucks and heavy machine equipment on this type of roadway network.
6. The property zoning is C-1 Light Commercial, which allows office use and other similar type light commercial uses that are consistent with the general character of the adjacent residential uses. The zoning category is not design for heavy commercial, manufacturing and industrial uses.
7. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

**SECTION 3: CONFLICT**

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4: SEVERABILITY**

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution 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 Resolution as a whole.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-016R**

**SECTION 5: ADMINISTRATIVE CORRECTION**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2022-016R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

**ATTEST:**

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney



## CITY OF CLERMONT Staff Analysis Report

**OWNER:** Alberto Contreras, MGR

**APPLICANT:** Alberto Contreras

**PROJECT NAME:** APC Roofing LLC. - CUP

**REQUESTED ACTION:** A Conditional Use Permit (CUP) to allow for the construction and development of a warehouse building in the C-1 Light Commercial zoning district.

**SIZE OF PARCEL:** Alternate Key 1611288 & 1611296

**LOCATION:** Vacant parcels located on the south side of Broome Street, between Second Avenue and East Avenue

**EXISTING ZONING:** "C-1" Light Commercial

**EXISTING LAND USE:** Vacant Property

**FUTURE LAND USE CATEGORY:** Commercial

**SITE UTILITIES:** City of Clermont Water and Sewer

### **ANALYSIS:**

The applicant; is requesting a Conditional Use Permit (CUP) to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and West Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for the warehouse use. The applicant would like to develop the site and construct an 8,000 square foot warehouse building with a small office.

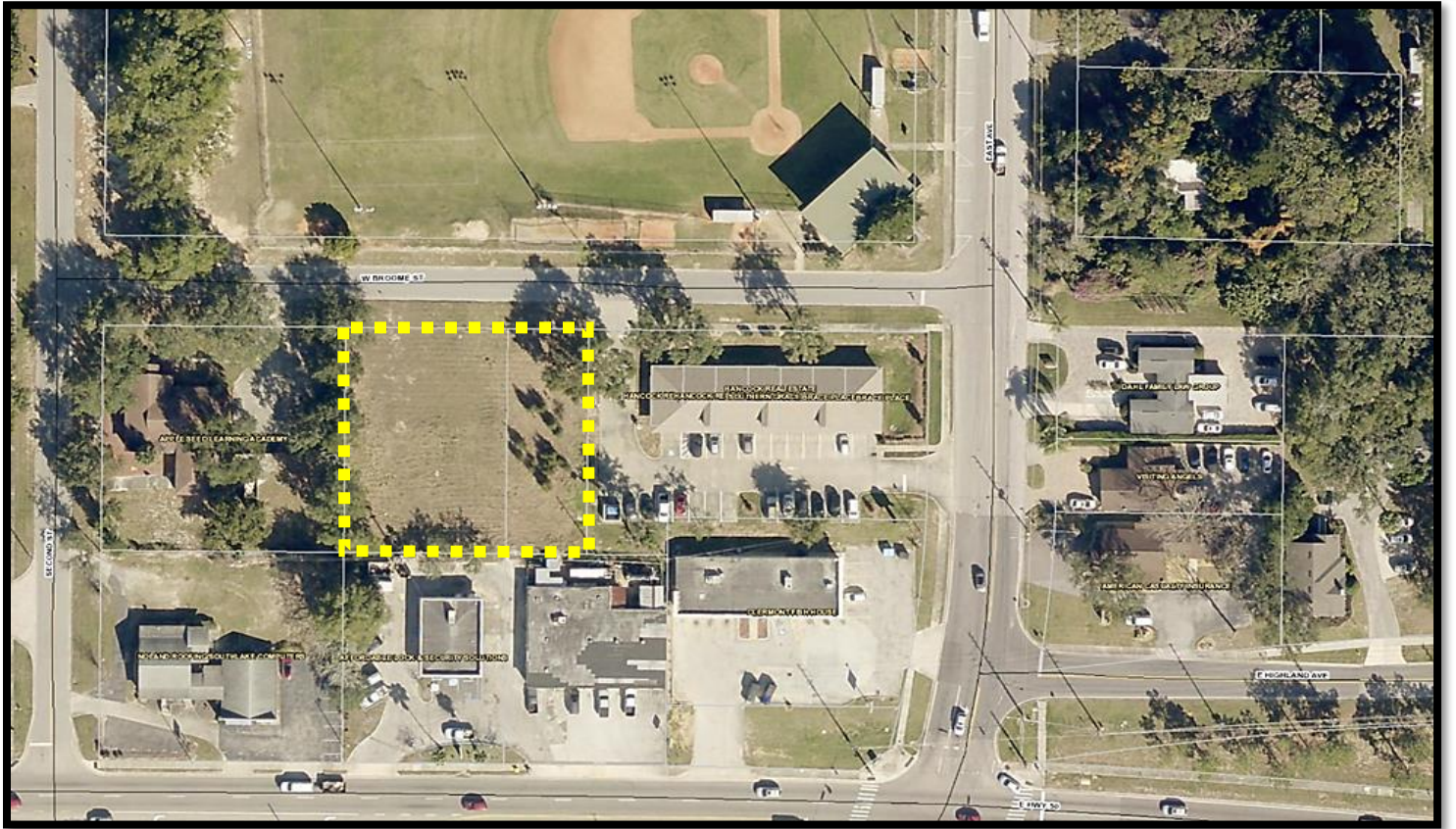
The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood character. The proposed roof warehouse business, which will include the delivery of large quantities of roofing products and materials via semi-trucks and large vehicles are inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified on the Conceptual Plan and made the determination that West Broome Street, a Local Street cannot handle constant heavy truck traffic.

**STAFF RECOMMENDATION:**

Staff has reviewed the CUP application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns. The proposed use does not meet the general intent and purpose of the C-1 zoning district.

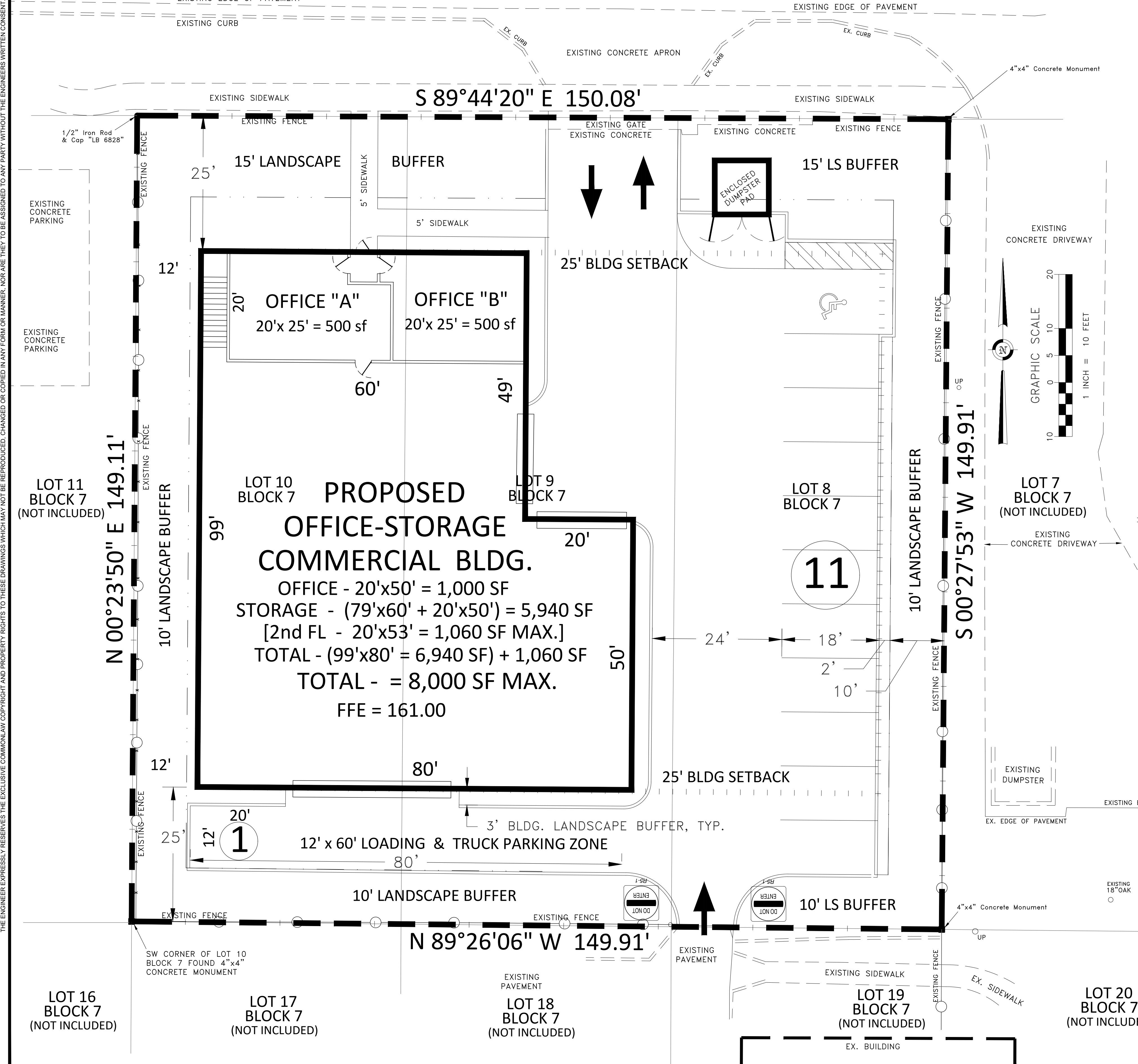
Staff recommends **denial** of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.







# West Broome Street (60' Right-of-Way)



DESCRIPTION:  
LOTS 8, 9 AND 10, BLOCK 7, 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.

## PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA .....22,245 SF = 0.51± Acres  
ZONING.....C-1  
FUTURE LAND USE DESIGNATION.....COMMERCIAL  
LAKE COUNTY PROPERTY APPRAISER ALT. KEY No.....AKN 1611288 & AKN 1611296

PROPOSED SERVICES:  
DRINKING WATER.....CITY OF CLERMONT  
SEWAGE DISPOSAL.....CITY OF CLERMONT  
ELECTRIC.....DUKE ENERGY  
NATURAL GAS.....LAKE APOKA NATURAL GAS DISTRICT  
TELEPHONE.....CENTURYLINK  
GARBAGE DISPOSAL.....PRIVATE  
FIRE PROTECTION.....CITY OF CLERMONT  
POLICE PROTECTION.....CITY OF CLERMONT

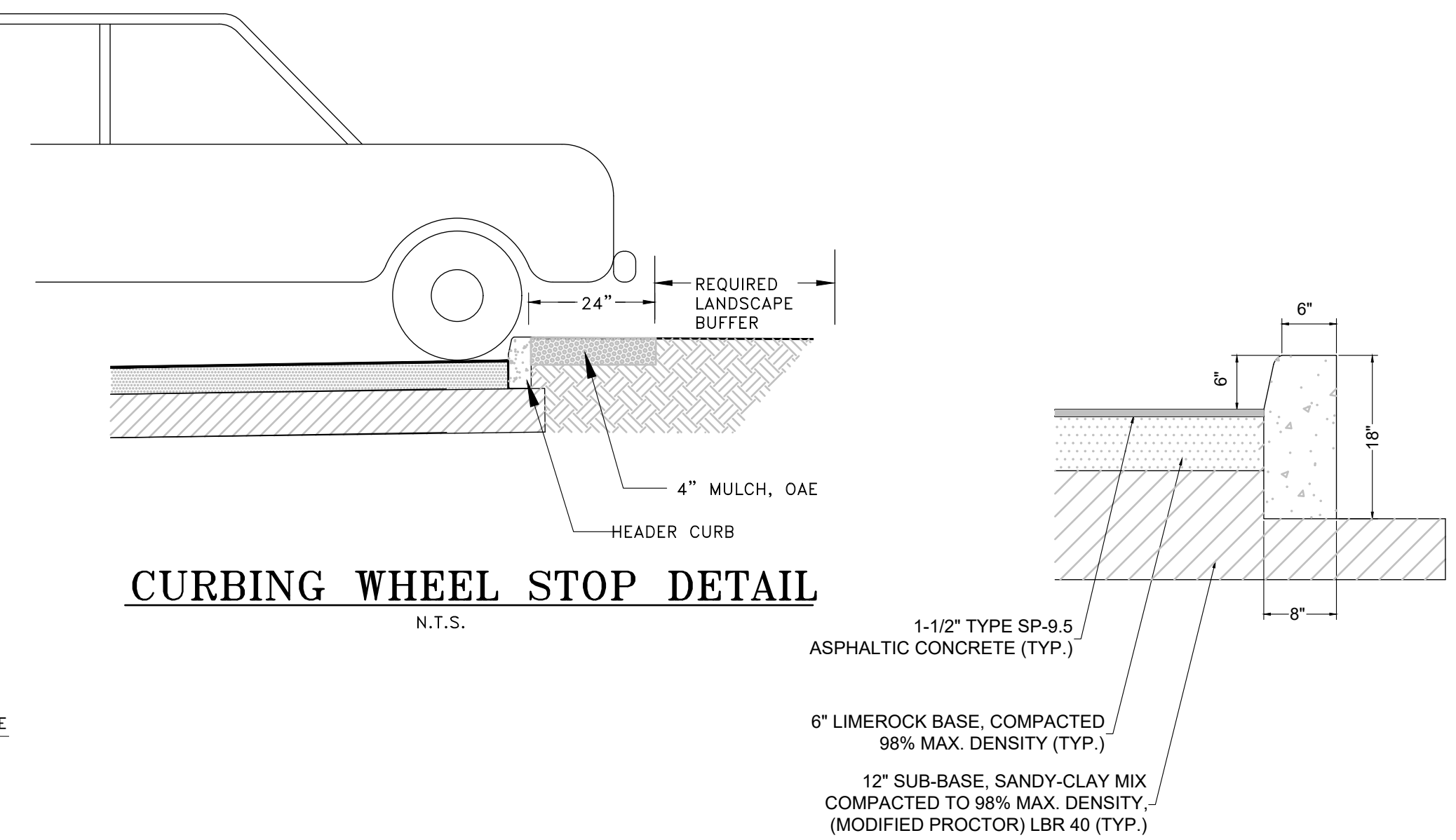
MINIMUM BUILDING SETBACK REQUIREMENTS:  
FROM RIGHTS-OF-WAY.....25'  
FROM REAR PROPERTY LINES.....25'  
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:  
- OFFICE AREA = 1,000 sf MAX.;  
(1) Parking Space per 200 sf: [1,000/200] = (5) Spaces Req'd.  
- STORAGE AREA = 5,940 sf + 1,060 SF 2nd FLOOR MAX.  
(1) Parking Space per 1000 sf: [7,000/1000] = (7) Spaces Req'd.  
TOTAL SPACES REQUIRED = (12) SPACES

REQUIRED HANDICAPPED SPACES:  
(1) Space per 25 Regular Spaces = (1) Space Req'd

OFFICE / STORAGE PARKING SPACES PROVIDED:  
(11) REGULAR SPACES (10'x20')  
(1) HANDICAPPED (12'x20')  
(12) SPACES PROVIDED TOTAL

NOTE: STORMWATER RETENTION TO BE PROVIDED IN UNDERGROUND STORAGE CHAMBERS INSTALLED UNDER THE PARKING AREA.



**LEGEND**  
- - - - - PROPERTY BOUNDARY LINE  
- - - - - ROADWAY CENTERLINE  
- - - - - RIGHT-OF-WAY LINE  
- - - - - PROPOSED LOT LINE  
- - - - - BUILDING SETBACK LINE  
- - - - - DRAINAGE/UTILITY EASEMENTS

Digitally signed by  
Rick McCoy, PE  
38725 State of Florida  
Date: 2022.03.31 15:40:52-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICK MCCOY, PE No. 38725, ON THE DATE INDICATED HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICK MCCOY, P.E.  
FLORIDA  
LICENSED  
0.38725  
Rick McCoy, PE 38725 State of Florida  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

| DESCRIPTION                                                       | DATE          | NO. | REVISIONS |
|-------------------------------------------------------------------|---------------|-----|-----------|
| Rhoden Land Surveying, Inc.                                       |               |     |           |
| 420 East Minnehaha Ave.                                           |               |     |           |
| Clermont, Florida 34711                                           |               |     |           |
| (352) 394-6255                                                    |               |     |           |
| McCOY & ASSOCIATES                                                |               |     |           |
| ENGINEERS & LAND PLANNERS                                         |               |     |           |
| 106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL. 34737                    |               |     |           |
| (352) 324-1156                                                    |               |     |           |
| CA#: 6574                                                         |               |     |           |
| PRELIMINARY SITE PLAN                                             |               |     |           |
| APC ROOFING OFFICE / STORAGE BLDG.                                |               |     |           |
| Sect. 24; Twp. 22 S; Rge 25 E, City of Clermont, Lake County, FL. |               |     |           |
| OWNER: ALBERTO PONCE CONTRERAS                                    |               |     |           |
| 10435 Phoenix Lane, Howey-in-the-Hills, FL. 34737                 |               |     |           |
| JOB NO.                                                           | 21-018        |     |           |
| DATE                                                              | February 2022 |     |           |
| DES. BY:                                                          | RMc           |     |           |
| DWN. BY:                                                          |               |     |           |
| CHK'D BY:                                                         |               |     |           |
| APP'D BY:                                                         |               |     |           |
| SHEET                                                             | 1             | OF  | 1         |





# CITY OF CLERMONT

## CONDITIONAL USE PERMIT

### APPLICATION

|                                                                                                                                                                                                                                                                                               |  |                                                                                   |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|----------------------------------|
| <b>Date</b> March 28, 2022                                                                                                                                                                                                                                                                    |  | <b>FEE:</b> \$845 + cost of advertisement + cost of traffic review (if necessary) |                                  |
| <b>Project Name (if applicable)</b> APC Roofing, LLC                                                                                                                                                                                                                                          |  |                                                                                   |                                  |
| <b>Applicant</b> Alberto Ponce Contreras, MGR                                                                                                                                                                                                                                                 |  |                                                                                   |                                  |
| <b>Contact Person</b> Richard Mulvaney, R & S Contracting, LLC                                                                                                                                                                                                                                |  |                                                                                   |                                  |
| <b>Address</b> 13024 W. Colonial Drive                                                                                                                                                                                                                                                        |  | <b>City</b> Winter Garden                                                         | <b>State</b> FL <b>Zip</b> 34787 |
| <b>Telephone</b> 352.267.1108                                                                                                                                                                                                                                                                 |  | <b>Fax</b>                                                                        |                                  |
| <b>Email</b> Randscontracting@gmail.com                                                                                                                                                                                                                                                       |  |                                                                                   |                                  |
| <b>OWNER INFORMATION</b> <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)                                                                                                                                                                            |  |                                                                                   |                                  |
| <b>Owner's Name</b> Alberto Contreras                                                                                                                                                                                                                                                         |  |                                                                                   |                                  |
| <b>Owner Address</b> 150 W. Hwy 50                                                                                                                                                                                                                                                            |  | <b>City</b> Clermont                                                              | <b>State</b> FL <b>Zip</b> 34711 |
| <b>Telephone</b> 407-271-0209                                                                                                                                                                                                                                                                 |  | <b>Fax</b> —                                                                      |                                  |
| <b>PROPERTY INFORMATION</b>                                                                                                                                                                                                                                                                   |  |                                                                                   |                                  |
| <b>Address of Subject Property</b> Lots 8, 9 & 10, Block 7, West Broome Street                                                                                                                                                                                                                |  | <b>City</b> Clermont                                                              | <b>State</b> FL <b>Zip</b> 34711 |
| <b>General Location</b> Lots 8, 9 & 10, south side of West Broome Street, between Second Street & East Avenue, Clermont                                                                                                                                                                       |  |                                                                                   |                                  |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br>AK #1611288: Lot 8, Block 7, Plat Book 8, Page 17, ORB 5539, Page 745 Public Records of Lake Co., FL; &<br>AK #1611296: Lots 9, 10, Block 7, Plat Book 8, Page 17, ORB 5539, Page 747, Public Records of Lake Co, FL |  |                                                                                   |                                  |
| <b>Land Use (City verification required)</b><br>Commercial                                                                                                                                                                                                                                    |  |                                                                                   |                                  |
| <b>Zoning (City verification required)</b><br>C-1, Light Commercial                                                                                                                                                                                                                           |  |                                                                                   |                                  |



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
APPLICATION**

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

The property is located in a neighborhood that is zoned C-1, Light Commercial, and is surrounded by existing businesses. The new APC Roofing will be a 6,940 square foot building with professional offices located in the front and storage area in the rear. Section 122-204(a)(1) defines any retail businesses greater than 5,000 square feet in the C-1, Light Commercial district as a conditional use; therefore we are requesting a conditional use permit for this project.

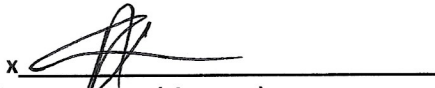
Alberto Ponce Contreras, MGR

Applicant Name (print)

x   
Applicant Name (signature)

Alberto Ponce Contreras, MGR

Owner Name (print)

x   
Owner Name (signature)

\*\*\*\*\*NOTICE\*\*\*\*\*

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

5/26/2020



The Gainesville Sun | The Ledger | News Chief  
Daily Commercial | Ocala StarBanner  
Herald-Tribune | The Palm Beach Post  
News Herald | Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 04/20/2022 |
| <b>Order Number:</b>      | 7197828    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 51.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category       |
|-------------------------|-------------|-------------------------|----------------|
| LEE Daily Commercial    | 2           | 04/26/2022 - 05/17/2022 | Public Notices |
| LEE dailycommercial.com | 2           | 04/26/2022 - 05/17/2022 | Public Notices |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total Order Confirmation</b> | <b>\$158.92</b> |
|---------------------------------|-----------------|

## Ad Preview

### LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit to allow a commercial building to be greater than 5,000 square feet in the C-1 Light Commercial Zoning District, at the following location:

### LOCATION

Vacant parcels located on the south side of West Broome Street, between Second Street and East Avenue

(AK 1611288 and 1611296)

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

The Planning and Zoning Commission will consider this request at a public meeting on Tuesday, May 3, 2022 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting to be held on May 24, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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 at (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC  
City Clerk

Daily Commercial

April 26 and May 17, 2022

#7197828 4/26, 5/17/2022 2X



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-025**

**AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-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 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND 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:**

Legal Description for Alt Key 1031346

W 1/4 of SE 1/4 of NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

Postal Colony 33-22-26 W 1/2 of tract 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

Postal Colony 33-22-26 W 1/2 of tract 43--less from NE cor of W 1/2 of tract 43 run W 0-0-10 E along E line of W 1/2 of said tract 43 a dist of 596.91 ft for pob, cont S 0-0-10 E 21.03 ft to a point on N'ly r/w line of 15 ft rd r/w, N 89-54-22 W along said N'ly r/w line a dist of 320.35 ft to a point on E'ly line of 15 ft r/w, n 0-10-56 W along said E'ly r/w line 43.99 ft, S 89-48-28 E 3.63



**CITY OF CLERMONT  
ORDINANCE NO. 2022-025**

ft, S 0-11-32 W 17.41 ft, S 44-48-28 E 7.07 ft, S 89-48-28 E 311.94 ft to pob for additional rd  
r/w--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

Postal Colony 33-22-26 tract 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 of W 1/2 of SE 1/4 of NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

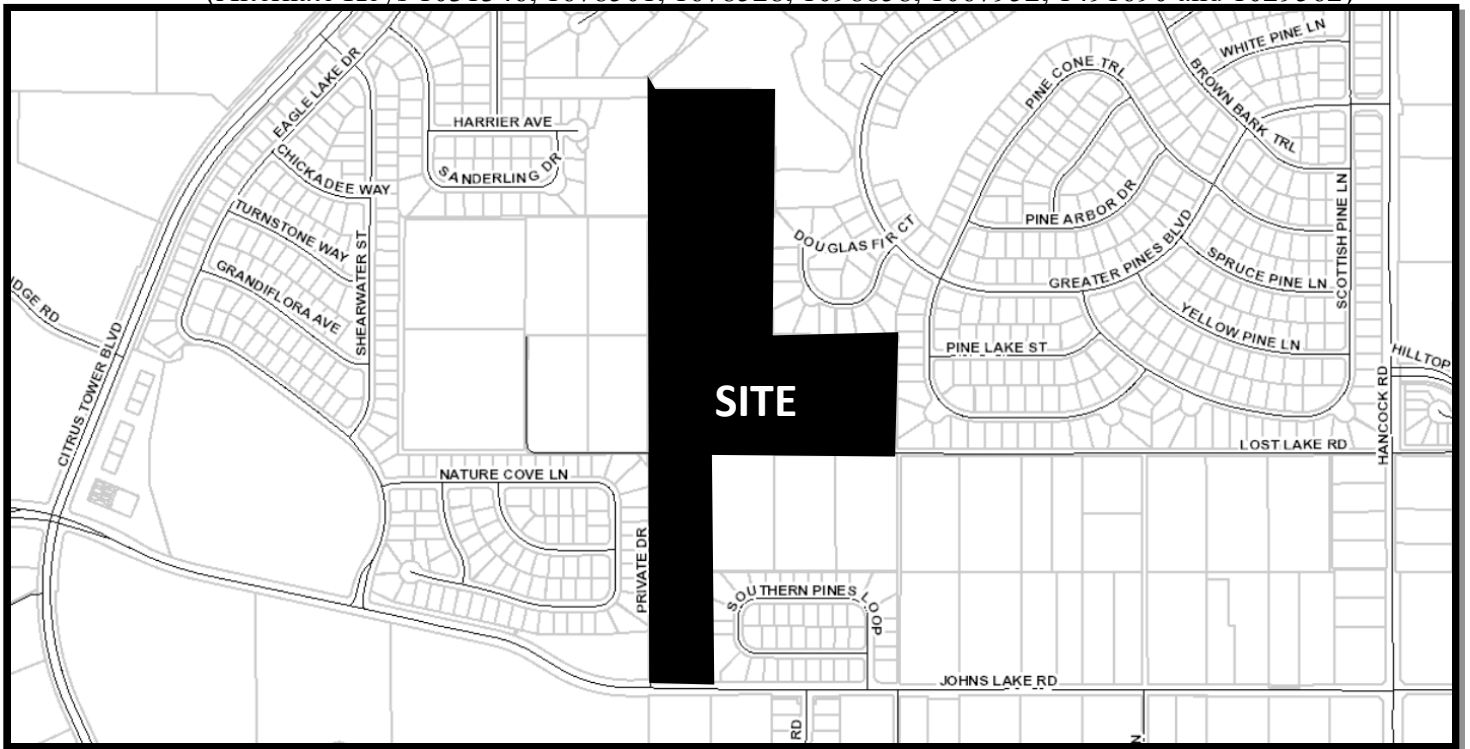
Postal Colony 33-22-26 W 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Postal Colony 33-22-26 E 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Site contains 47.8 +/- acres.

**LOCATION:**

Vacant parcels located north of Johns Lake Road and west of Hancock Road  
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



**CHANGE IN FUTURE LAND USE CLASSIFICATION:**

**FROM: LAKE COUNTY URBAN LOW DENSITY  
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

**SECTION 2: CONFLICT**

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





*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-025**

**SECTION 3: SEVERABILITY**

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

**SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR**

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 5: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-025**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of June, 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

# **CITY OF CLERMONT**

## **NOTICE OF PROPOSED LAND USE CHANGE**

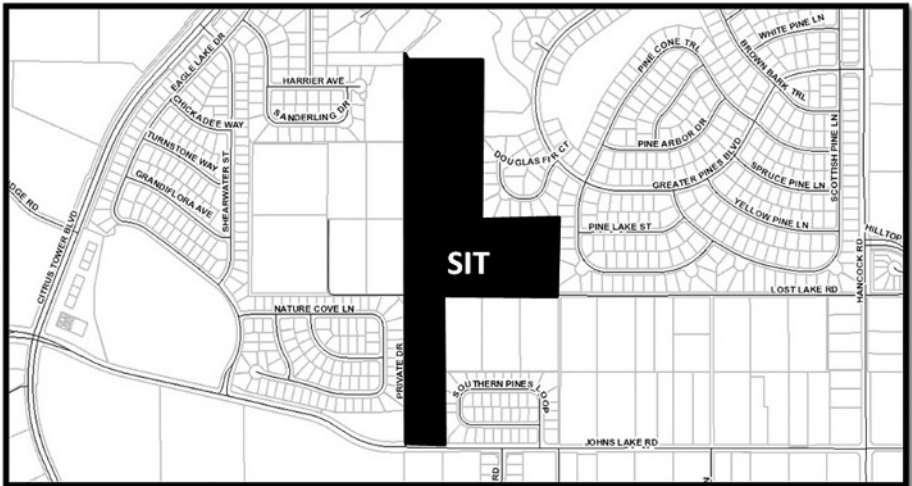
### **Comprehensive Plan Amendment**

#### **ORDINANCE NO. 2022-025**

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 PM for the final hearing to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Clermont Low Density Residential.

#### **Ordinance 2022-025**

**An ordinance of the City of Clermont, Lake County, Florida, adopting the small-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 small-scale comprehensive plan amendment; setting forth the purpose and intent of the comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing for conflict, severability, administrative correction of scrivener's error, publication and effective date.**



#### **LOCATION:**

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)

The public meetings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1<sup>st</sup> floor, City Hall) between 8 AM and 5 PM Monday through Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC  
City Clerk



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-026**

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

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

**SECTION 1.**

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

**LEGAL DESCRIPTION:**

Legal Description for Alt Key 1031346

W 1/4 of SE 1/4 of NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

Postal Colony 33-22-26 W 1/2 of tract 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

Postal Colony 33-22-26 W 1/2 of tract 43--less from NE cor of W 1/2 of tract 43 run W 0-0-10 E along E line of W 1/2 of said tract 43 a dist of 596.91 ft for pob, cont S 0-0-10 E 21.03 ft to a point on N'ly r/w line of 15 ft rd r/w, N 89-54-22 W along said N'ly r/w line a dist of 320.35 ft to a point on E'ly line of 15 ft r/w, n 0-10-56 W along said E'ly r/w line 43.99 ft, S 89-48-28 E 3.63 ft, S 0-11-32 W 17.41 ft, S 44-48-28 E 7.07 ft, S 89-48-28 E 311.94 ft to pob for additional rd r/w--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

Postal Colony 33-22-26 tract 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 of W 1/2 of SE 1/4 of NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

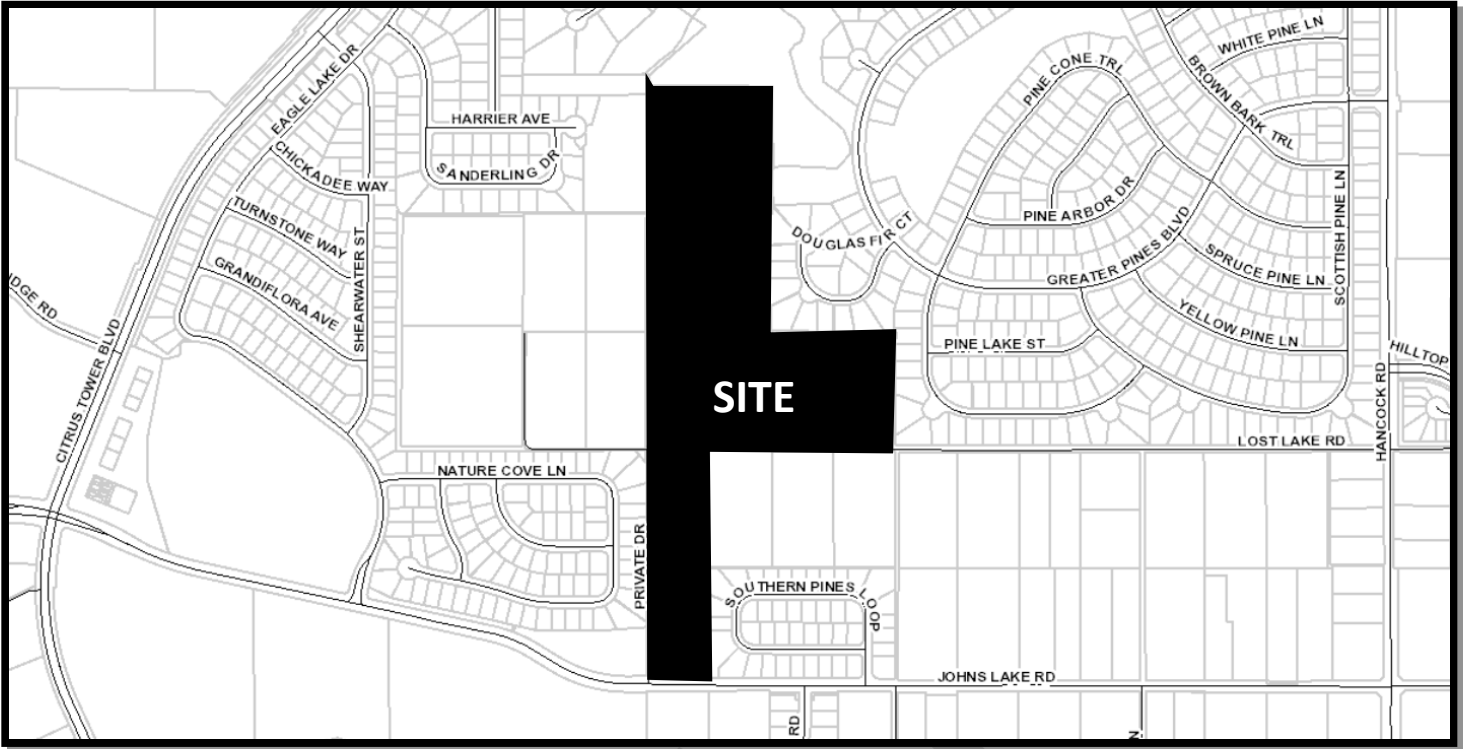
Postal Colony 33-22-26 W 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Postal Colony 33-22-26 E 1/2 of tract 28 PB 9 PG 65 ORB 5610 PG 1116

Site contains 47.8 +/- acres.

**LOCATION:**

Vacant parcels located north of Johns Lake Road and west of Hancock Road  
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



**PROPERTY REZONING**

**FROM: Lake County R-6 Urban Residential,  
RA-Ranchette, A-Agricultural  
TO: City of Clermont Planned Unit Development**

**SECTION 2: GENERAL CONDITIONS**

This application for a Planned Unit Development is to allow for a 100 lot single-family residential subdivision; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Concept Plan prepared by Appian Engineering, LLC., dated 05-10-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

### **SECTION 3: LAND USES AND SPECIFIC CONDITIONS**

This application for a Planned Unit Development to allow for single family residential development be granted subject to the following conditions:

1. A total of up to 100 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.65 units per acre within the project.
2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below.

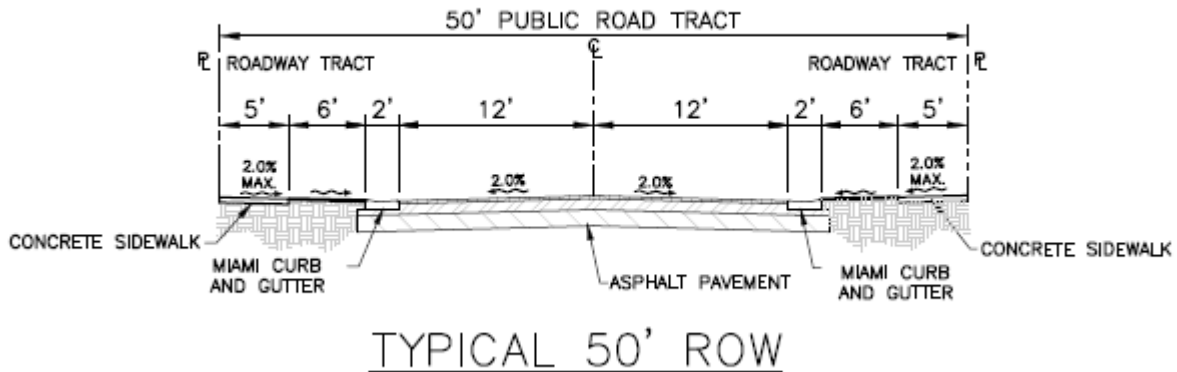
| <b><u>Design Item</u></b>                                                                | <b><u>60' Lot</u></b> |
|------------------------------------------------------------------------------------------|-----------------------|
| Minimum Lot Area                                                                         | 7,500 sf              |
| Minimum Living Area                                                                      | 1,000 sf              |
| Minimum Lot Width                                                                        | 60'                   |
| Minimum Lot Depth                                                                        | 125'                  |
| Minimum Front Building setback                                                           | 25'                   |
| Minimum Side Yard Setback                                                                | 5'                    |
| Setback from Side Street                                                                 | 15'                   |
| Minimum Rear Yard Setback                                                                | 20'                   |
| Minimum Building Separation                                                              | 10'                   |
| Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures | 5'                    |
| Maximum Impervious Surface Ratio (ISR)                                                   | 0.65                  |
| Maximum Principal Building Height                                                        | 35'                   |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-026**

|                                                                                     |     |
|-------------------------------------------------------------------------------------|-----|
| Maximum Accessory Building Height                                                   | 25' |
| Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line | 50' |
| Minimum front yard easement                                                         | 5'  |
| Minimum side and Rear Yard Drainage and Utility Easement                            | 5'  |

3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have elevation changes of up to **XX** feet in height with up to **XX**% of the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
5. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
6. The project shall be developed in accordance with the City of Clermont Utility Standards.
7. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City at time of recordation of final plat. Easements shall be provided at no expense to the City.
8. At the time of Platting, additional right-of-way dedication along Lost Lake Road will be coordinated with Lake County Public Works.
9. The PUD will be required to have a minimum of 25% open space.
10. If required by the City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
11. The internal roadway may have a right-of-way of fifty (50) feet and constructed as shown below. These roadways will be privately maintained by the Homeowners Association.



12. Coordination between the developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, mail, police and fire protection, and other services for the adjacent parcels that are currently accessing through Lost Lake Road or the private drive on the western property boundary.
13. The City of Clermont Fire Marshall shall determine the connection and design of a secondary emergency access point to the subdivision at the time of final engineering.
14. Air conditioner pads, generator pads, and pool equipment may be located in the side yard setback, but shall not be located within any drainage and/or utility easement. If these items are unable to meet this setback, then they will be placed behind the rear building line of the structure outside of the drainage and/or utility easement.
15. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
16. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development 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. If the Planned Unit Development becomes null and void, the property will revert to the R-1 Single Family Medium Density Residential Zoning Designation.
17. The project shall be developed according to R-1 Single Family Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

## **SECTION 5: CONFLICT**



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-026**

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

**SECTION 6: SEVERABILITY**

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

**SECTION 7: ADMINISTRATIVE CORRECTION**

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 8: RECORDING**

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

**SECTION 9: PUBLICATION AND EFFECTIVE DATE**

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

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 2022.

CITY OF CLERMONT

\_\_\_\_\_  
Tim Murry, Mayor

ATTEST:

\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

[illegible]

# LEGAL NOTICE

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

## ORDINANCE 2022-026

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

### LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



### LEGAL DESCRIPTION

Legal Description for Alt Key 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268 E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

### PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,  
RA-Ranchette, A-Agricultural**

**TO: City of Clermont Planned Unit Development**

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC  
City Clerk





# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |                                |
| Tuesday, June 7, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                |
| Ordinance 2022-028 Comprehensive Plan Amendment<br><i>Rogers Place Commercial</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                |
| Recommend approval of Ordinance No. 2022-028.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |                                |
| <p>The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation.</p> <p>The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications.</p> <p>The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.</p> <p>Staff recommends <b>approval</b> of Ordinance No. 2022-028, to change the current Future Land Use Map designation from Lake County Regional Commercial to Clermont Commercial designation.</p> |                                                         |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                         |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                         |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Fund Number and Description</b>                      | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                         |                                |
| 1. Staff Report Analysis-Rogers Place Commercial-Final                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Staff Report Analysis-Rogers Place Commercial-Final.pdf |                                |
| 2. Ord 2022-028 Rogers Place CPA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ord 2022-028 Rogers Place CPA.pdf                       |                                |

|    |                                                       |                                                           |
|----|-------------------------------------------------------|-----------------------------------------------------------|
| 3. | Maps                                                  | Maps.pptx                                                 |
| 4. | Site Plan                                             | Site Plan.pdf                                             |
| 5. | Elevations                                            | Elevations.pdf                                            |
| 6. | STATEMENT IN SUPPORT - ROGERS PLACE<br>COMMERCIAL PUD | STATEMENT IN SUPPORT - ROGERS PLACE<br>COMMERCIAL PUD.pdf |
| 7. | Comp Plan Application                                 | Comp Plan Application.pdf                                 |
| 8. | Legal ad Ord. 2022-028 Rogers Place CPA               | Legal ad Ord. 2022-028 Rogers Place CPA.pdf               |



## **CITY OF CLERMONT**

### **Staff Analysis Report**

**OWNER:** GK Rogers Construction, LLC.

**APPLICANT:** First Team Commercial, LLC.

**PROJECT NAME:** Rogers Place Commercial

**REQUESTED ACTION:** Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

**SIZE OF PARCEL:** 9.8 acres +/-

**LOCATION:** Property located on the State Road 50, and west of Autoplex Boulevard.

**EXISTING ZONING:** Planned Unit Development PUD (Lake County)

**EXISTING LAND USE:** Regional Commercial (Lake County)

**FUTURE LAND USE CATEGORY:** Clermont Commercial Land Use

**SITE UTILITIES:** City of Clermont Water and Sewer

#### **ANALYSIS:**

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

**Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.**



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-028**

**AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-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 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND 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:**

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A

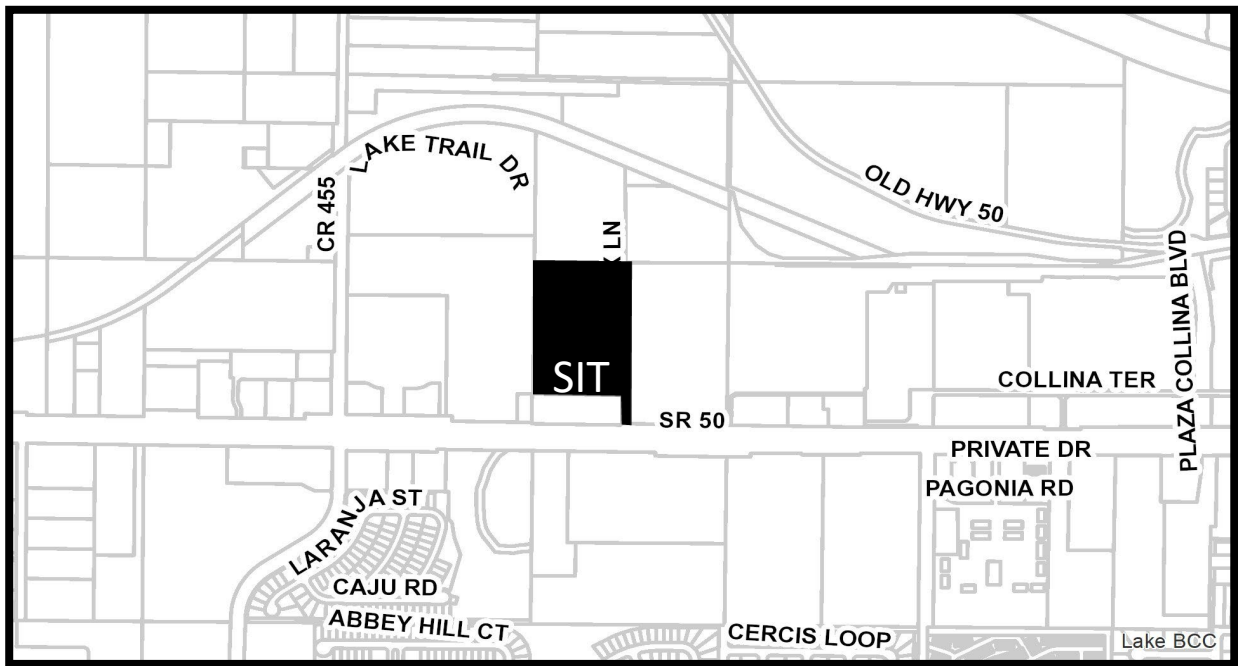
**CITY OF CLERMONT**  
**ORDINANCE NO. 2022-028**

DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

**LOCATION:**

Vacant parcel located north of State Road 50 and west of Auto Plex Lane  
 (Alternate Key 3835575)







*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-028**

**CHANGE IN FUTURE LAND USE CLASSIFICATION:**

**FROM: LAKE COUNTY REGIONAL COMMERCIAL DESIGNATION  
TO: CITY OF CLERMONT COMMERCIAL DESIGNATION**

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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

**SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR**

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 5: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-028**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of June 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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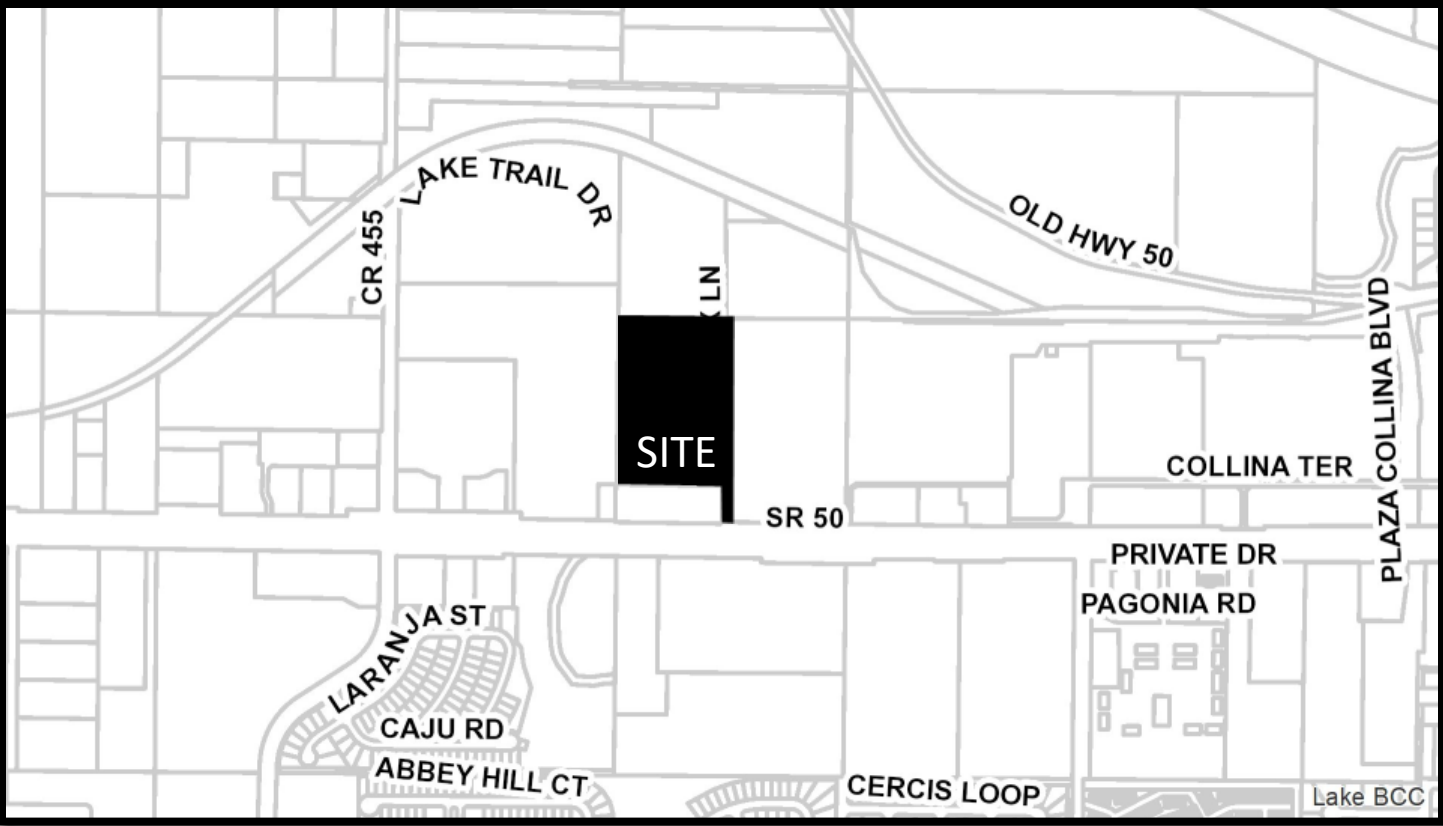
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

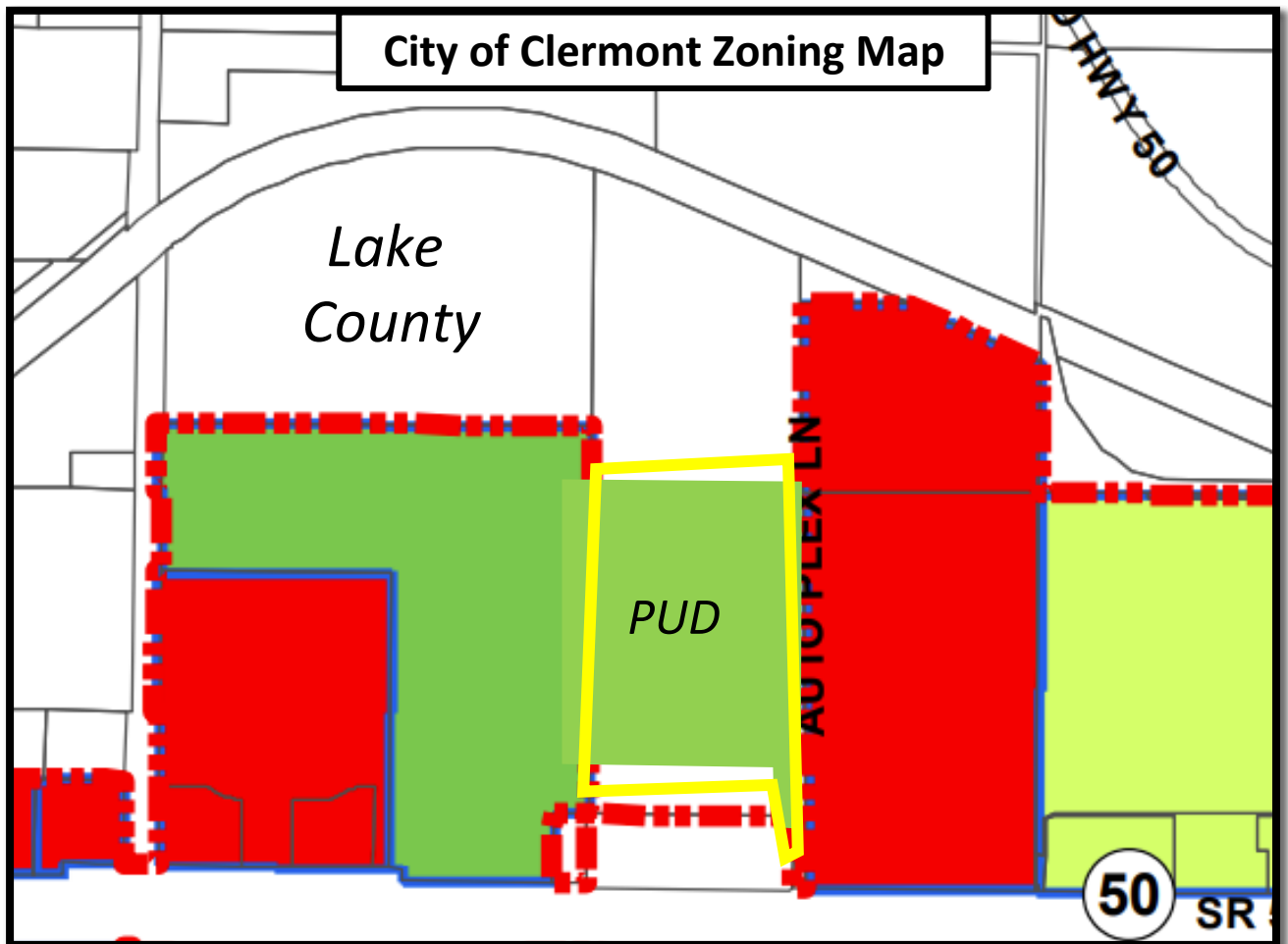
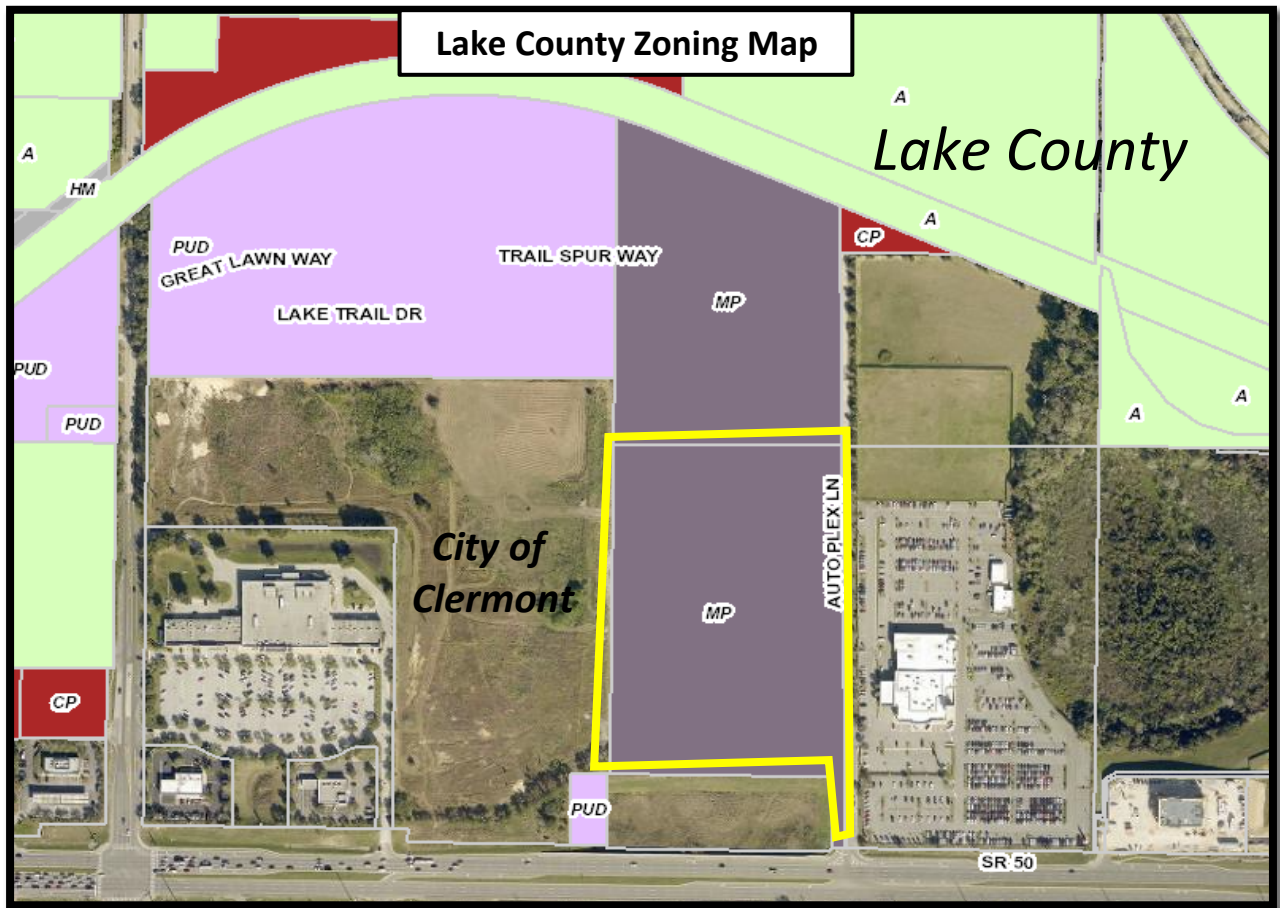
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Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Rogers Place Commercial

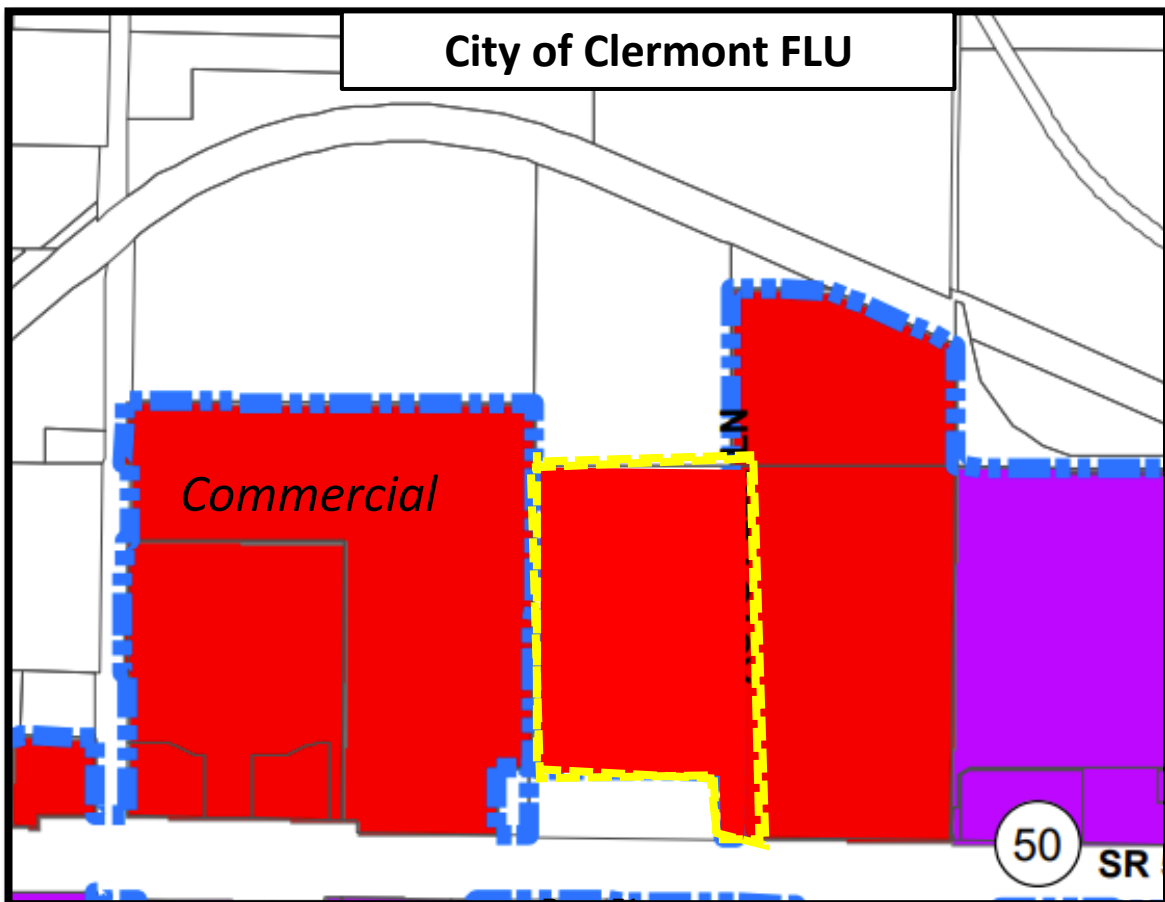
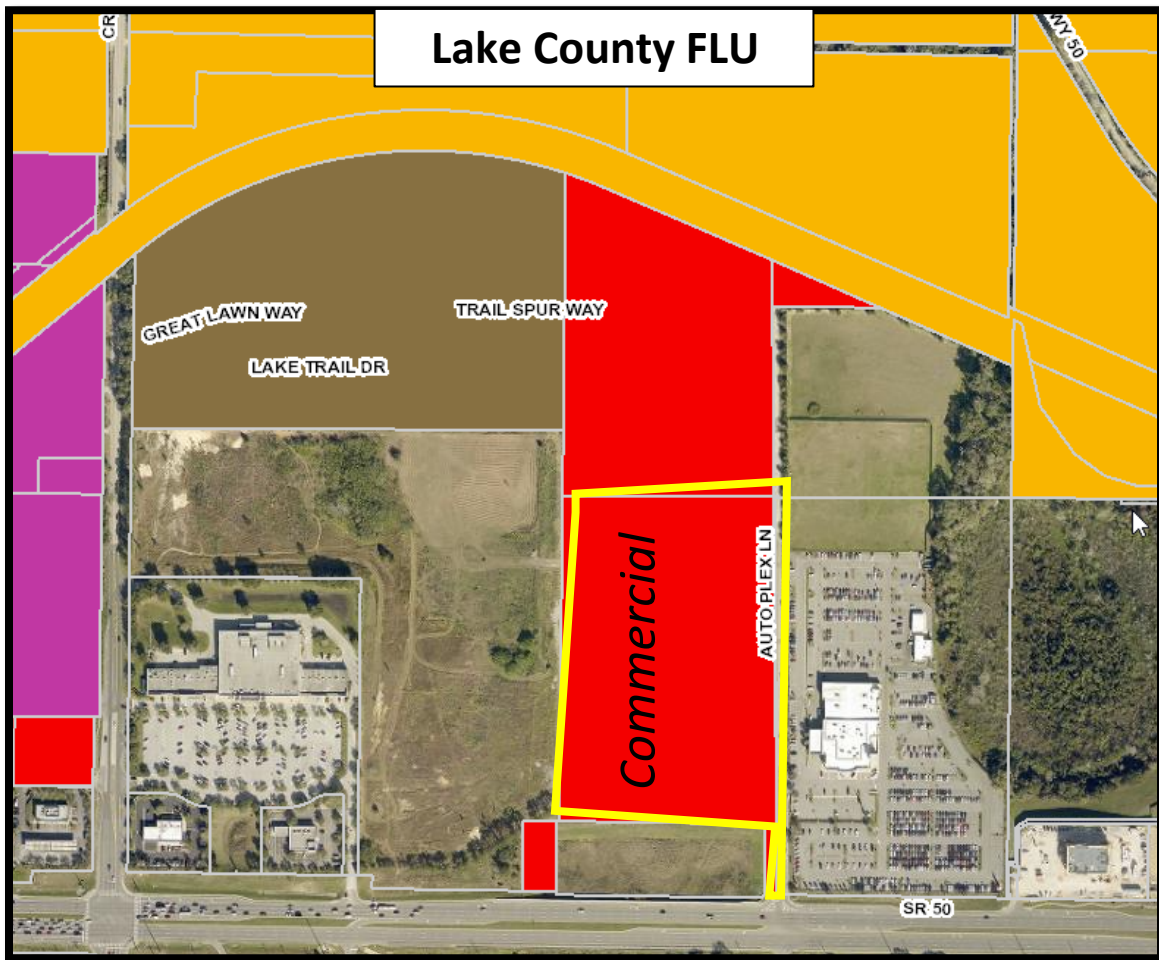


## Exhibit - Zoning Map – Rogers Place Commercial

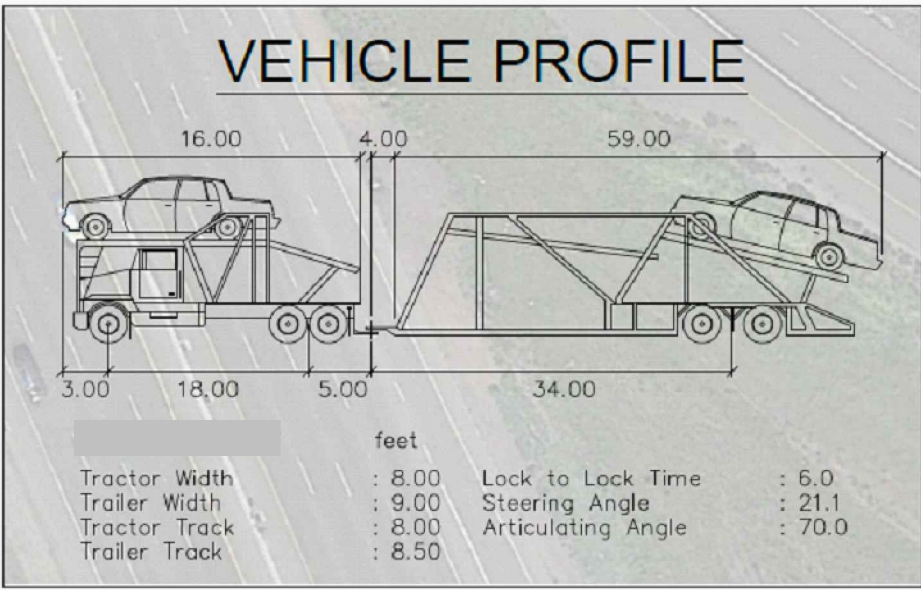
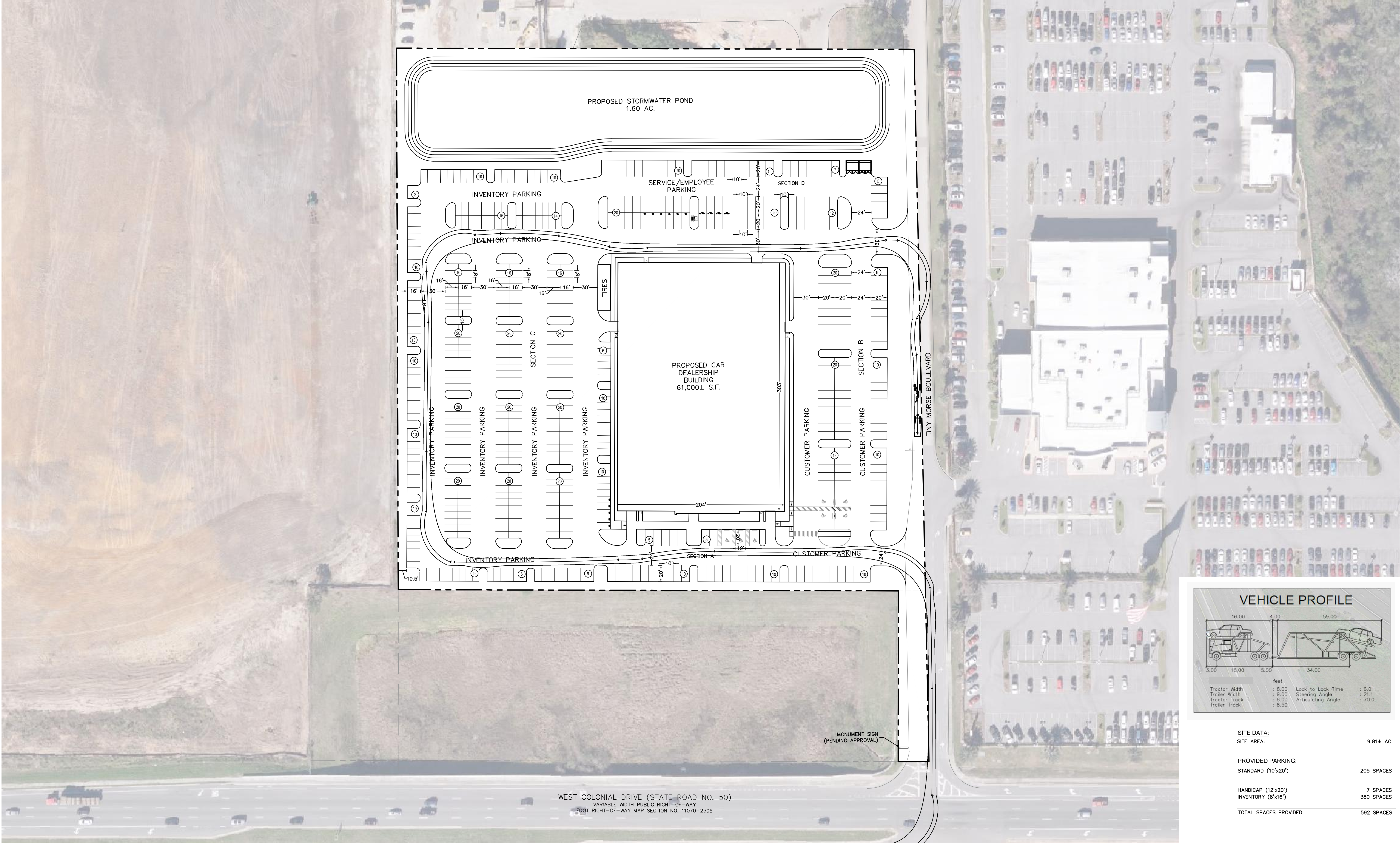




## Exhibit – Future Land Use Map – Rogers Place Commercial







|                       |            |
|-----------------------|------------|
| SITE DATA:            |            |
| SITE AREA:            | 9.81± AC   |
| PROVIDED PARKING:     |            |
| STANDARD (10'x20')    | 205 SPACES |
| HANDICAP (12'x20')    | 7 SPACES   |
| INVENTORY (8'x16')    | 380 SPACES |
| TOTAL SPACES PROVIDED | 592 SPACES |

SP-03

14013 AUTO PLEX LANE

LAKE COUNTY, FLORIDA

CONCEPT PLAN

4/18/2022 - CONTACT BRENT A. LENZEN, P.E. (407) 427-1610

GRAPHIC SCALE IN FEET  
0 25 50 100

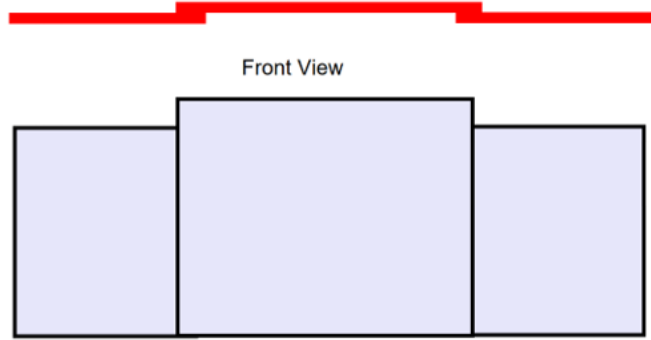
NORTH

Kimley»Horn



Top View

Front View



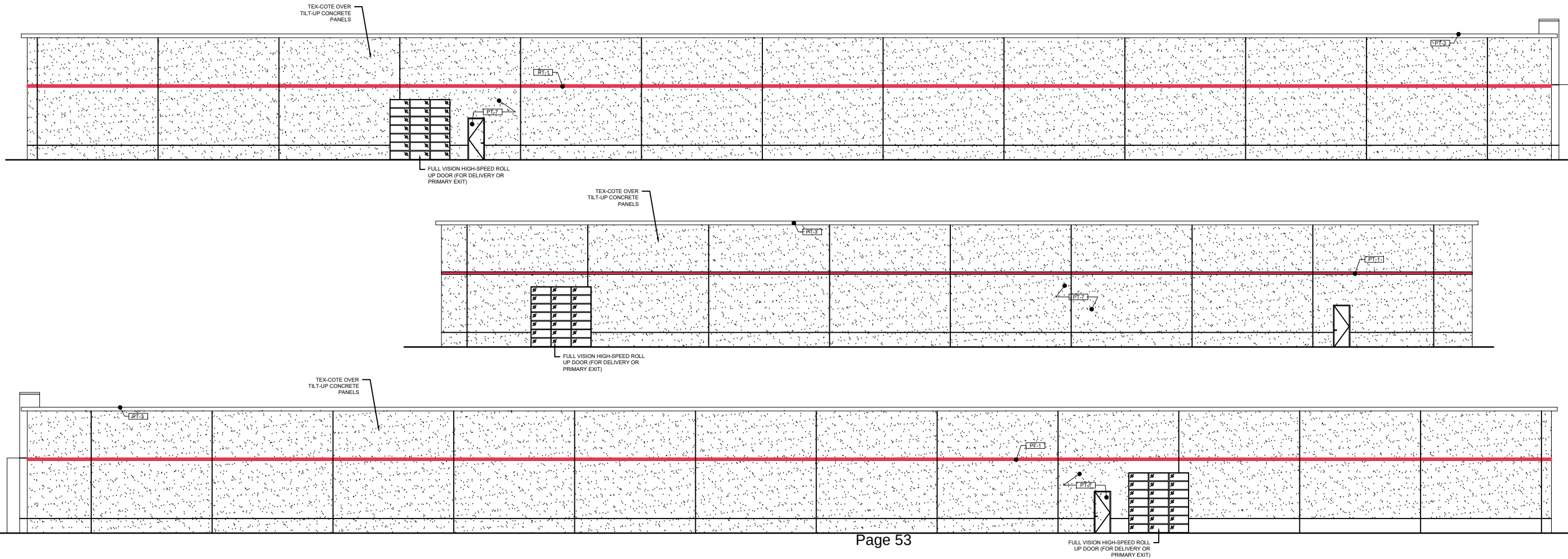
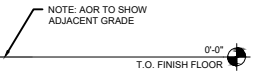
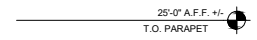
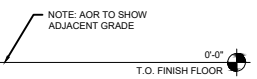
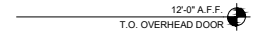
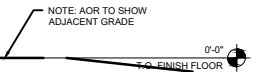
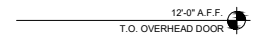
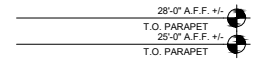
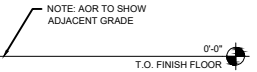
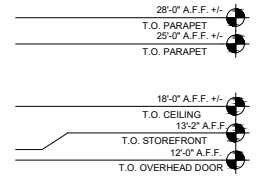
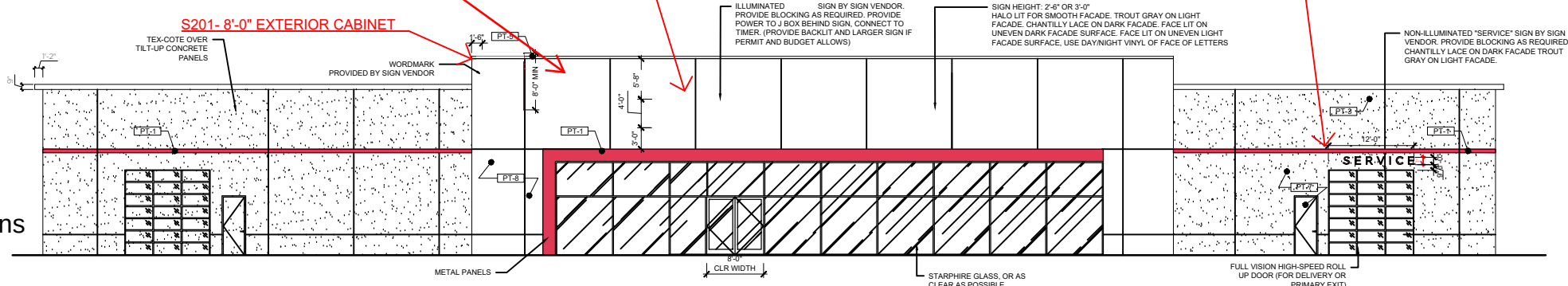
Proposed step in concrete panels on N,E,W elevations to provide required facade breaks as required

ACM PANELS OVER TILT-UP CONCRETE PANELS

S112- 48" FACE LIT WORDMARK TROUT GREY

S500- NON-ILLUMINATED SERVICE SIGN

S201- 8'-0" EXTERIOR CABINET





## **ROGERS PLACE COMMERCIAL PUD STATEMENT IN SUPPORT**

GK Rogers Construction, LLC, is applying for annexation, land use plan amendment and rezoning for 9.8 acres of property lying north of SR 50 and west of Autoplex Lane; abutting Carmax (west) and Toyota of Clermont (east).

The specific user planned for the property is an automotive sales/service facility. However, the development will not be a traditional dealership, since this particular user sells many vehicles through factory direct orders. See Concept Plan.

The Property currently has Planned Unit Development zoning in Lake County (copy attached for your convenience) which authorizes Lake County CP uses with several ‘carve-outs’ for uses not allowed. The applicant is not requesting an expansion or change in the uses already authorized by Lake County.

The area of east Clermont along SR 50 has urbanized over the past twenty years, and the current Property use of heavy industrial is no longer the highest and best use of the Property – Class A commercial development is more appropriate at that location.

Because the property already has zoning entitlements for this request, utility service will come from the City, and the development standards of the City of Clermont are more stringent than Lake County (and the developer agrees to build to City standards), we believe it is in the best interests of Clermont and its citizens to annex, grant land use classification and rezoning to allow the use to be constructed and operated in the City.

Thank you for your consideration; we would be happy to supply any additional information requested.



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**Application**

DATE: 4-28-22

FEE: \$755.00

**Project Name** (if applicable): Rogers Place Commercial

**Applicant:** First Team Commercial, LLC

**Contact Person:** Thomas A Dixon and Jimmy Crawford

Address: 1300 Country Lane

City: Orlando State: Florida Zip: 32804

Phone: 321-594-6771 Fax: \_\_\_\_\_

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

**OWNER:** GK Rogers Construction, LLC

Address: 4240 Martin Luther King Jr. Drive SW

City: Atlanta State: Georgia Zip: 30336

Phone: 321-594-6771 Fax: \_\_\_\_\_

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

**General Location:** Autoplex Lane

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

**Property size** (in acres or square feet): \_\_\_\_\_

**Flood hazard area** (yes) \_\_\_\_\_ and approx. acreage \_\_\_\_\_ (no) X

**Existing (Actual) Land Use:** Heavy Industrial

**Existing Zoning:** PUD (Lake County)

**Existing Future Land Use:** Regional Commercial (Lake County)

**Proposed Future Land Use:** Commercial (City of Clermont)

**Type of development proposed:** Commercial



**Proposed density (dwelling units/acre) or intensity:** Maximum 75,000 sf commercial

**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).

The Property is currently used by the Owner has a heavy industrial asphalt/concrete recycling and soil remediation facility.

As the SR 50 corridor in East Clermont has grown and changed from a suburban/industrial/agricultural area, the heavy industrial use has ceased to be the highest and best use of the Property, for the Owner or the City.

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

**Thomas A Dixon for First Team Commercial, LLC**, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from  
Regional Commercial (Lake Co.) to Commercial (City of Clermont) 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.

**Thomas A Dixon**

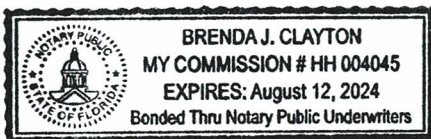
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28<sup>th</sup> day of April, 2022



X

Notary Public, State of Florida at Large

My Commission Expires:

8/12/24

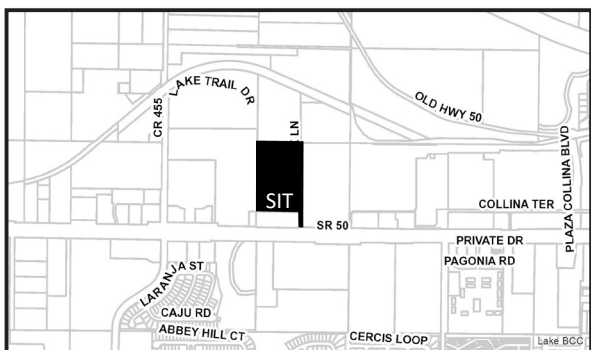
# CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE

## Comprehensive Plan Amendment ORDINANCE NO. 2022-028

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 p. m., and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 p.m. for the (final reading and ordinance adoption) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Commercial to Clermont Commercial Land Use Designation.

### ORDINANCE 2022-028

**AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-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 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.**



### LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane (Alternate Key 3835575)

The public meetings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC  
City Clerk





# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 2

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                         |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                         |                                |
| Tuesday, June 7, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                         |                                |
| Ordinance 2022-029 Rezoning<br><i>Rogers Place Commercial</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                         |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                         |                                |
| Recommend approval of Ordinance No. 2022-029.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                         |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                         |                                |
| <p>The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation.</p> <p>The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning and current development patterns for the surrounding areas. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and allow for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications.</p> <p>The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.</p> <p>Staff recommends <b>approval</b> of Ordinance No. 2022-029, rezoning the subject parcel from Lake County Planned Commercial (CP) to the City of Clermont Planned Unit Development (PUD) with the provisions of Ordinance No. 2022-029.</p> |                                                         |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                         |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                         |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Fund Number and Description</b>                      | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                |
| 1. ORD 2022-029 Rogers Place Rezoning (06.02.2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ORD 2022-029 Rogers Place Rezoning (06.02.2022).pdf     |                                |
| 2. Staff Report Analysis-Rogers Place Commercial-Final                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Staff Report Analysis-Rogers Place Commercial-Final.pdf |                                |

|    |                                                         |                                                             |
|----|---------------------------------------------------------|-------------------------------------------------------------|
| 3. | Maps                                                    | Maps.pdf                                                    |
| 4. | Conceptual Site Plan-Final 5-25-2022                    | Conceptual Site Plan-Final 5-25-2022.pdf                    |
| 5. | Elevations 5-26-2022                                    | Elevations 5-26-2022.pdf                                    |
| 6. | 2022-06-01-Auto Plex Lane TIA Review (002)<br>Kittelson | 2022-06-01-Auto Plex Lane TIA Review (002)<br>Kittelson.pdf |
| 7. | Zoning Application                                      | Zoning Application.pdf                                      |
| 8. | Rogers Rezoning legal ad                                | Rogers Rezoning legal ad.pdf                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

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

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

**SECTION 1.**

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

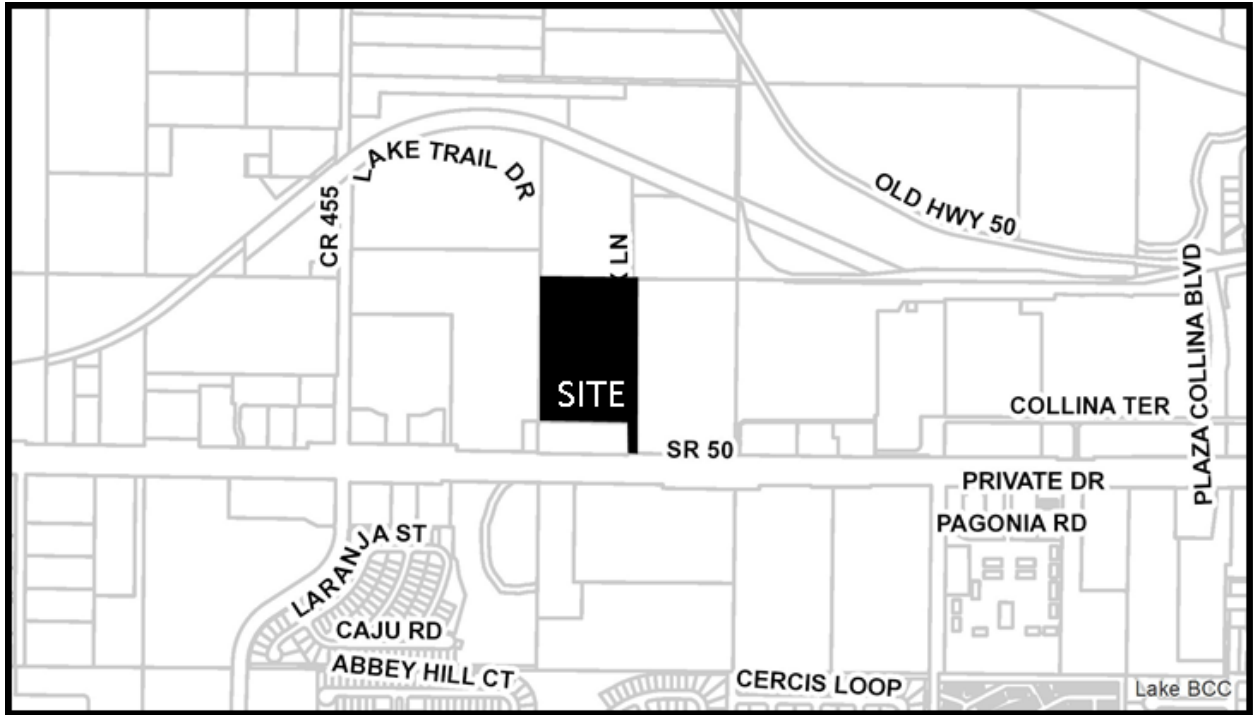
**LEGAL DESCRIPTION**

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING. (SITE CONTAINS 9.8 +/- ACRES).

*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

**LOCATION:**

Vacant parcel located North of State Road 50  
and west of Auto Plex Lane  
Alternate Key# 3835575



**PROPERTY REZONING:**

**FROM: Lake County Planned Commercial District (CP)**  
**TO: Clermont Planned Unit Development District (PUD)**

**SECTION 2: CONDITIONS**

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No other construction shall be started on the property without formal construction plans incorporating all conditions stated in this Ordinance being submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance, any development orders and/or building permits.
3. Other than construction authorized by the Lake County Site Plan, 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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

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. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
5. Major changes as determined by the Site Review Committee may require an amendment to the Planned Unit Development (PUD).

**SECTION 3: LAND USES AND DEVELOPMENT STANDARDS**

1. The property may be used for an automobile dealership with supporting ancillary uses to the car dealership, not to exceed the maximum 75,000 commercial square footage, as shown in the attached conceptual plan. The property may also be developed with any other permitted uses allowed in the C-2 General Commercial zoning district.
2. Building Setbacks and Development Standards:

|              |                                |
|--------------|--------------------------------|
| Front        | 50 feet from the property line |
| Side Setback | 15 feet from the property line |
| Rear Setback | 25 feet from the property line |
| Side Street  | 25 feet from the property line |
3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR).
4. The automotive dealership building shall be constructed in substantial accordance to the elevations dated May 25, 2022 and depicted at the end of this ordinance. Any other commercial buildings shall adhere to the Clermont Architectural Designs Standards. The property shall be developed according to the C-2 General Commercial zoning district in the Land Development Code, unless expressly stated above.
5. The open space, impervious surface ratio, floor area ratio, building height, and the maximum intensity and density shall be in accordance with the Clermont Comprehensive Plan and Land Development Regulations (LDR). The maximum development intensity shall not exceed 0.25 Floor Area Ratio (FAR), and the maximum impervious surface ratio shall not exceed 80 percent for the entire site.
6. All off street parking requirements must be in accordance with Clermont Land Development Regulations.
7. Any fencing shall be ornamental metal fencing, chain link fencing shall be prohibited.
8. Transportation improvements must be in accordance with FDOT, the Comprehensive Plan, and Clermont Land Development Regulations.





*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

9. All transportation and road improvements required for this development is binding and shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.
10. All utilities for water and sewer connections must be in accordance to Clermont standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.
11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lightening is required and must comply with Clermont Land Development Regulations.
13. Signage must comply with Clermont Sign Code, Section 102-Signs.
14. The property owner shall comply with the Concurrency Management Sytem (CMS) and shall be subject to all concurrency requirements as set forth in the Clermont Codes of Ordinances.
15. The Developer will be responsible for developing the site with compliance to the Federal Emergency Management (FEMA) regulations, Comprehensive Plan, and the Clermont Land Development Regulations, unless otherwise stated and approved in the Planned Unit Development (PUD).
16. PUD Expiration: Physical development shall commence within three (3) years from the approval date of the Planned Unit Development (PUD) Rezoning Ordinance. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Coimprehensive Plan or superseding documents amended. Prior to expiration of the three (3) year time frame, the City of Clermont Council may grant, after a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon showing that reasonable efforts have been made towards securing the required approvals and commencement of construction work.
17. The City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, can require the developer be responsible for any mitigation improvements, proportionate fair share improvements or payments. The mitigation improvements, proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
18. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review process, which may change from the conceptual plan submitted with the PUD.



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

**SECTION 4: CONFLICT**

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

**SECTION 5: SEVERABILITY**

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

**SECTION 6: ADMINISTRATIVE CORRECTION**

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 7: RECORDING**

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the cost of the applicant.

**SECTION 8: PUBLICATION & AN EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-029**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28<sup>th</sup> day of June 2022.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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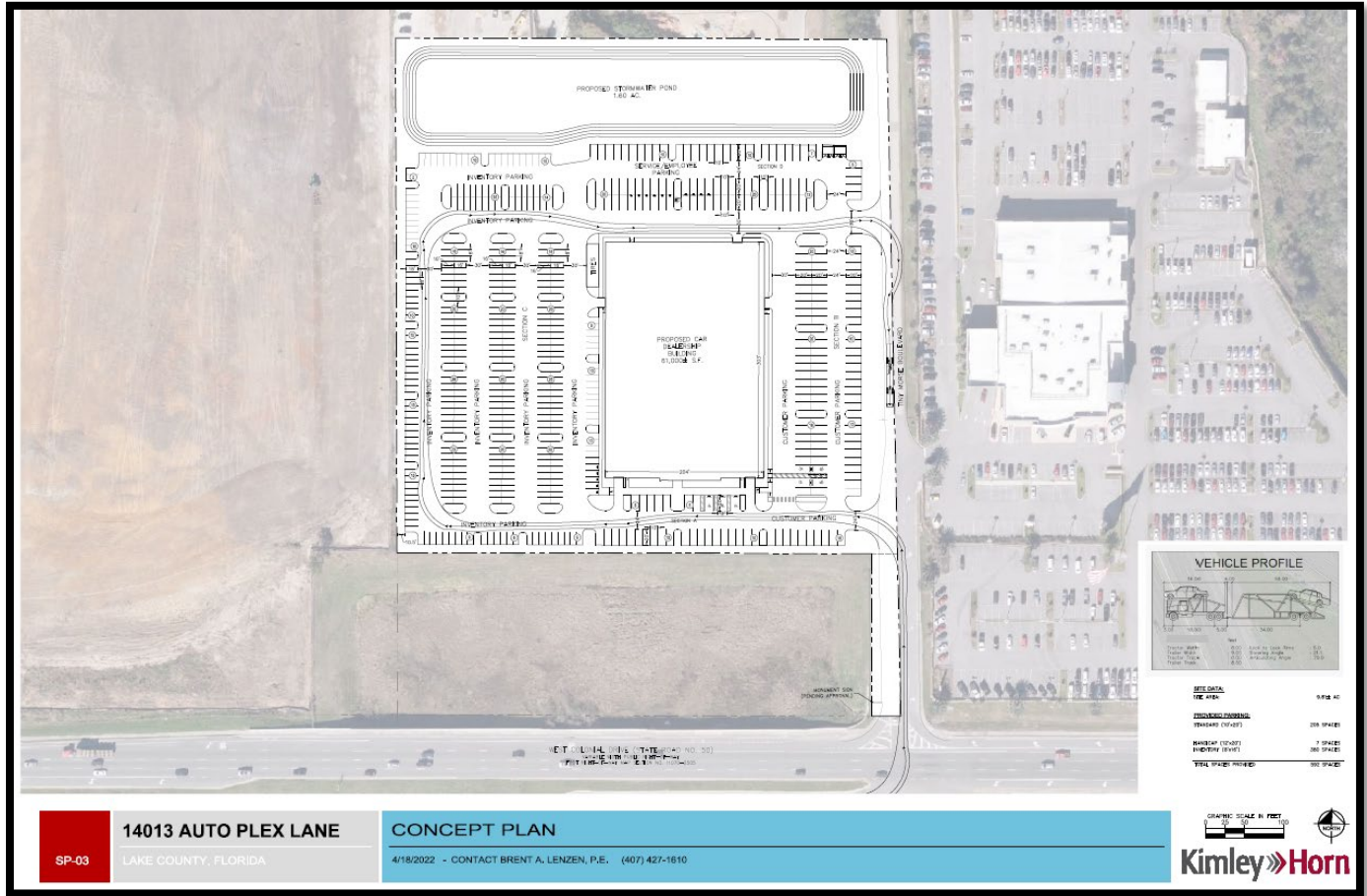
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

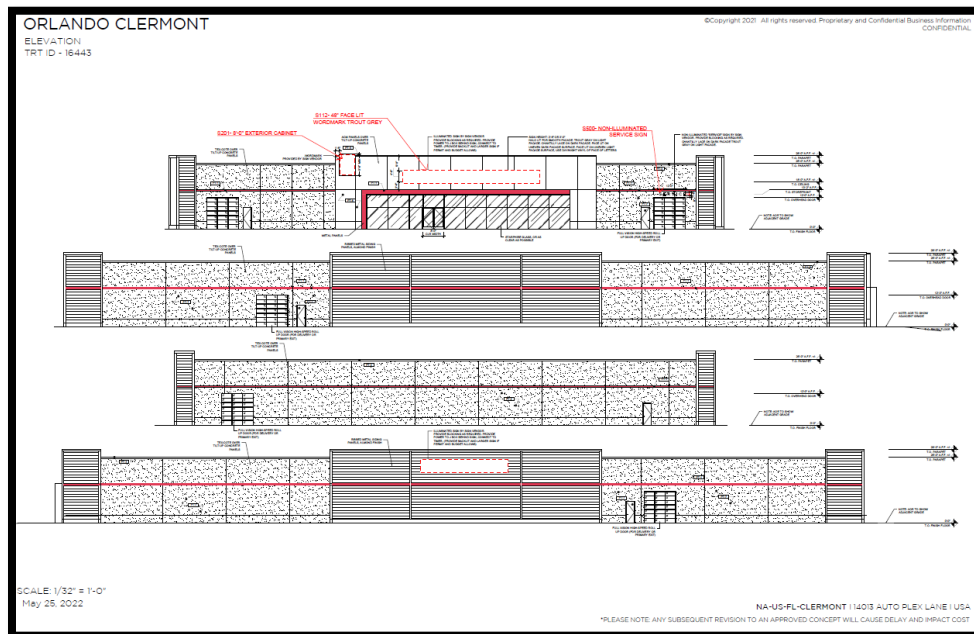
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Daniel F. Mantzaris, City Attorney

**Conceptual Site Plan:**



**Sample Elevations:**





## **CITY OF CLERMONT**

### **Staff Analysis Report**

**OWNER:** GK Rogers Construction, LLC.

**APPLICANT:** First Team Commercial, LLC.

**PROJECT NAME:** Rogers Place Commercial

**REQUESTED ACTION:** Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

**SIZE OF PARCEL:** 9.8 acres +/-

**LOCATION:** Property located on the State Road 50, and west of Autoplex Boulevard.

**EXISTING ZONING:** Planned Unit Development PUD (Lake County)

**EXISTING LAND USE:** Regional Commercial (Lake County)

**FUTURE LAND USE CATEGORY:** Clermont Commercial Land Use

**SITE UTILITIES:** City of Clermont Water and Sewer

#### **ANALYSIS:**

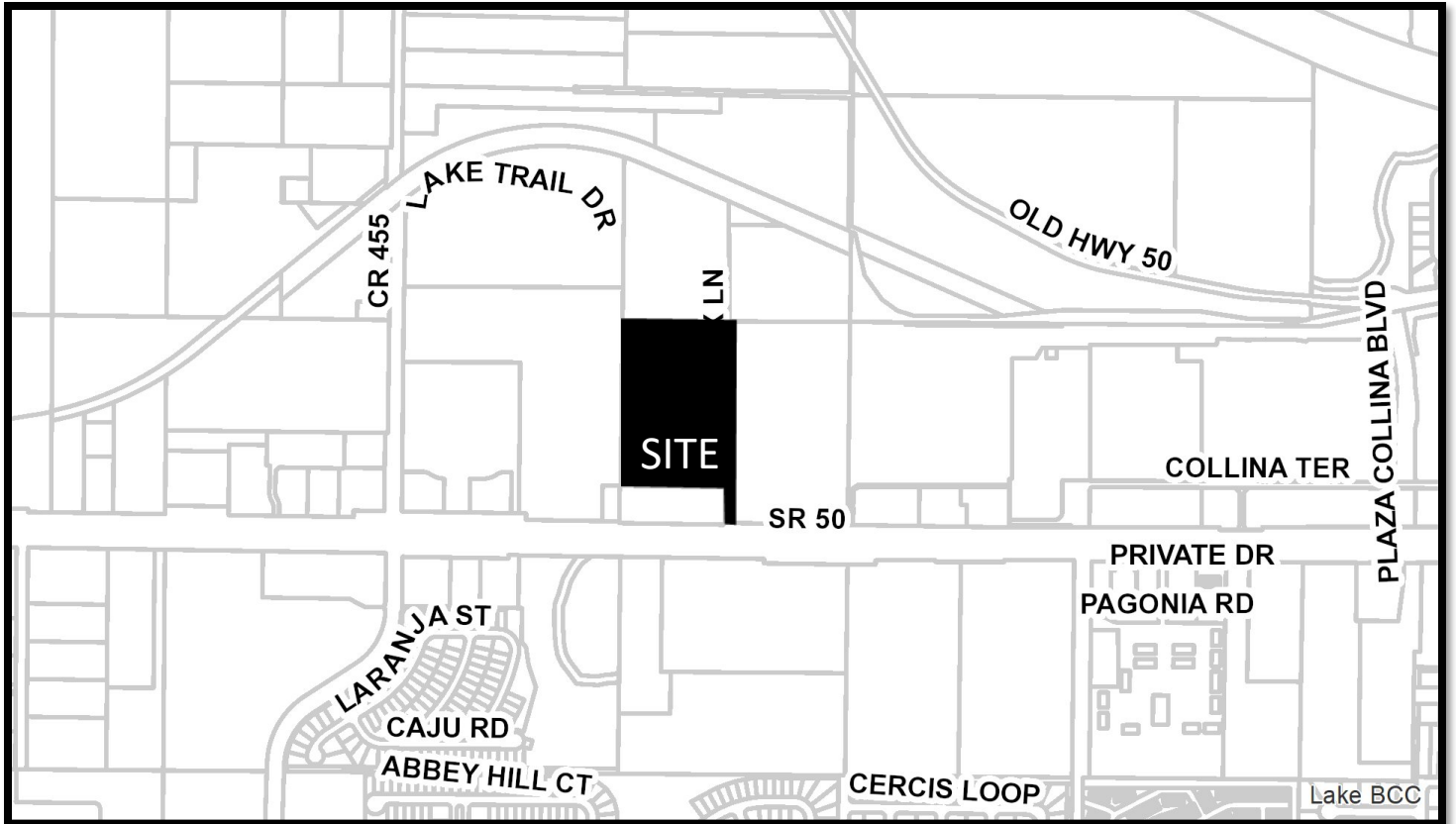
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.



The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

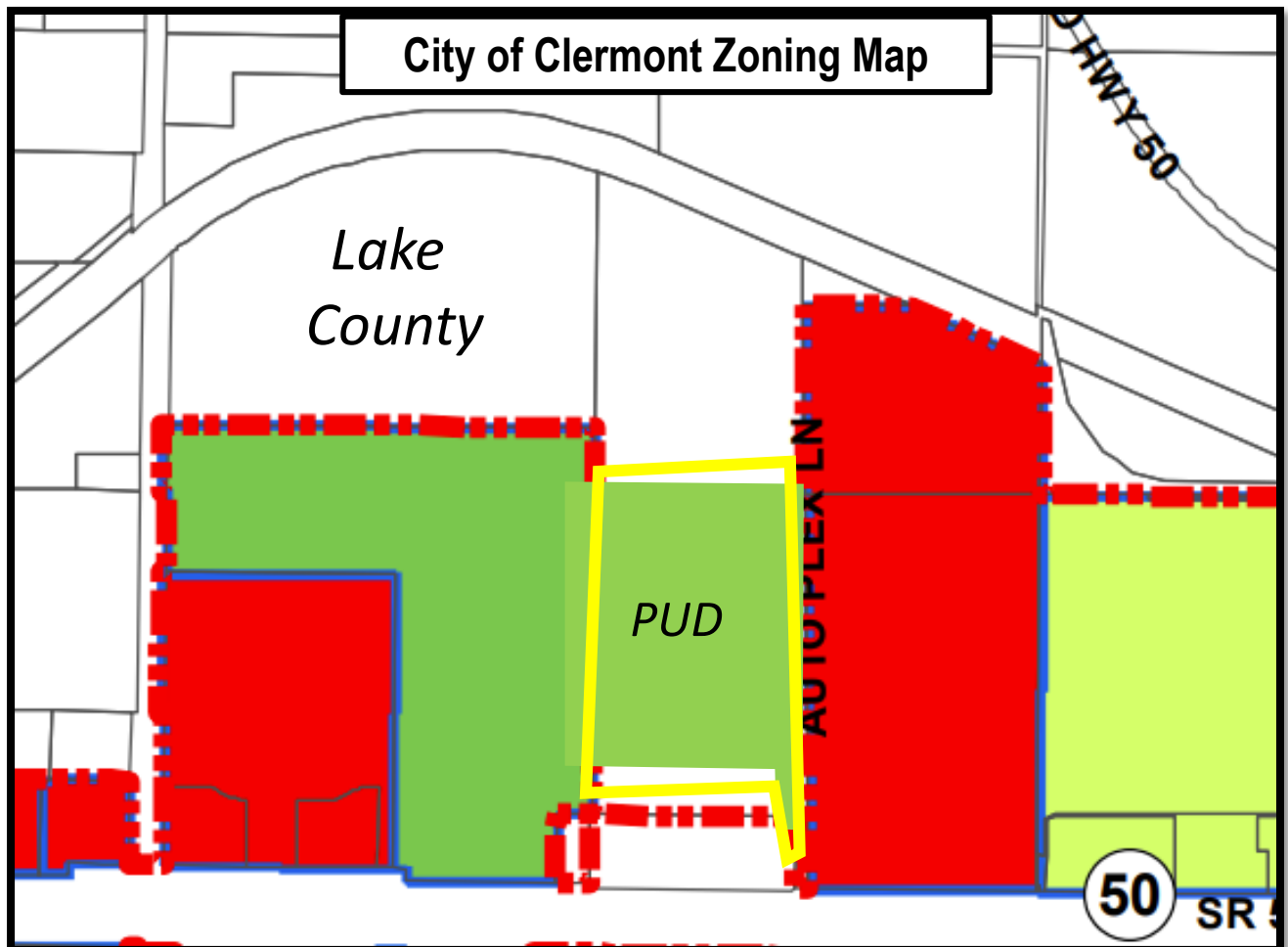
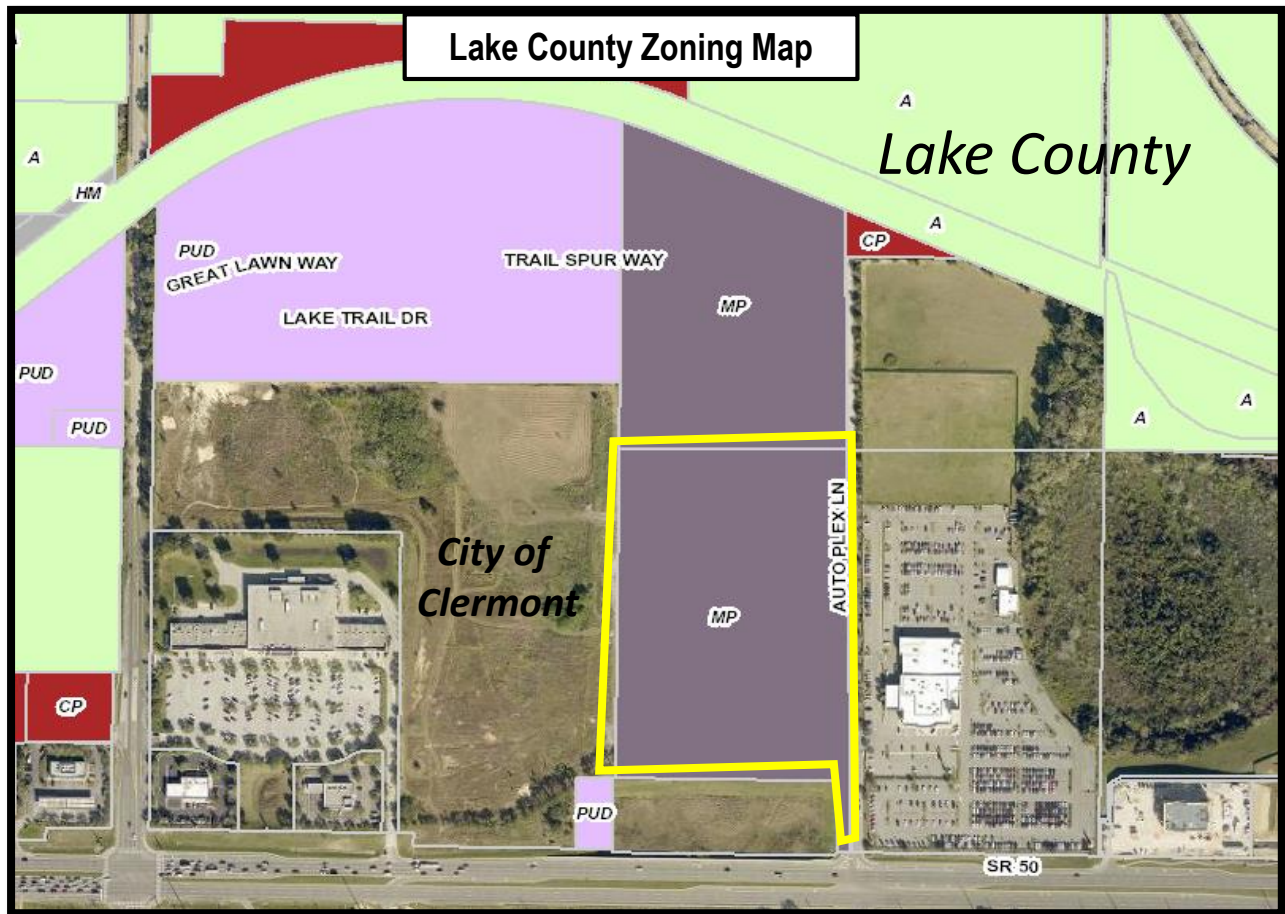
**Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.**

## Exhibit - Location Map – Rogers Place Commercial

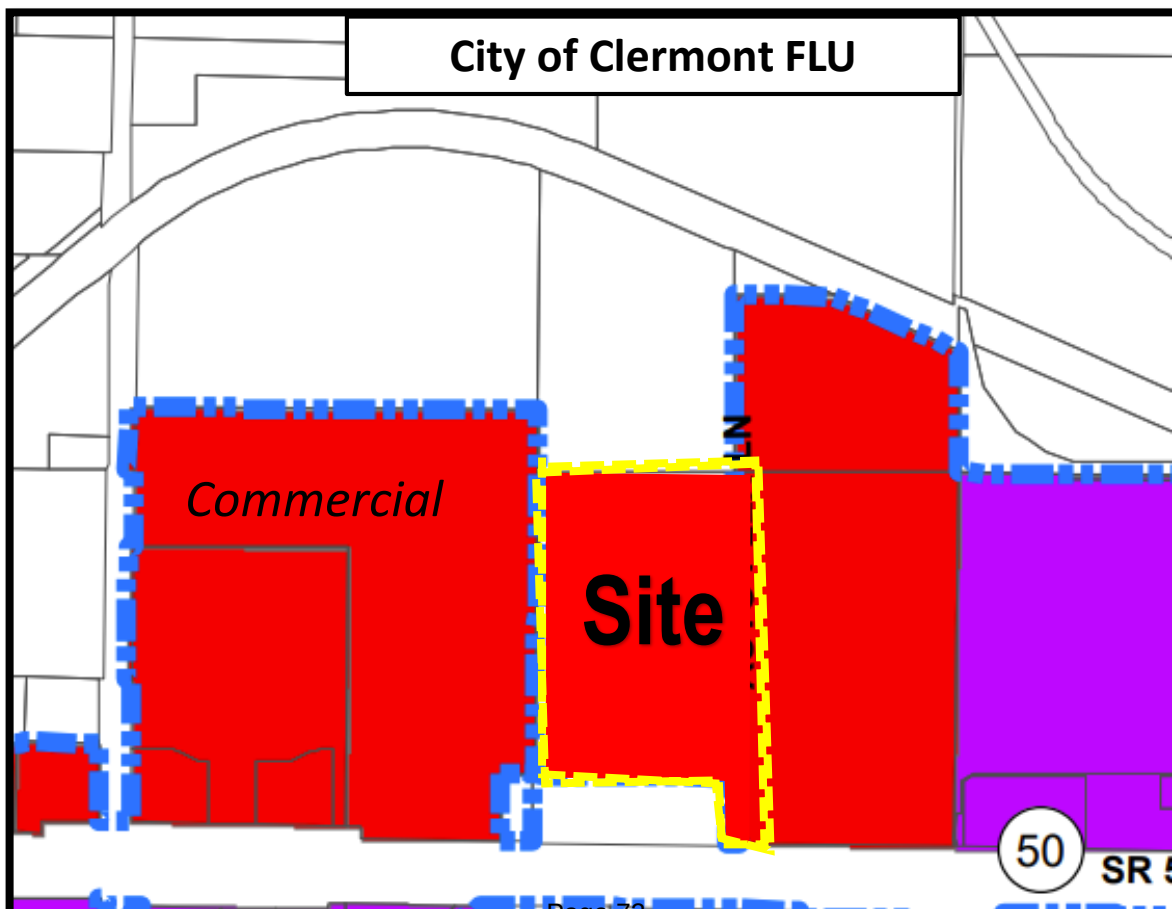
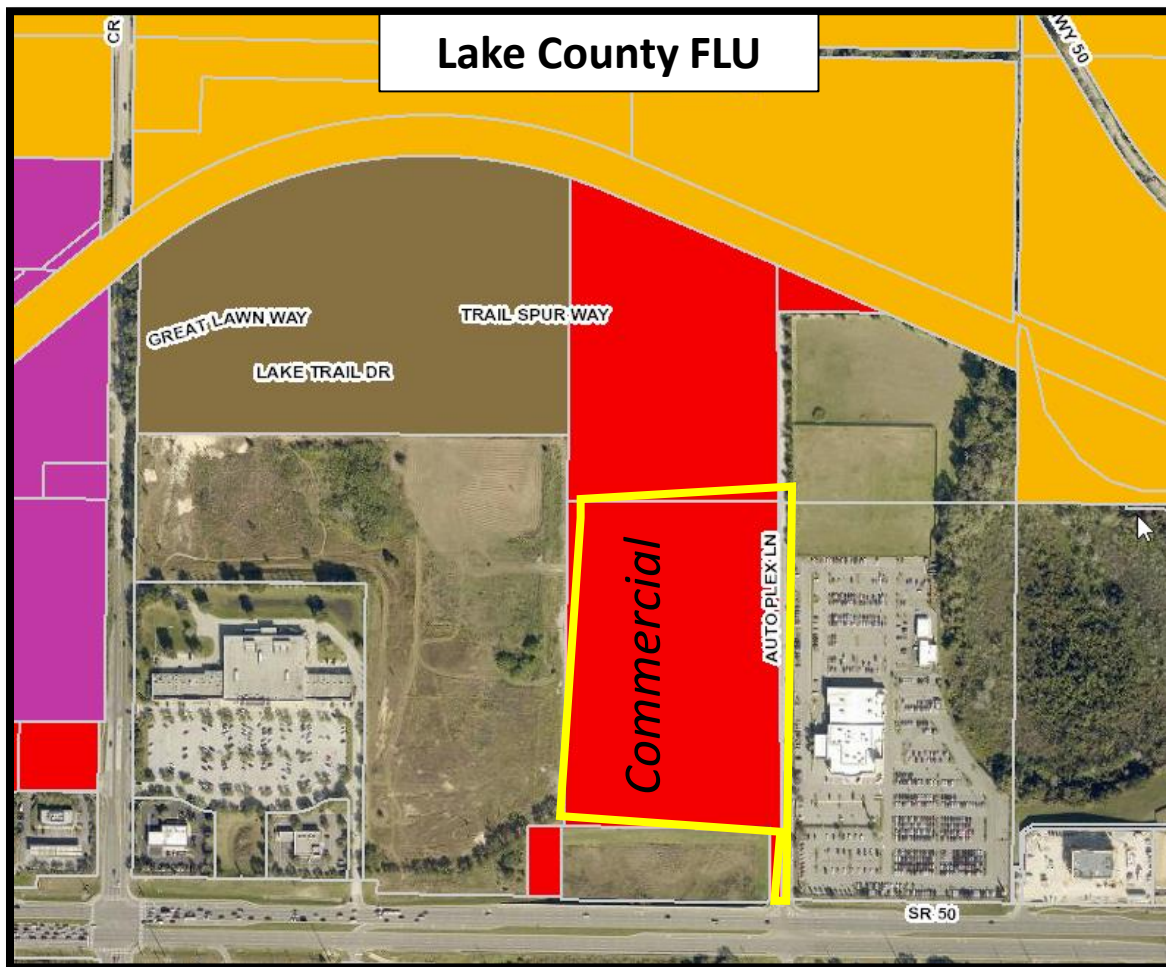




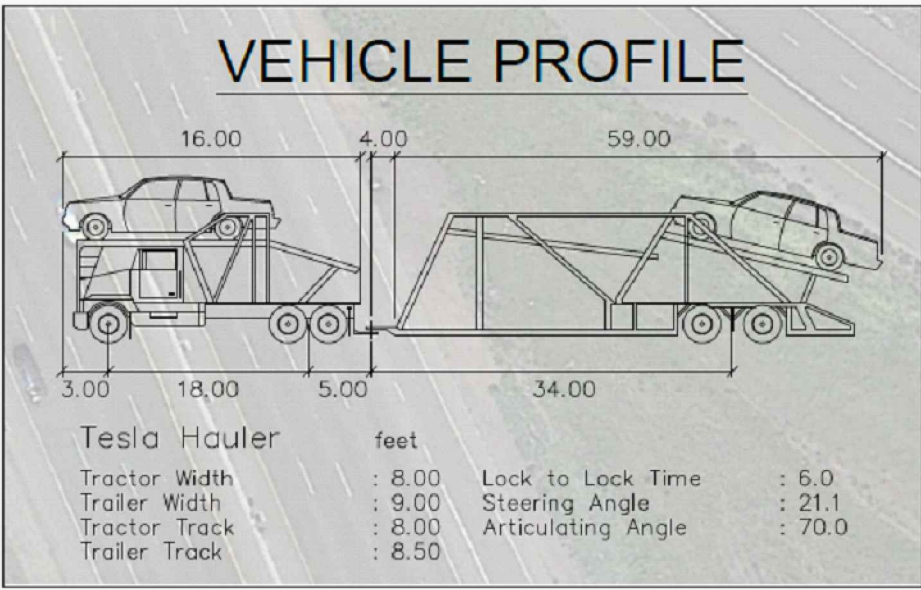
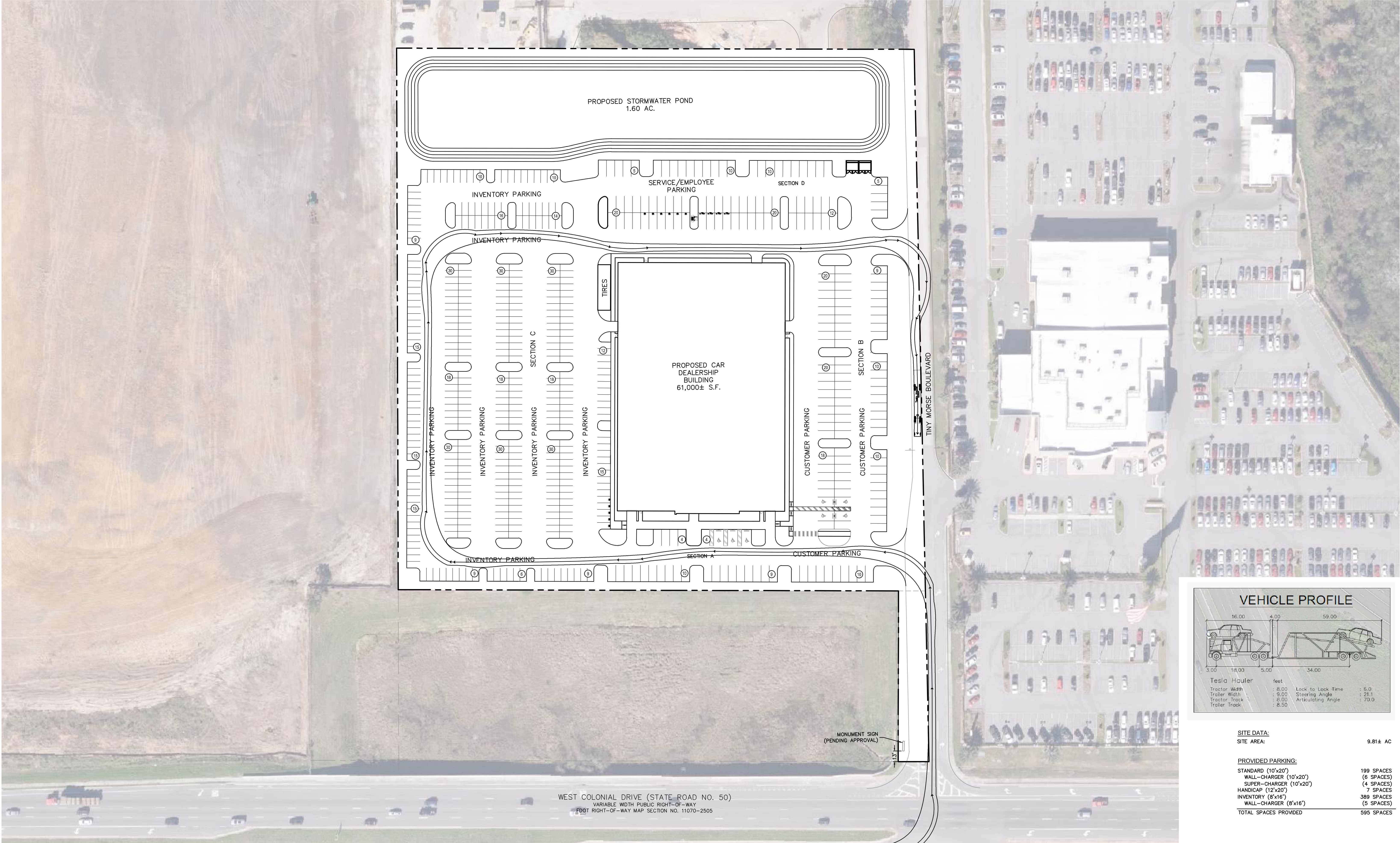
## Exhibit - Zoning Map – Rogers Place Commercial



## Exhibit – Future Land Use Map – Rogers Place Commercial





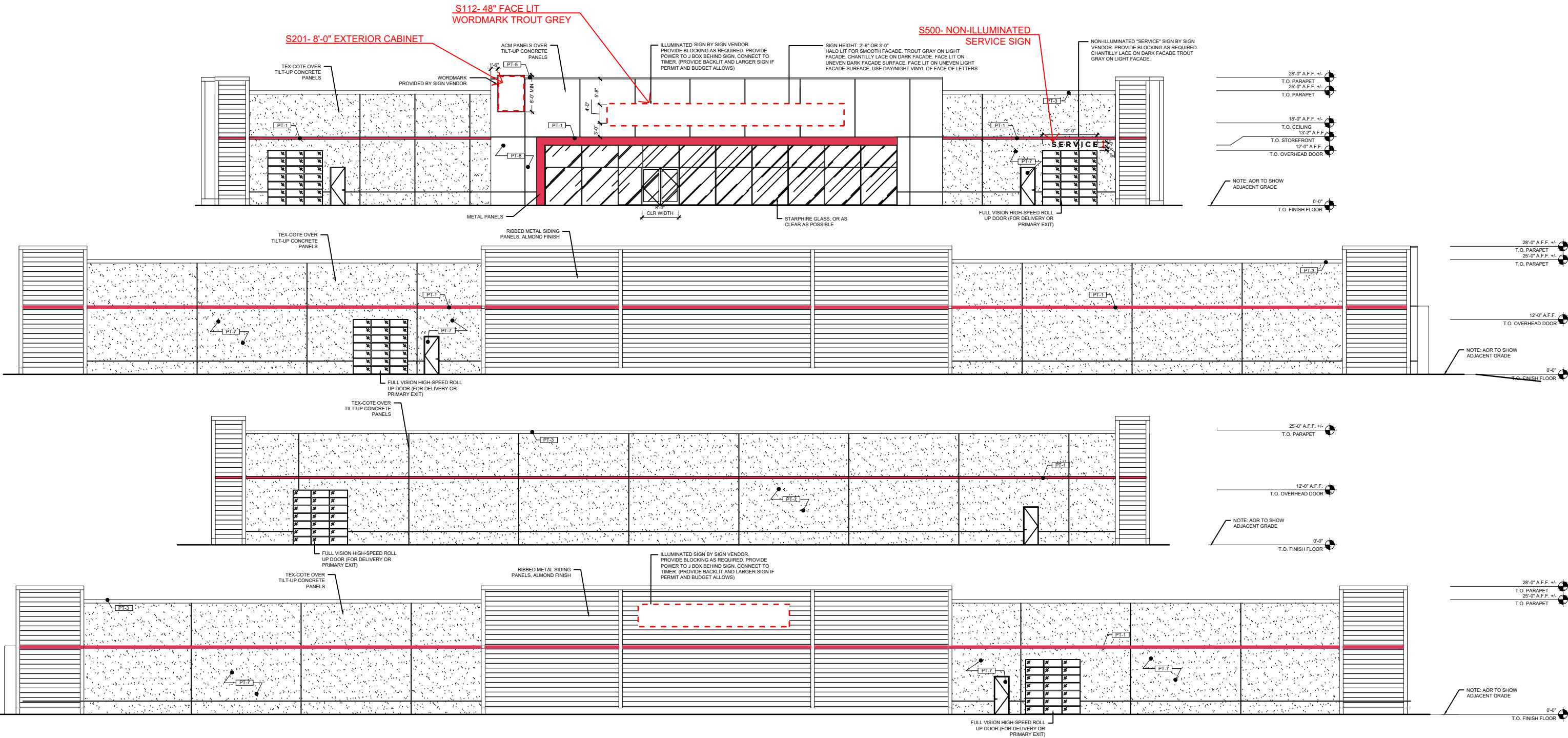


**SITE DATA:**  
SITE AREA: 9.81± AC

**PROVIDED PARKING:**

|                              |                   |
|------------------------------|-------------------|
| STANDARD (10'x20')           | 199 SPACES        |
| WALL-CHARGER (10'x20')       | (6 SPACES)        |
| SUPER-CHARGER (10'x20')      | (4 SPACES)        |
| HANDICAP (12'x20')           | 7 SPACES          |
| INVENTORY (8'x16')           | 389 SPACES        |
| WALL-CHARGER (8'x16')        | (5 SPACES)        |
| <b>TOTAL SPACES PROVIDED</b> | <b>595 SPACES</b> |





## MEMORANDUM

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Date: June 1, 2022

Project #: 24449.023

To: Mr. John Kruse  
City of Clermont  
685 W. Montrose St.  
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP; Spencer Maddox, EI  
Project: Auto Plex Lane  
Subject: TIA Review

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This memorandum has been prepared to document the review of the Auto Plex Lane. The study was completed by Traffic Planning and Design, Inc., and is dated May 2022. The project proposes to build a proposed 61,253 square feet dealership. The project proposes two access points along Tiny Morse Boulevard.

The roadway segments and intersections analyzed operate at acceptable level of service (LOS). The southbound approach at SR 50 and Tiny Morse Boulevard, however, the southbound stop-controlled approach operates at LOS F under existing conditions. The eastbound left-turn at SR 50 and Tiny Morse Boulevard also operates at LOS F under existing conditions.

The analysis indicated that the existing turns are adequate for the additional project trips. However, the southbound left-turn movement out of the project site is shown to have v/c ratio of 25.21 in the build-out scenario, indicating that the movement is over capacity. This deficiency should be mitigated by the developer by creating a directional median opening at the intersection of SR 50 and Tiny Morse Boulevard.

### **Auto Plex Lane Transportation Impact Analysis Comments:**

**1. Report Formatting** – Please fix formatting errors in the report including the following:

- “Error! Bookmark not defined.” for Table 4 in the Table of Contents.
- Bulleted list formatting in the Existing Conditions Analysis
- Spacing error on Page 6
- Clarify the control for the Auto Plex Lane Site Access 2 on Page 12
- Typo in the Turn Lane Analysis – “tris”

2. **Intersection Capacity Analysis (Page 5)** – The study references HCM and HCS Methodology was used for the intersection analysis. Please specify which edition of HCS and which edition of HCM were used for the analysis.
3. **Projected Intersection Capacity Analysis (Page 12)** – Please clarify if the existing signal timing was maintained or signal splits were optimized for future conditions.
4. **Projected Intersection Capacity Analysis (Page 12)** – Please state the increases to eastbound left-turn delay at SR 50 and Tiny Morse Boulevard. Based on the HCS reports, the eastbound left-turn delay increases by approximately 130 seconds.
5. **Projected Intersection Capacity Analysis (Page 12)** – The southbound approach delay at SR 50 and Tiny Morse Boulevard operates at LOS F in the existing conditions, with a v/c ratio of 1.0, indicating that the current volumes are at capacity on this approach. With the addition of project traffic, the southbound left-turn movement has a v/c ratio of 25.12 per the analysis, indicating that the volume is 25 times the capacity of the movement. As there is not sufficient intersection spacing for a traffic signal, this intersection should be converted to a directional median opening. Please update the analysis of this intersection to remove the southbound left-turn movement and move these trips to a u-turn on SR 50.
6. **Projected P.M. Peak Hour Traffic Volumes (Figure 5)** – The northbound departure volume from Site Access 1 does not balance with the northbound approach volume from Site Access 2. Please balance the volumes or justify why they should not be balanced.
7. **Turn Lane Analysis (Page 14)** – When evaluating the required turn lane distance, please round up to the nearest vehicle, then calculate the storage length required.
8. **Findings and Conclusions (Page 15)** – Please remove the statement “The projected intersection capacity analysis indicates the same results as existing.” Although movements at the intersection operate at LOS F in the existing condition, the future conditions analysis indicate that the southbound left-turn movement exceeds capacity with a v/c ratio of 25.12. This deficiency needs to be mitigated as part of this project.



# CITY OF CLERMONT REZONING APPLICATION

|                                                                       |  |                                                                                     |                                  |
|-----------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|----------------------------------|
| <b>DATE</b> 4-28-2022                                                 |  | <b>FEE:</b> \$542.00 + cost of advertisement + cost of traffic review, if necessary |                                  |
| <b>Project Name (if applicable)</b> Rogers Place                      |  |                                                                                     |                                  |
| <b>Applicant</b> First Team Commercial, LLC                           |  |                                                                                     |                                  |
| <b>Contact Person</b> Thomas A Dixon or Jimmy Crawford                |  |                                                                                     |                                  |
| <b>Address</b> 1300 Country Lane                                      |  | <b>City</b> Orlando                                                                 | <b>State</b> FL <b>Zip</b> 32804 |
| <b>Telephone</b> 321-594-6771                                         |  | <b>Fax</b>                                                                          |                                  |
| <b>Email</b> tad@dixoncap.com, jcrawford@cmhlawyers.com               |  |                                                                                     |                                  |
| <b>OWNER INFORMATION</b>                                              |  |                                                                                     |                                  |
| <b>Owner's Name</b> GK Rogers Construction, LLC                       |  |                                                                                     |                                  |
| <b>Owner Address</b> 4240 Martin Luther King Jr. Drive SW             |  | <b>City</b> Atlanta                                                                 | <b>State</b> GA <b>Zip</b> 30336 |
| <b>Telephone</b> 321-594-6771                                         |  | <b>Email</b> tad@dixoncap.com                                                       |                                  |
| <b>PROPERTY INFORMATION</b>                                           |  |                                                                                     |                                  |
| <b>Address of Subject Property</b> Auto Plex Lane                     |  | <b>City</b> Clermont                                                                | <b>State</b> FI <b>Zip</b> 34711 |
| <b>Legal Description (include copy of survey)</b><br>attached         |  |                                                                                     |                                  |
| <b>Acreage</b> 9.8                                                    |  | <b>Land Use (City verification required)</b><br>Lake County Regional Commercial     |                                  |
| <b>Present Zoning (City verification required)</b><br>Lake County PUD |  | <b>Proposed Zoning</b><br>Clermont PUD                                              |                                  |



CITY OF CLERMONT  
**REZONING**  
**APPLICATION**

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

What are you proposing to do that would require a rezoning?

Annexation

Check box to indicate additional materials are provided via attachment. ☒

Thomas A Dixon

Applicant Name (print)

x [Signature]

Applicant Name (signature)

\_\_\_\_\_  
Owner Name (print)

x \_\_\_\_\_  
Owner Name (signature)

**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

5/22/2020



# LEGAL NOTICE

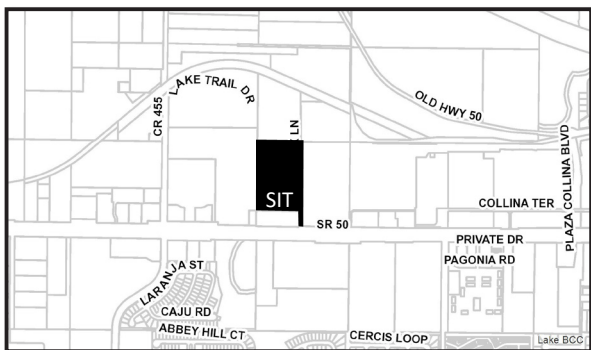
Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

## ORDINANCE 2022-029

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

### LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane  
(Alternate Key 3835575)



### LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

### PROPERTY REZONING

**From: Lake County (CP) Planned Commercial  
To: City of Clermont (PUD) Planned Unit Development**

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street. The proposed ordinance may be inspected at the Clermont Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711 between 8 AM and 5 PM Monday to Friday.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC  
City Clerk



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                              |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |                                |
| Tuesday, June 7, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                              |                                |
| Ordinance 2022-019 Land Development Code<br><i>Wellness Way Design Guidelines</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                              |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                              |                                |
| Recommend approval of Ordinance 2022-019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                              |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |                                |
| <p>This is a staff initiated Land Development Code change. On March 22, 2022, the City Council approved the Wellness Way Comprehensive Plan Amendment that created a new Goal along with Objectives and Policies exclusively for the Wellness Way Area. This adopted comprehensive plan amendment sets the framework for the details in the Land Development Code. City and County staff along with Dr. Richard Levey, landowners and many others have worked on the proposed Wellness Way Community Design Guidelines and Standards, starting with the first draft in May of 2020. This Land Development Code change provides the “nuts and bolts” on how development shall occur in the Wellness Way Area with specific detail including, but not limited to: Development Districts, Mobility and Connectivity, Open Space and Parks, Landscape and Natural Resources, Public Facilities/Utilities and Signage. These Guidelines and Standards will only be applicable to properties identified under the City’s jurisdiction of the Wellness Way Area Plan, under Figure 1 of Objective 2.3 of the Comprehensive Plan.</p> <p>These Guidelines and Standards set the development standards for form and design and connectivity within the Wellness Way neighborhoods along with non-residential uses. In addition, it also identifies permitted uses, architectural standards for centers, illustrated road cross sections, open space and park standards, water conservation, dark skies, and signage. All of these items are specific to the development within the entire Wellness Way Area Plan and mirror Lake County’s recently adopted Land Development Code amendment for Wellness Way. These Guidelines and Standards will be referenced under a new Section, 122-295 Wellness Way Community Design Guidelines and Standards.</p> <p>This Land Development Code change will complete the Wellness Way Area Plan regulations that started many years ago. Staff recommends approval of Ordinance 2022-019.</p> |                                                              |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b>                           | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                              |                                |
| 1. ORD 2022-019 Wellness Way Design Guidelines (05.31.2022)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ORD 2022-019 Wellness Way Design Guidelines (05.31.2022).pdf |                                |
| 2. WWAP Draft Design Guidelines City FINAL 6-1-22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | WWAP Draft Design Guidelines City FINAL 6-1-22.pdf           |                                |
| 3. Legal ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Legal ad.pdf                                                 |                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-019**

**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 III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CONFLICT; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.**

**WHEREAS**, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 7, 2022 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

**WHEREAS**, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Article III Districts, Division XVI Wellness Way Community Design Guidelines and Standards, of the City of Clermont's Code of Ordinances;

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

**SECTION 1.**

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

**SECTION 2.**

**Sec. 122-295 Wellness Way Community Design Guidelines and Standards.**

The intent and purpose of the *Wellness Way Community Design Guidelines and Standards*, document dated June 28, 2022, and as amended; are to provide a regulatory framework for decision makers to implement the guiding principles of the adopted Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. All development within the Wellness Way Development District Framework Map, Figure 2.1, in the City's Future Land Use Element; shall be subject to these guidelines and standards to produce development that achieves the following:

- (a) A high quality built environment;
- (b) Significant regional employment centers;
- (c) Regional infrastructure constructed with, not after, the impacts of development;
- (d) A robust multi-modal mobility system; and
- (e) Protection of key regional natural and ecological systems



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-019**

**SECTION 3: CONFLICT**

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

**SECTION 4: CODIFICATION**

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

**SECTION 5: SEVERABILITY**

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

**SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR**

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 7: PUBLICATION AND EFFECTIVE DATE**

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-019**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28<sup>th</sup> day of June, 2022.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney





**WELLNESS WAY  
Community Design Guidelines  
and Standards**

City of Clermont

June 28, 2022

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## Section 1 | Intent and Purpose

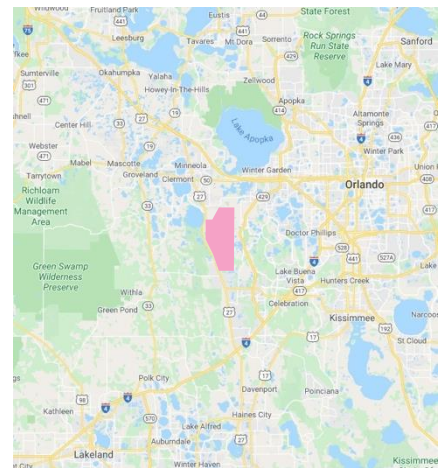
Wellness Way consists of approximately 15,500 gross acres of land located in southeast Lake County (See Figure 1). The Intent and Purpose of these Design Guidelines is to provide a regulatory framework for decision makers to implement the Guiding Principles of the adopted Wellness Way Area Plan. They are intended to produce development that achieves the following:

1. a high-quality built environment;
2. significant regional employment centers;
3. regional infrastructure constructed with, not after, the impacts of development;
4. a robust multi-modal mobility system; and
5. protection of key regional natural and ecological systems

### 1.1 Guiding Principles of Wellness Way

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within Wellness Way are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Guiding principles<sup>1</sup> for urban form are as follows, and shall be specifically demonstrated in the PUDs:

1. Wellness Way is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, guidelines for each district allocate a desired percentage distribution of uses (as measured in net acreage) along with an interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way.
2. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
3. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
4. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
5. An economic development approach that requires land set aside for non-residential employment generating uses.
6. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.



<sup>1</sup> Adapted from Policy 2.3.6 Urban Form  
Guiding Principles

7. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
8. Allow interim and/or permanent agricultural uses.
9. Non-residential uses are directed to Centers as defined in these standards and guidelines.

## 1.2 Development Program

Wellness Way is envisioned to include a diverse range of neighborhoods, appealing to the entire spectrum of residents living in concert with nature. The design intent for the project will offer a wide range of residential densities and commercial districts. At build out, the project is planned to support the development shown in Table 1.2.

| <u>Land Use</u>        | <u>Program</u>                       |
|------------------------|--------------------------------------|
| Residential            | 19,377 Dwelling Units Maximum        |
| <u>Non-Residential</u> | <u>8,821,633 Square Feet Minimum</u> |

Table 1.2: Wellness Way Development Program

### 1.2.1 Development Districts

Six Districts are created within Wellness Way to guide the development and character of the community. Each District has a specific requirement for allocation of land and program as described in Sections 1.3 and 1.4. In addition, the Districts have development standards intended to support the desired community character of Wellness Way. The Districts are as follows:

1. Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.
2. US 27 - intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces.
3. Multi-Use - intended to be the primary concentration of employment and non-residential uses in Wellness Way.
4. Conservation Subdivision - intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area.
5. Wellness Way North - intended to carry forward the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage for the area north of CONSERV.
6. CONSERV - intended to recognize the public ownership nature of the land holding permitting public facilities and encouraging public access as an open space amenity.



### 1.3 Land Allocation

All development within Wellness Way shall be allocated to one of three categories:

1. Open Space: Lands comprising the Wellness Space and Green Space areas further defined in Section 4.1
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

Table 1.3: Wellness Way District Land Allocation

<sup>1</sup> Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

<sup>2</sup> No Center requirement in Conservation Subdivision District

| Land Allocation                    | Neighborhood | US 27   | Multi-Use | Conservation Subdivision | Wellness Way North | CONSERV    |
|------------------------------------|--------------|---------|-----------|--------------------------|--------------------|------------|
| Open Space (Min) <sup>1</sup>      | 30%          | 30%     | 30%       | 50%                      | 30%                | No land    |
| Center (Min/Max) <sup>1</sup>      | 5%/10%       | 15%/40% | 20%/70%   | N/A <sup>2</sup> /5%     | 10%                | allocation |
| Residential (Min/Max) <sup>1</sup> | 60%/65%      | --/55%  | --/50%    | 45/50%                   | 60%                | required   |

### 1.4 Program Allocation

Minimum and maximum development programs are allocated based on the multipliers in Table 1.4. All calculations are made on net land area of the categories described in Section 1.3. For proposed developments containing more than one District, the combined program allocation may be blended among Districts within the development. However, all development must comply with the District standards listed in Section 2, including uses, residential densities, and non-residential FARs.

Table 1.4: Wellness Way District Program Allocation

<sup>1</sup> Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

<sup>2</sup> Accessory Dwelling Units built in residential areas do not count toward residential maximum.

<sup>3</sup> No Center requirement in Conservation Subdivision District

| Program Allocation                     | Neighborhood | US 27 | Multi-Use | Conservation Subdivision | Wellness Way North |      |      |
|----------------------------------------|--------------|-------|-----------|--------------------------|--------------------|------|------|
|                                        |              |       |           |                          | 1                  | 2    | 3    |
| Residential Max (DU/Ac) <sup>1,2</sup> | 3.60         | 5.75  | 8.00      | 2.70                     | 3.08               | 2.67 | 2.25 |
| Non-Res Min (FAR) <sup>1</sup>         | 0.30         | 0.30  | 0.30      | N/A <sup>3</sup>         | 0.33               | 0.25 | 0.17 |

#### 1.4.1 Non-Residential Program

Full non-residential program is not required to be built during initial phases of development. However, during the PUD approval process, applicants must demonstrate through a conceptual plan how the non-residential program allocation shown in Table 1.4 will be accommodated at buildout.

### 1.5 Implementation

Development within Wellness Way shall be contingent upon the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Wellness Way Goals, Objectives and Policies within the City of Clermont Comprehensive Plan. There is no minimum size for a PUD in Wellness Way, provided the PUD reflects an overall plan for the entire parcel including future development tracts.

## 1.6 Conflicts and Omissions

This document shall govern the development of property within Wellness Way. In an instance where the Design Guidelines and Standards conflict with existing City codes, the Design Guidelines and Standards shall control. When the Design Guidelines and Standards do not address a specific standard, the standard in the City LDC and Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook) shall be applied. Terms are considered to be defined as contained within the Land Development Code unless otherwise noted.

## 1.7 Alternate Standards

One size does not fit all circumstances. Each development proposal may include alternatives to the requirements of these guidelines. Alternatives will be evaluated on the following criteria:

1. The consistency of the requested alternative with the Guiding Principles of Wellness Way as set forth in Section 1.1 of these standards;
2. The requested alternative is shown by the applicant to produce an outcome that, after consideration of the basis for the request, is substantially equivalent to outcome sought to be produced by application of the adopted standard including, but not limited to, recognition of unique environmental conditions, landforms, character of surrounding development, and elevation changes; and
3. The requested alternative is shown by the applicant to be the least deviation from the adopted standard necessary to produce the desired outcome.

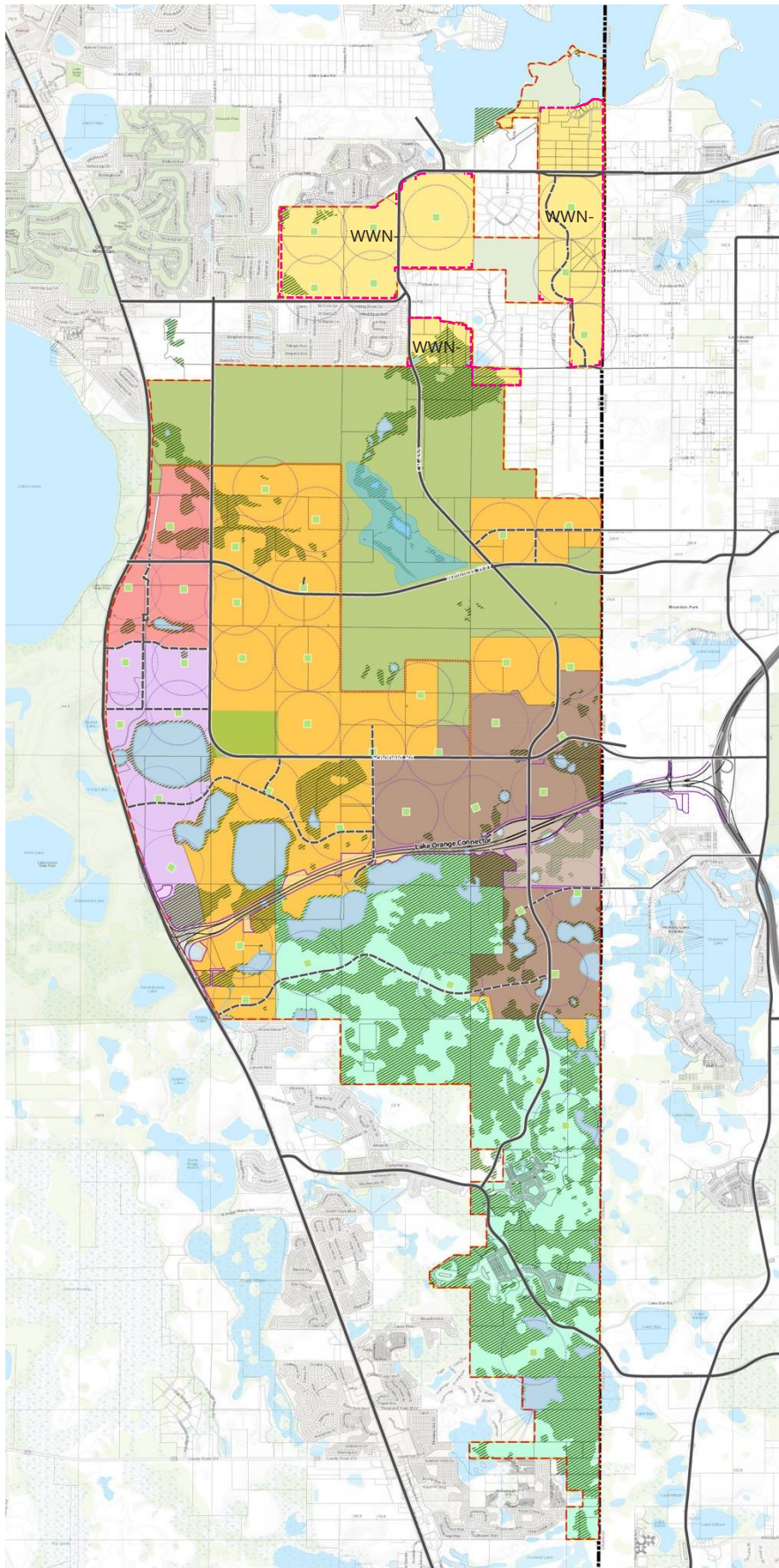


Figure 2.1: Wellness Way Development District Framework Map

- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District <sup>1</sup>
- CONSERV District
- Waterbodies
- Wetlands <sup>2</sup>
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)
- County Park
- Conceptual Neighborhood Form

<sup>1</sup> Subareas for purposes of Program Allocation are indicated by WWN-#

<sup>2</sup> Location and extent of wetlands and waterbodies shown on this map are approximate and subject to survey and regulatory agency jurisdictional determinations.

## Section 2 | Development Districts

### 2.1 District Standards

These Design Guidelines establish six districts to guide the development and character of the community. The districts are shown on the Framework Map in Figure 2.1 and further described below.

| District                 | Acreage <sup>1</sup> |
|--------------------------|----------------------|
| Neighborhood             | 3,458 Acres          |
| US 27                    | 575 Acres            |
| Multi-Use                | 1,639 Acres          |
| Conservation Subdivision | 797 Acres            |
| Wellness Way North       | 1,308 Acres          |
| CONSERV                  | 2,592 Acres          |
| Total                    | 10,912 Acres         |

Table 2.1: Wellness Way Districts by Acreage

<sup>1</sup> Acreage shown is net of wetlands and waterbodies which are subject to survey and regulatory agency jurisdictional determinations. Final acreages may vary from those shown in this table.

#### 2.1.1 Neighborhood District

The Neighborhood District is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

**2.1.1 (a) Form and Design.** The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district without buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory

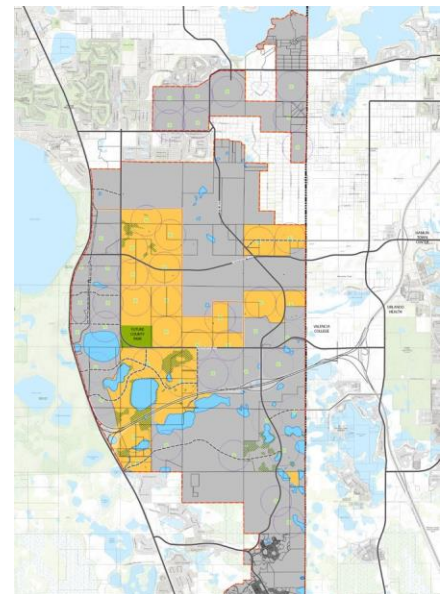


Figure 2.1.1: Neighborhood District

Location

[Orange Box] Neighborhood District



dwelling units that provide diversity of housing opportunities are encouraged.

3. Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns are encouraged.
4. The Neighborhood District may contain the following residential housing types:
  - Single-family detached homes;
  - Townhomes;
  - Duplexes and other types of attached units up to four-plexes;
  - Walk up apartments; and
  - Accessory dwelling units.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher residential densities should generally be located adjacent to a Center, or a location that would serve as a transition between a Neighborhood District and Multi-Use District or US 27 District.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

**2.1.1 (b) Connectivity** Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and vehicular access. The intersection density in the Neighborhood District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections. This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.



**2.1.1(c) Development Standards.** All development within the Neighborhood District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.1 (c).

| Lot Development Standards | SFD                 | SFA                 | MF                  | NR <sup>4</sup> |
|---------------------------|---------------------|---------------------|---------------------|-----------------|
| <b>Building Setback</b>   |                     |                     |                     |                 |
| Front Yard Minimum        | 20' <sup>6</sup>    | 20'                 | 10'                 | 0'              |
| Street Side Yard Minimum  | 10'                 | 10'                 | 10'                 | 5'              |
| Side Yard Minimum         | 5' <sup>1</sup>     | 0'/5' <sup>5</sup>  | 10'                 | 5'              |
| Rear Yard Minimum         | 15' <sup>7</sup>    | 15'                 | 15'                 | 15'             |
| <b>Garage Setback</b>     |                     |                     |                     |                 |
| Front Load Minimum        | 25' <sup>2</sup>    | 25' <sup>2</sup>    | N/A                 | N/A             |
| Alley Load Minimum        | 3'/20' <sup>3</sup> | 3'/20' <sup>3</sup> | 3'/20' <sup>3</sup> | N/A             |
| <b>Encroachments</b>      |                     |                     |                     |                 |
| Porch Maximum             | 8'                  | 8'                  | 8'                  | N/A             |
| Building Stories Maximum  | 3                   | 3                   | 3                   | 3               |
| Lot Width Minimum         | 32' <sup>4</sup>    | 20' <sup>4</sup>    | 40'                 | 40'             |

Table 2.1.1 (c): Neighborhood District Development Standards

SFD: Single-Family Detached  
 SFA: Single-Family Attached (Duplex/Townhome)  
 MF: Multi-Family  
 NR: Non-Residential

<sup>1</sup> 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

<sup>2</sup> Front loaded garages must be recessed at least five feet from front of primary structure.

<sup>3</sup> Any setback beyond minimum shall be at least 20'.

<sup>4</sup> Garages on lots less than 50' wide shall be alley accessed.

<sup>5</sup> 5' side setback required for end units.

<sup>6</sup> Front yard setback may be reduced to 15' if alley loaded garages are provided.

<sup>7</sup> Accessory structure setback 5' minimum.

### 2.1.2 US 27 District

The US 27 District is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The District is not intended to create a conventional 'strip commercial' frontage along US 27.

**2.1.2(a) Form and Design.** The design standards in this district are intended to achieve the following:

1. This District is designed to encourage development of multiple uses that are integrated to form a cohesive development pattern.  
 Development should be designed to ensure a series of interconnected mix of uses with an internal street/driveway pattern which allows convenient movement within the district as well as easy access from surrounding neighborhoods. The primary orientation is to US 27.
2. The scale of this district is mid-rise buildings - typically five stories in height and below. This District serves as a transition in land use intensity from the Neighborhood District to the Multi Use District to the north.
3. The street layout should allow for movement between differing land uses without relying upon the external arterial street system. This can include local public or private streets. Access between residential areas and commercial/employment areas must include facilities for safe pedestrian movement.

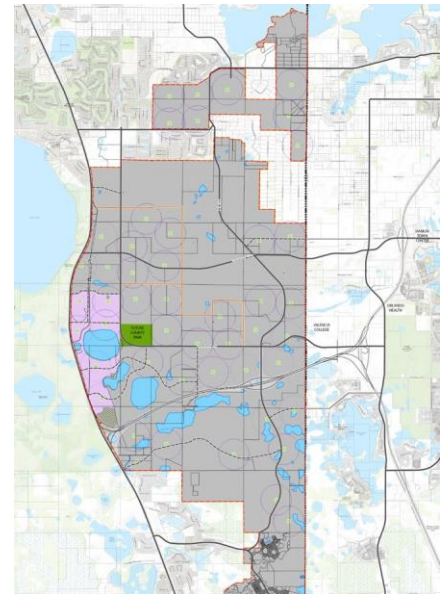


Figure 2.1.2: US 27 District Location  
 [ ] US 27 District

4. Residential buildings include:
  - detached single-family
  - Townhomes;
  - Duplexes and other types of attached units up to four-plexes; and
  - multi-unit stacked flat buildings.

Commercial buildings include:

- in-line retail centers;
  - out-parcels - with or without drive-thru facilities;
  - single or multi-story office; and
  - institutional uses.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
  6. Higher residential densities should generally be located adjacent to a Center or transition to Multi-Use. No more than 50% of the parcels with US 27 frontage may be retail/commercial use. Lowest densities and intensities should generally be located adjacent to Neighborhood Districts.
  7. The District shall be pedestrian and bicycle friendly. Development should be sized so that dwellings are generally within a maximum quarter-mile of a Center. Access between residential areas and commercial/employment areas must include facilities for safe bicycle and pedestrian movement.
  8. All buildings in the District shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

**2.1.2 (b) Connectivity.** Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the US 27 District shall be at least 100 intersections<sup>1</sup> per square mile inclusive of bicycle/pedestrian crossings and street intersections<sup>2</sup>.

<sup>1</sup> Measurement includes intersections of all public streets, private drives, and multi-use trails.

<sup>2</sup> This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

**2.1.2(c) Development Standards.** All development within the US 27 District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.2 (e).

| Lot Development Standards           | SFD                 | SFA                 | MF                  | NR              |
|-------------------------------------|---------------------|---------------------|---------------------|-----------------|
| <b>Building Placement</b>           |                     |                     |                     |                 |
| Front Build-to Zone <sup>1</sup>    | 5'-15'              | 0'-10'              | 0'-10'              | 0'-10'          |
| Build-to-Zone Frontage <sup>2</sup> | 50%                 | 60%                 | 60%                 | 60%             |
| Street Side Yard Minimum            | 5'                  | 5'                  | 10'                 | 0'              |
| Side Yard Minimum                   | 0'/5' <sup>6</sup>  | 0'/5' <sup>5</sup>  | 5'                  | 0' <sup>3</sup> |
| Rear Yard Minimum                   | 15' <sup>7</sup>    | 15' <sup>7</sup>    | 15'                 | 5' <sup>3</sup> |
| <b>Garage Setback</b>               |                     |                     |                     |                 |
| Alley Load                          | 3'/20' <sup>4</sup> | 3'/20' <sup>4</sup> | 3'/20' <sup>4</sup> | N/A             |
| Building Stories Maximum            | 3                   | 4                   | 5                   | 5               |
| Lot Width Minimum                   | 32'                 | 20'                 | 100'                | 40'             |
| Minimum Living Area                 | N/A                 | N/A                 | 500 sf              | N/A             |

Table 2.1.2 (c): US 27 District Development Standards

SFD: Single-Family Detached  
SFA: Single-Family Attached (Duplex/Townhome)  
MF: Multi-Family  
NR: Non-Residential

<sup>1</sup> Measured from edge of right-of-way.

<sup>2</sup> Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

<sup>3</sup> 10' building separation required adjacent to residential uses

<sup>4</sup> Any setback beyond minimum shall be at least 20'.

<sup>5</sup> 5' side setback required for end units.

<sup>6</sup> 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

<sup>7</sup> Accessory structure setback 5' minimum.

### 2.1.3 Multi-Use District

The Multi-Use District is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.

**2.1.3(a) Form and Design.** The design standards in this district are intended to achieve the following:

1. This District focuses on employment as its central purpose, with ancillary residential and service uses. Uses should be organized around a 'block structure' providing for vehicular, pedestrian and bicycle access in and between blocks.
2. This District supports the highest intensity of land uses in Wellness Way. Larger square footage buildings, sometimes exceeding 1MM square feet under roof, are encouraged in the Multi-Use L District.
3. The Multi-Use L District is intended to support a high concentration of logistics, distribution, and similar facilities. This District has standards to facilitate development as a logistics hub for truck-related facilities within the context of the broader Wellness Way Guiding Principles. The Multi-Use W District is intended to support regional employment of varying types while also serving the community level retail and services for surrounding neighborhoods.

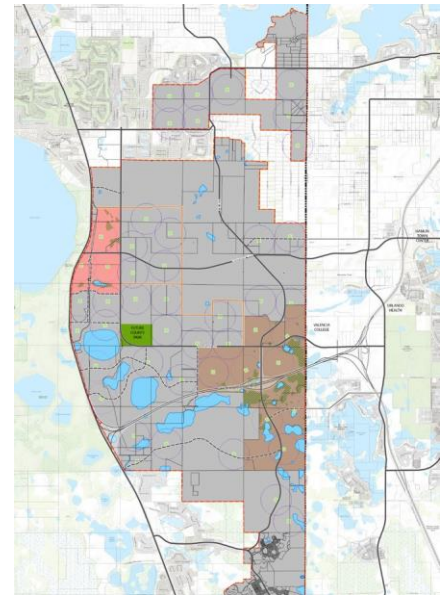


Figure 2.1.3: Multi-Use District Location

Multi-Use W District  
Multi-Use L District

4. A wide variety of building types are encouraged. The Multi-Use W District is intended to be characterized by single and multi-tenant retail, office and services buildings. Drive thru facilities are permitted. The Multi-Use L is similar, but also includes large scale logistics, distribution, and similar facilities.
5. The edges of both Multi-Use Districts should be designed to transition to adjacent development districts based on the character of the adjoining uses.
6. In the Multi-Use W District, residential uses should be integrated into the overall design of the District with close proximity to employment uses. The Multi-Use L District is oriented to larger logistics and distribution uses. Residential uses should be oriented away from concentrations of logistics/distribution uses, to maximize available land for employment uses and minimize conflicts between employment uses and surrounding residential neighborhoods.
7. Bicycle and pedestrian facilities to be included along all arterial and collector roadways and into and through the District to promote access from residential areas.
8. The streets in the Multi-Use L District should be designed to accommodate large volumes of truck traffic. Logistics and distribution buildings shall be oriented to provide the greatest operational benefit to those uses, while ensuring that robust landscape and hardscape elements enhance the street edge.

**2.1.3 (b) Connectivity.** The Multi-Use District will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access.

**2.1.3 (c) Development Standards.** All development within the Multi-Use District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.3 (c).

| Lot Development Standards           | SFA                | MF     | NR                    | MU-L                  |
|-------------------------------------|--------------------|--------|-----------------------|-----------------------|
| <b>Building Placement</b>           |                    |        |                       |                       |
| Front Build-to Zone <sup>1</sup>    | 0'-10'             | 0'-10' | 0'-10'                | 35' 5                 |
| Build-to-Zone Frontage <sup>2</sup> | 60%                | 60%    | 60%                   | N/A <sup>5</sup>      |
| Street Side Yard Minimum            | 5'                 | 10'    | 10'                   | 20'                   |
| Side Yard Minimum                   | 0'/5' <sup>6</sup> | 5'     | 5'                    | 20'                   |
| Rear Yard Minimum                   | 15' <sup>7</sup>   | 15'    | 15'                   | 25'                   |
| Building Stories Maximum            | 3                  | 5      | See Note <sup>3</sup> | See Note <sup>3</sup> |
| Lot Width Minimum                   | 20'                | 100'   | 40'                   | N/A                   |
| Minimum Living Area                 | N/A                | 500 sf | 500 sf                | 500 sf                |

Table 2.1.3 (c): Multi-Use District Development Standards

<sup>1</sup> Measured from edge of right-of-way.

<sup>2</sup> Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

<sup>3</sup> Industrial: 3 stories; Office/Hospital: 8 stories; Commercial 3 stories; Hotel: 8 stories

<sup>4</sup> Ground floors of buildings on A-street frontages shall be designed and built to accommodate future ground floor commercial uses unless otherwise approved by the City.

<sup>5</sup> Minimum setback; no build-to required.

<sup>6</sup> 5' side setback required for end units.

<sup>7</sup> Accessory structure setback 5' minimum.



### 2.1.4 Conservation Subdivision District

The Conservation Subdivision District is intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

**2.1.4 (a) Form and Design.** The design standards in this district are intended to achieve the following:

1. This District provides for the protection of the extensive wetland system by orienting residential development in uplands well buffered from wetland systems. The preservation of documented wildlife corridors through this District is integral to the purpose of the District.
2. The scale of this District is one of clustering residential development on uplands while preserving large wetland and adjacent uplands to maintain the integrity of the natural ecosystem to the greatest extent possible.
3. Higher net densities in the form of smaller lot sizes may be permitted to achieve a balance between residential land development and ecological preservation. No Center is required, but may be provided. Non-residential uses are limited to civic and residential amenity uses only.
4. This is generally a single-family and agricultural district, however alternative building types can be considered if the resulting land use pattern provides greater protection for conservation lands and ecological habitat.
5. Land use transitions in this District occur between residential development on upland and protected wetland systems.
6. This District encourages an approach that limits the impact of residential areas on protected conservation areas and documented wildlife corridors (see Figure 2.1.4 (a) 6). Wherever possible, community facilities/amenities should be used as organizing features of neighborhoods.
7. Emphasis should be on multi-use trails in lieu of sidewalks on both sides of streets to limit impervious surfaces and reduce impacts to surrounding conservation areas.
8. Wherever possible, neighborhood street design should take on more of a rural, open swale design.
9. Open space tracts should be located and designed to allow for free movement of wildlife. Fencing of open space tracts is discouraged.

**2.1.4 (b) Connectivity.** Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Conservation Subdivision District shall be at least 40 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections<sup>1</sup>.

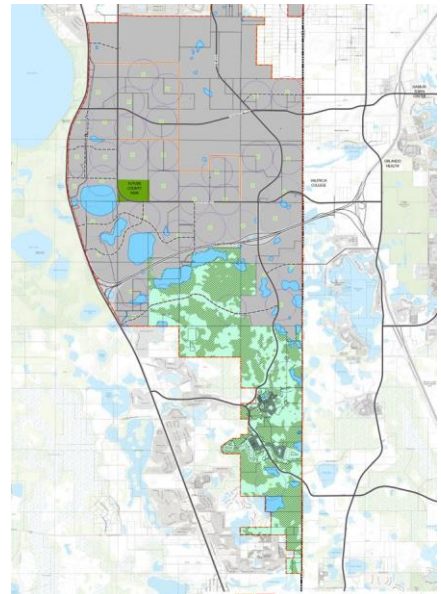


Figure 2.1.4: Conservation Subdivision District Location

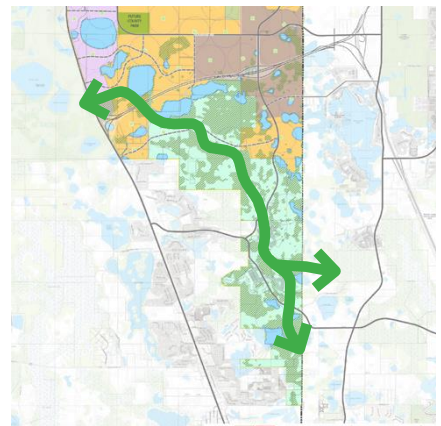


Figure 2.1.4 (a) 6: Wildlife Corridor  
Source: [floridawildlifecorridor.org](http://floridawildlifecorridor.org), 2020

This figure is intended to inform decision making about the existence of an important element of the landform that supports the regional movement of wildlife. The boundaries of the corridor are not intended to preclude development or land alteration. Instead, it is intended to inform the design of any development to ensure that provisions are made to incorporate the continuation of wildlife movement and protection of important ecological conditions.

<sup>1</sup>This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.



**2.1.4(c) Development Standards.** All development within the Conservation Subdivision District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.4 (c).

| Lot Development Standards | SFD                    | SFA                    |
|---------------------------|------------------------|------------------------|
| <b>Building Setback</b>   |                        |                        |
| Front Yard Minimum        | 30'                    | 15'                    |
| Street Side Yard Minimum  | 10'                    | 10'                    |
| Side Yard Minimum         | 5' 5                   | 0'/5' <sup>9</sup>     |
| Rear Yard Minimum         | 15' <sup>10</sup>      | 15' <sup>10</sup>      |
| <b>Garage Setback</b>     |                        |                        |
| Front Load Minimum        | 20' <sup>6</sup>       | 20'                    |
| Alley Load Minimum        | 3'/20' <sup>7</sup>    | 3'/20' <sup>7</sup>    |
| <b>Encroachments</b>      |                        |                        |
| Porch Maximum             | 8'                     | 8'                     |
| Building Stories Maximum  | 3                      | 3                      |
| <b>Lot Width Minimum</b>  | <b>32'<sup>8</sup></b> | <b>20'<sup>8</sup></b> |

Table 2.1.4 (c): Conservation Subdivision District Development Standards

SFD: Single-Family Detached

SFA: Single-Family Attached (Duplex/Townhome)

<sup>5</sup> 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

<sup>6</sup> Front loaded garages must be recessed at least five feet from front of primary structure.

<sup>7</sup> Any setback beyond minimum shall be at least 20'.

<sup>8</sup> Garages on lots less than 50' wide shall be alley accessed.

<sup>9</sup> 5' side setback required for end units.

<sup>10</sup> Accessory structure setback 5' minimum.

### 2.1.5 Wellness Way North District

This District is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

**2.1.5(a) Form and Design.** The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district with appropriate buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as duplexes, bungalow single family, and accessory dwelling units ("granny flats") that provide diversity of housing opportunities are encouraged.
3. Each neighborhood shall include a variety of housing types and styles. In order to maintain the desired density of residential neighborhoods, at least three distinct housing types and/or lot sizes are required.

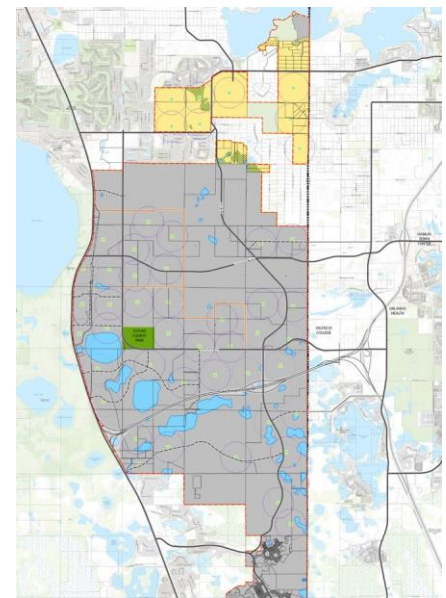


Figure 2.1.5: Wellness Way North District Location

4. Wellness Way North neighborhoods may contain the following residential housing types:
  - Single-family detached homes;
  - Townhomes;
  - Duplexes and other types of attached units up to four-plexes;
  - Walk up apartments; and
  - Accessory dwelling units.
5. Whenever practical, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher densities within neighborhoods should generally be located adjacent to a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

**2.1.5 (b) Connectivity.** Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Wellness Way North District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections<sup>1</sup>.

**2.1.5 (c) Development Standards.** All development within the Wellness Way North District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.5 (c).

<sup>1</sup>This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

| Lot Development Standards | SFD                 | SFA                 | MF                  | NR  |
|---------------------------|---------------------|---------------------|---------------------|-----|
| <b>Building Setback</b>   |                     |                     |                     |     |
| Front Yard Minimum        | 20'                 | 20'                 | 10'                 | 0'  |
| Street Side Yard Minimum  | 10'                 | 10'                 | 10'                 | 5'  |
| Side Yard Minimum         | 5' <sup>1</sup>     | 0'/5' <sup>5</sup>  | 10'                 | 5'  |
| Rear Yard Minimum         | 15'                 | 15'                 | 15'                 | 15' |
| <b>Garage Setback</b>     |                     |                     |                     |     |
| Front Load Minimum        | 25' <sup>2</sup>    | 25' <sup>2</sup>    | N/A                 | N/A |
| Alley Load Minimum        | 3'/20' <sup>3</sup> | 3'/20' <sup>3</sup> | 3'/20' <sup>3</sup> | N/A |
| <b>Encroachments</b>      |                     |                     |                     |     |
| Porch Maximum             | 8'                  | 8'                  | 8'                  | N/A |
| Building Stories Maximum  | 3                   | 3                   | 3                   | 3   |
| Lot Width Minimum         | 32' <sup>4</sup>    | 20' <sup>4</sup>    | 40'                 | 40' |

Table 2.1.5 (c): Wellness Way North District Development Standards

SFD: Single-Family Detached  
 SFA: Single-Family Attached (Duplex/Townhome)  
 MF: Multi-Family  
 NR: Non-Residential

<sup>1</sup> 4' minimum allowed on lots less than 40' in width.

<sup>2</sup> Front loaded garages must be recessed at least five feet from front of primary structure.

<sup>3</sup> Any setback beyond minimum shall be at least 20'.

<sup>4</sup> Garages on lots less than 50' wide shall be alley accessed.

<sup>5</sup> 5' side setback required for end units.

### 2.1.6 CONSERV District

This District is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

## 2.2 Permitted Uses, Densities, and Intensities

### 2.2.1 Density and Intensity Ranges

All development within Wellness Way shall be consistent with the applicable minimum and maximum density and intensity ranges shown in Figure 2.2.1 and Table 2.2.1. The minimum and maximum densities/intensities shown in Table 2.2.1 are the range of net densities/intensities for any individual parcel within a PUD.

| Density and Intensity Tiers    | Tier A | Tier B | Tier C | Tier D |
|--------------------------------|--------|--------|--------|--------|
| Residential <sup>1,2</sup>     |        |        |        |        |
| Min Density (DU/Ac)            | 6.00   | 3.00   | 2.50   | 2.00   |
| Max Density (DU/Ac)            | 25.00  | 20.00  | 15.00  | 10.00  |
| Non-Residential <sup>3,4</sup> |        |        |        |        |
| Min Gross FAR                  | 0.25   | 0.25   | 0.15   | 0.15   |
| Max Gross FAR                  | 2.00   | 2.00   | 2.00   | 2.00   |

Table 2.2.1: Wellness Way Density/Intensity Tiers

<sup>1</sup> Density calculated on net buildable acreage (Gross acres minus wetland acres minus water body acres minus designated open space.)

<sup>2</sup> Accessory Dwelling Units (ADUs) will not be included in unit or density calculations

<sup>3</sup> Minimum and maximum FAR shall be applied to the overall development plan and not to each freestanding phase. The Developer shall maintain a cumulative record of FAR approved to date and provide it with each phase of the project.

<sup>4</sup> Non-residential uses, except for civic and amenity related uses, shall only be located in Centers.

### 2.2.2 Permitted Principal Uses

The permitted uses shown in Table 2.2.2 for each District are intended to support the following design elements:

- An interconnected network of streets and paths designed to encourage walking and bicycle use, with traffic calming where necessary;
- A complementary mix and range of land uses, including residential, employment, educational, recreational and cultural activities;
- Appropriate densities and intensities of land use within centers;
- Daily activities within walking distance of residences; and
- Public uses, streets and gathering places that are safe, comfortable and attractive for the pedestrian, with adjoining buildings that rationally relate to the street and parking designed to support all transportation modes.



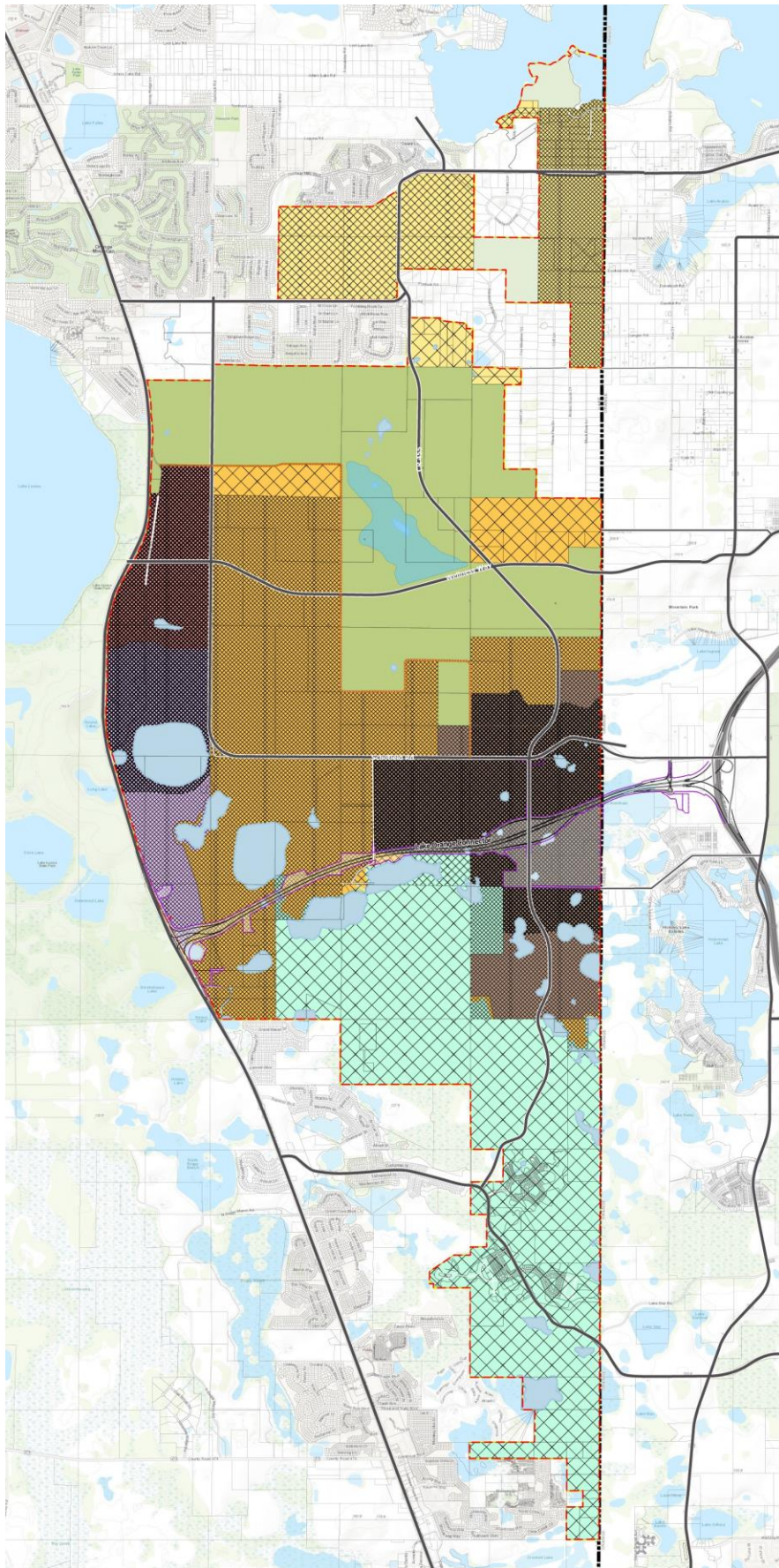


Figure 2.2.1: Density/Intensity Tiers

- Density/Intensity Tier A
- Density/Intensity Tier B
- Density/Intensity Tier C
- Density/Intensity Tier D
- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District<sup>1</sup>
- CONSERV District
- Waterbodies
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)

Table 2.2.2: Permitted Principal Uses by District

P Permitted use in specified District

<sup>1</sup> Permitted only in Centers<sup>2</sup> Accessory Dwelling Units (ADUs) will not be included in unit or density calculations<sup>3</sup> Walk up apartments only; must be located adjacent to Center; no more than three stories in height.<sup>4</sup> Agriculture allowed throughout District<sup>5</sup> See 2.1.4 (b) 2<sup>6</sup> Large, single story commercial building with high ceilings, designed with flexibility in mind to accommodate a mix of office, production, and warehouse/distribution uses.<sup>7</sup> Outpatient medical uses only<sup>8</sup> Permitted only by Conditional Use Permit

| Residential Uses                     | Nhd            | US 27 | Multi-Use W | Multi-Use L | CSD            | WWN            |
|--------------------------------------|----------------|-------|-------------|-------------|----------------|----------------|
| Accessory Dwelling Unit <sup>2</sup> | P              | P     | P           | P           | P              | P              |
| Assisted Living Facility             | P <sup>1</sup> | P     | P           | P           | --             | P <sup>1</sup> |
| Family Day Care                      | P <sup>1</sup> | P     | P           | P           | --             | P <sup>1</sup> |
| Nursing Home                         | --             | P     | P           | P           | --             | --             |
| Multi Family                         | P <sup>3</sup> | P     | P           | P           | --             | P <sup>3</sup> |
| Single Family, Detached              | P              | P     | P           | --          | P              | P              |
| Single Family, Attached              | P              | P     | P           | P           | P              | P              |
| Non-Residential Uses (Center Only)   | Nhd            | US 27 | Multi-Use W | Multi-Use L | CSD            | WWN            |
| Agriculture <sup>4</sup>             | P              | P     | P           | P           | P              | P              |
| Child Day Care                       | P              | P     | P           | P           | --             | P              |
| Civic                                | P              | P     | P           | P           | P <sup>5</sup> | P              |
| Commercial Recreation                | --             | P     | P           | P           | --             | --             |
| Communication Towers                 | P              | P     | P           | P           | P <sup>5</sup> | P              |
| Conservation Uses                    | P              | P     | P           | P           | P <sup>5</sup> | P              |
| Drive-thru Facilities                | P              | P     | P           | P           | --             | P              |
| Eating and Drinking                  | P              | P     | P           | P           | --             | P              |
| Flex Office <sup>6</sup>             | P              | P     | P           | P           | --             | P              |
| Hospitals/Outpatient Medical         | P <sup>7</sup> | P     | P           | P           | --             | P              |
| Hotels/Motels                        | --             | P     | P           | P           | --             | --             |
| Institutional                        | P              | P     | P           | P           | P <sup>5</sup> | P              |
| Logistics/Distribution               | --             | --    | --          | P           | --             | P <sup>8</sup> |
| Manufacturing/Processing             | --             | --    | P           | P           | --             | --             |
| Office                               | P              | P     | P           | P           | --             | P              |
| Outdoor Storage as Principal Use     | --             | --    | --          | --          | --             | --             |
| Personal Storage (Indoor)            | --             | P     | P           | P           | --             | --             |
| Retail                               | P              | P     | P           | P           | --             | P              |
| Services, Personal                   | P              | P     | P           | P           | --             | P              |
| Services, Automotive <sup>8</sup>    | --             | P     | P           | P           | --             | --             |
| Schools                              | P              | P     | P           | P           | P              | P              |



## 2.3 Site and Architectural Standards for Centers

The following standards apply to all buildings and sites in Centers.

### 2.3.1 'A' and 'B' Street Framework

Every street within the Center area of each District shall be designated as either an 'A' street or a 'B' street. At least 50% of the streets in an individual Center must be 'A' streets.

- 'A' streets are intended to be the primary pedestrian-oriented streets that provide a mix of uses, promoting pedestrian activity, cycling, and transit. These streets will have building frontage requirements that establish a strong relationship between the building and the street.
- 'B' streets are intended to provide vehicular and service access to development blocks. These streets will have no building frontage requirements. While "B" streets are not intended to be primary pedestrian streets, they should include sidewalks and street trees in accordance with appropriate street types. "B" streets can either be publicly dedicated or privately maintained.

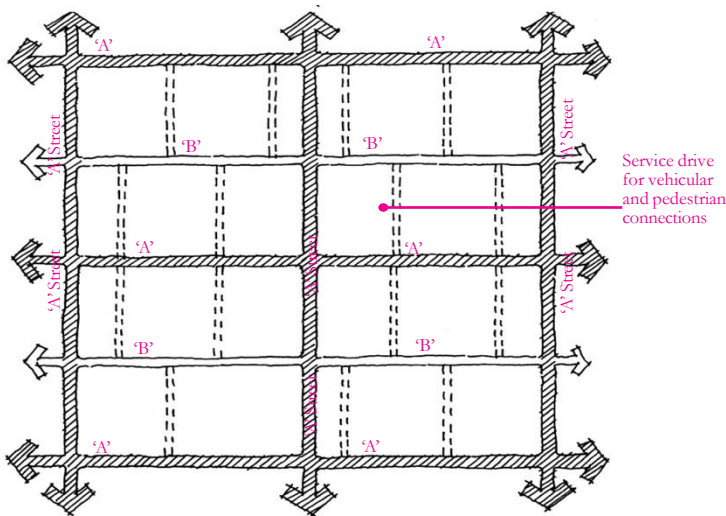


Figure 2.3.1: 'A'/'B' Street Concept

Since 'A' and 'B' streets inside centers may not be public streets, each PUD shall define its own applicable cross section consistent with the standards of this section.

Maximum internal block lengths, defined as the distance between 'A' Streets, shall be as indicated in Table 2.3.1. This requirement only applies to the Center area of each District.

| District           | Max Block Face Length |
|--------------------|-----------------------|
| Multi-Use W        | 600 ft                |
| Multi-Use L        | — <sup>1</sup>        |
| US 27              | 600 ft                |
| Neighborhood       | 500 ft                |
| Wellness Way North | 500 ft                |

Table 2.3.1: Centers Maximum Block Lengths by District

<sup>1</sup> Logistics/Distribution and other major employment facilities exempt from this requirement.

### 2.3.2 Building Location and Siting

In general, within the Neighborhood, US 27, Multi-Use W, and Wellness Way North Districts, urban architecture should be built up to all property lines that front 'A' streets described in Section 2.3.1 and/or parks described in Section 4.4. The intent of these standards is to promote a substantially continuous building edge along these streets to encourage density, connection to adjacent properties, and street activity.

- Parking and service areas shall not be located between the principal building and the street.
- Building service elements (e.g., loading docks, dumpsters, etc.) shall be located at the rear of the building and screened from view of adjacent 'A' Streets. Development is encouraged to develop a system of service alleys to provide access to these areas.
- Buildings on corner parcels shall be located up to and address the corner. They are encouraged to wrap the corner where possible.

Within the Multi-Use L District, industrial and manufacturing buildings should be sited, regardless of their use, in a manner that emphasizes building frontage and landscape more than parking and service/loading areas. While there is not a requirement that buildings be placed at the edge of the sidewalk; the intent of these guidelines is to encourage a varied streetscape that allows buildings with a mix of employment uses in close proximity to each other.

1. Buildings are encouraged to have a variety of front setbacks in order to avoid the creation of a constant wall of buildings. This is particularly important where proposed buildings have similar heights and massing.
2. Large scale parking and service areas shall not be located between the principal building and the street. No more than a single bay of parking may be located between the principal building and the street at the front of the parcel. Where parking is provided between the building and street, at least 25% of the building frontage must be kept free of parking stalls.
3. Parking may be located to the side of the principal building. In this condition, special screening guidelines apply.
4. Where unique operational needs of logistics and distribution uses require a parking arrangement inconsistent with these standards, the PUD shall incorporate alternative standards consistent with Section 1.6.

### 2.3.3 Required Building Frontages

All buildings in Centers shall provide a primary frontage consistent with one of the following types. Each frontage type has a schematic example and standards that are required for development within the Center.

**2.3.3 (a) Storefront.** Storefront frontages are intended to create an enhanced pedestrian-oriented environment through design elements such as high visibility into the buildings, shade fixtures, outdoor dining spaces, architectural details and other features. These Storefront frontage elements are governed by the following requirements:

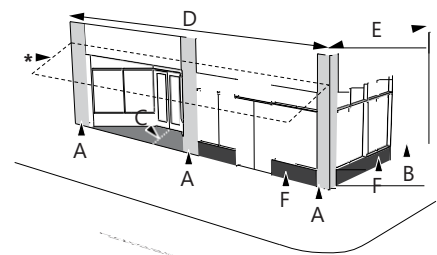
**General.** The frontage is set back from the front property line per applicable street setback requirements typically at or near a front property line with the entrance at sidewalk grade. Frontages shall incorporate awnings, marquees and/or arcades that cover the sidewalk and may request to extend into the right-of-way, as well as galleries. Recessed entrances are acceptable. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages directly facing an 'A' Street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas.

**Windows and Entrances.** All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the buildings to see building occupants. Tinting should not be the primary strategy to provide privacy or reduce solar transmittance, but rather these should be accomplished through the articulation of buildings facades with awnings, wall thickness, canopies, marquees, arcades or galleries.

**Transparency.** Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. False windows shall not be counted toward meeting the minimum transparency requirement.

| Dimensional Requirements                                                  | Min | Max |
|---------------------------------------------------------------------------|-----|-----|
| A - Distance between door and/or window opening on primary frontage (ft)  | --  | 4   |
| B - Distance between door and/or window opening on secondary frontage(ft) | --  | 10  |
| C - Door recess (ft)                                                      | --  | 5   |
| D - Primary frontage ground floor transparency (%)                        | 60  | --  |
| E - Secondary frontage ground floor transparency (%)                      | 60  | --  |
| F - Height to bottom of window (ft)                                       | --  | 2.5 |

Table 2.3.3 (a): Storefront Frontage Requirements



**2.3.3 (b) Civic/Institutional Frontage** Civic and institutional frontages are intended to facilitate the functioning of government buildings, hospitals, churches, and other public type uses, while maintaining a pedestrian orientation. It is acknowledged that such buildings are sometimes internally complex and uses are sensitive in nature. Flexibility in the requirements is warranted as follows:

**General.** Frontages shall incorporate awnings, marquees, porches, and/ or arcades. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas. Buildings should have a well-defined pedestrian access on the primary frontage.

**Transparency.** Transparency shall be calculated as the percentage (%) of clear glass between the ground and 10 feet in height. Exceptions to the transparency requirements may be granted where patient privacy or employee safety would be compromised. In such situations, the building shall be designed with features that break up the mass of the building such as treated or spandrel glass, building articulations, architectural fenestrations or green wall landscape features. For these exceptions, such details shall be counted towards the transparency requirement.

| Dimensional Requirements                         | Min | Max |
|--------------------------------------------------|-----|-----|
| Primary frontage ground floor transparency (%)   | 25  | --  |
| Secondary frontage ground floor transparency (%) | 15  | --  |

Table 2.2.2 (b): Civic/Institutional Frontage Requirements

**2.3.3 (c) Industrial Frontages.** Industrial frontages are intended to facilitate the function of warehouse, manufacturing, or flex office/ industrial uses, while maintaining a high- quality visual environment. Industrial frontage elements are governed by the following requirements:

**General.** Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area.

**Exterior Surface Materials.** No exposed, unfinished sheet metal or concrete shall be permitted on building exteriors unless used as an accent to the architectural style of the building. No exposed, unfinished concrete block shall be permitted on building exteriors or screen walls. Color palette, materials, and finishes shall be consistent on all exterior elevations of the principal building. Any secondary buildings, accessory structures, or screen walls shall be treated consistent with the principal building. Gutters, downspouts, vents, louvers, and rolling doors, shall be a color consistent with the color scheme of the building they are incorporated into.

**Transparency.** Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. The following requirements apply only to the office portion of an industrial building frontage.

| Dimensional Requirements                         | Min | Max |
|--------------------------------------------------|-----|-----|
| Primary frontage ground floor transparency (%)   | 25  | --  |
| Secondary frontage ground floor transparency (%) | 15  | --  |

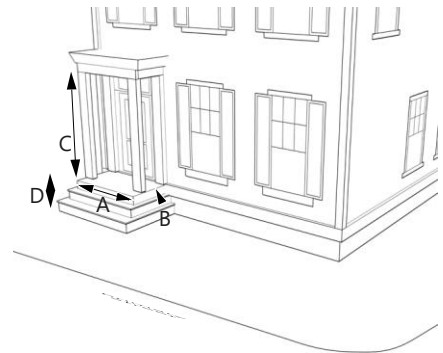
Table 2.2.2 (c): Industrial Frontage Requirements

**2.3.3 (d) Stoop.** A stoop is an elevated entrance to a building, usually of a residence, with small setbacks from the sidewalk:

**General.** Stoops must be set back from the front lot line per applicable setback standards. Steps from the sidewalk to the stoop may encroach into the minimum setback but shall not encroach into the ROW. The frontage includes an elevated landing and entryway accessed by a series of steps. The stoop may or may not feature a roof covering the landing.

| Dimensional Requirements | Min | Max |
|--------------------------|-----|-----|
| A - Width (ft)           | 5   | 8   |
| B - Depth (ft)           | 4   | 8   |
| C - Height (ft)          | 8   | --  |
| D - Elevation (ft)       | 2   | 3   |

Table 2.2.2 (d): Stoop Frontage Requirements



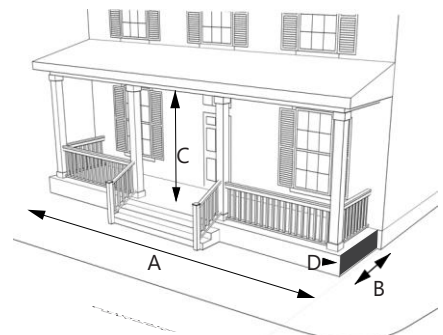
**2.3.3 (e) Porch.** A porch is a covered entry and sitting area attached to the face of a residential building, at the same level as the ground floor, and accessed by a series of steps.

**General.** Porches must be set back from the front lot line per applicable setback standards. Porches may wrap around the corners of the building.

Steps from the sidewalk to the porch may encroach into the minimum setback but shall not encroach into the ROW.

| Dimensional Requirements | Min | Max |
|--------------------------|-----|-----|
| A - Width (ft)           | 10  | --  |
| B - Depth (ft)           | 6   | 12  |
| C - Height (ft)          | 8   | --  |
| D - Elevation (ft)       | 2   | 3   |

Table 2.2.2 (e): Porch Frontage Requirements





### 2.3.4 Building Facade Standards

**2.3.4 (a) Commercial and Mixed-Use Buildings.** Building facades shall be composed with elements that reinforce a pedestrian scale. These elements are to be utilized to create a rhythm and scale consistent with traditional architecture. Large unarticulated facades along the sidewalk are not conducive to a pedestrian experience. The street front facades of all new buildings shall be broken down into a number of smaller bays that relate to the context. Additional interest can be added through variations in solid and void composition, color, material, and height.

The following standards shall apply to all commercial and mixed-use buildings in Centers within the Neighborhood, US 27, Multi-Use, and Wellness Way North Districts:

1. All facades shall present consistent design elements that reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
  - Floors (banding, belt courses, etc.)
  - Vertical support (columns, pilasters, piers, quoins, etc.)
  - Foundation (water tables, rustication, etc.)
  - Variation in wall plane through the use of projecting and recessed elements
  - Changes in material or material pattern
2. Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
3. Each block of new construction shall contain unique building facades to encourage architectural variety within the Center.

**2.3.4 (b) Industrial Building Facades.** Industrial building facades shall be composed with elements that reduce the mass of building walls, reinforce locations of entries, and create architectural interest. This can be done through variations in solid and void composition, color, material, and height. The following standards shall apply to all industrial buildings in Centers:

1. The front façade of every building should reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
  - Floors (banding, belt courses, etc.)
  - Vertical support (columns, pilasters, piers, quoins, etc.)
  - Foundation (water tables, rustication, etc.)
  - Variation in wall plane through the use of projecting and recessed elements
  - Changes in material or material pattern

2. The sides of each building on a site, particularly buildings visible from multiple streets, should be consistent in design and should be compatible with other development in the immediate vicinity.
3. Industrial building frontages shall be broken up and/or screened with landscape at intervals of no more than 100 linear feet. For cross-dock facilities where this is not feasible, additional perimeter landscaping may be substituted to be determined at PUD zoning.

### *2.3.5 Pedestrian Access*

Buildings shall feature functional pedestrian entrances. When parking is located to the rear of a street-facing building, entrances shall be provided from both the front and rear of the building rather than solely from the parking lot. The following standards shall apply to all buildings in Centers:

1. Primary entrances shall be both architecturally and functionally designed to demonstrate their prominence.
2. All buildings fronting 'A' Streets and/or parks described in Section 4.4 shall have a main entrance from the public sidewalk. In addition, each retail use along these streets shall have an individual public entry from the street.
3. Entrances along a public sidewalk shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
4. Logistics and distribution buildings, due to the nature of their operations, are exempt from the requirements of this section.

### *2.3.6 Exterior Surface Materials and Colors*

The materials used in building facades adjacent to public streets shall reinforce a strong pedestrian realm. The following standards shall apply to all buildings in Centers:

1. In general, facades shall utilize one clearly dominant material and no more than three exterior building materials (in addition to glass). Selection should be based on the material's durability.
2. Street level design shall reflect a direct relationship to pedestrians. Materials used at street level shall reflect a higher level of finish and tactile interest to reinforce the pedestrian environment.
3. Inappropriate materials:
  - EIFS (Exterior Insulation & Finish System)
  - Applied Stone - any stone system without cavity wall construction
  - Vinyl or Aluminum Siding
  - Mirrored or Tinted Glass (on the ground floor)
4. Colors will be reviewed and approved administratively. No primary or fluorescent colors will be permitted.

### *2.3.7 Awnings and Canopies*

The use of elements such as canopies, awnings, alcoves, balconies, arcades, and storefront windows should be utilized to break down the scale of an otherwise too massive building. The following standards shall apply to all buildings in Centers:

1. Window awnings and canopies are encouraged.
2. Awning and canopy materials shall be compatible with other materials utilized in the building façade. Plastic or vinyl awnings are not permitted.
3. These elements may overhang into the right-of-way so long as a clear pedestrian pathway is maintained.
4. The design of all building elements shall be coordinated with streetscape elements in the public right of way. Any encroachments into the public right of way must meet current City standards and be approved prior to installation.

### *2.3.8 Ground Floor Residential Character*

The integration of residential buildings within Centers can add to the mixed-use nature of these places. Rather than units segregated from other non-residential uses, careful design can integrate residential uses within a mixed-use development. The following standards shall apply to all buildings in Centers with ground floor residential uses:

1. Where residential occurs on the ground floor of a building, a maximum 10-foot setback is allowed, but not required, to accommodate entrance stoops, planters, canopies or landscaped areas.
2. Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop.
3. Residential characteristics such as elevated stoops, entrance canopies, balconies, and other features are required in all residential development.
4. No front-loaded garages are permitted in any Center.

### *2.3.9 Parking Lot Design*

Within Centers, parking shall be designed to be safe, shaded, and easily accessible, but must be located in such a fashion that it does not dominate the development of a site. The following standards shall apply to all buildings in Centers:

1. Surface parking within Centers is to be limited to the minimum required by governing code. Additional parking above code minimum is permitted provided that it is contained within the footprint of a building, ~~or~~ in a parking structure, or in a surface lot with enhanced parking lot landscaping and pedestrian circulation to be determined at PUD zoning.
2. Certain specialized or unique uses may require more surface parking than allowed by Code minimum standards and such parking shall be determined at PUD zoning, subject to otherwise applicable code requirements.
3. Pedestrian walkways through parking areas are required and should be carefully defined, particularly where pedestrian and vehicle conflicts are unavoidable.
  - a) Pedestrian walkways shall be provided within all parking lots serving commercial, office and multi-family residential development, and be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.
  - b) A minimum of one pedestrian walkway shall be provided for every five head-to-head parking rows, except where an alternative arrangement is approved as part of a planned unit development.

- c) At least one pedestrian walkway shall be designed to provide a direct connection from the main pedestrian entrance of any anchor tenant, principal building, or multi-family leasing office to the sidewalk along the perimeter of the development site.
  - d) Pedestrian walkways shall have a minimum width of 14 feet, including a minimum of six feet in width for the sidewalk, and a minimum of eight feet in width for the central landscape strip. All unpaved areas within pedestrian walkways shall have 100 percent landscape coverage in accordance with this Section, and shall conform to the tree spacing requirements provided therein. Shade structures, including pergolas or gazebos, may be substituted for canopy trees.
  - e) Crosswalks connecting pedestrian walkways across parking lot drive aisles shall be designed and constructed to appear visually distinct from the adjacent driving surface through the use of colored or textured concrete.
4. Building exposure shall be maximized and parking areas minimized along all 'A' Street frontages, where parking areas should be located behind buildings and be screened from direct view from the street through the use of landscaping, knee walls, etc.
  5. Where parking areas cannot be located behind buildings and are therefore adjacent to public streets, parking areas shall be screened using some combination of landscaping, colonnades, trellises, pergolas, knee walls, low masonry or concrete walls.

### *2.3.10 Parking Lot Screening*

On larger blocks within Centers, parking may be located to the side of the building. When parking is visible from public or private 'A' Streets, walls, architectural elements, and/or landscaping materials shall be used to screen views. The following standards shall apply to all buildings in Centers:

1. Where parking lots are located adjacent to 'A' Streets, a street wall edge to the sidewalk shall be maintained by a solid knee wall of 30" to 36" in height in order to reduce visual impact of parking fields and headlights.
2. Wall materials should be consistent with the composition of the adjacent building façade.

### *2.3.11 Service and Storage Yards and Loading Docks*

The mix of uses in the Centers necessitates a certain amount of service and loading areas. In order to maintain a positive image of building and landscape from the street, service and loading shall be oriented toward the interior of blocks and screened with landscape. The following standards shall apply to all buildings in Centers:

1. Loading docks should be oriented toward the interior of a block to the extent possible. Where no feasible option exists to orient inward, docks shall be screened from view of adjacent public rights of way by an appropriate landscape buffer. In no case shall loading docks be located less than 150 feet from a single-family residential use.

2. Loading areas are not to interfere with on-site pedestrian and vehicular circulation. Loading areas must be separate from areas that are devoted to public parking and public entrances.
3. Loading operations shall not be conducted on or from a public street.
4. No outdoor storage as a principal use is permitted within the District. Storage of equipment and vehicles shall be within a building or storage yard enclosed and screened from the public right of way and adjacent properties.
5. Service and/or storage yards<sup>1</sup> should include, but not be limited to, loading areas, refuse and recycle bins, trash compactors, equipment and material storage, utility cabinets and transformers.
6. Service yards will be easily accessible to tenants and service vehicles and shall be located to minimize conflicts with other activities on the site. Public circulation shall be separated from service yards.
7. Service yards may not be located within 150 feet of properties planned or zoned for single family residential use.

<sup>1</sup> Those areas required to provide loading, unloading, waste management, and other services necessary for the operation of the building and its tenants.

### *2.3.12 Landscape, Buffers, Walls, and Fencing for Industrial Sites*

Within the Multi-Use L District, there should be a focus on creating an image of buildings and landscape rather than parking and service areas. The landscape between the building and public streets is intended to be informal and create a soft appearance over time. Screening landscape is intended to mask the appearance of more industrial elements of sites to allow for integrated uses within the District. The following standards shall apply to all industrial buildings in the Multi-Use L District:

1. Where the parking area is visible from a public street or highway, the area will be screened from view by some combination of landscaping, earth berms and decorative walls. Landscape screens consisting of trees, shrubs, ground cover and earth berms are preferred.
2. All service yards and maintenance equipment must be enclosed and screened from the public right of way. Screening may be accomplished with a combination of buildings, walls, landscaping, and/or landscaped earth berms.
3. Walls and accessory structures shall be consistent with the building materials, finish and colors used in the main building or buildings.
4. Masonry walls and/or buffer landscaping shall be provided along the side and rear property lines and streets adjacent to property planned or zoned for residential use.
5. Walls or fences of more than 100' in length should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.



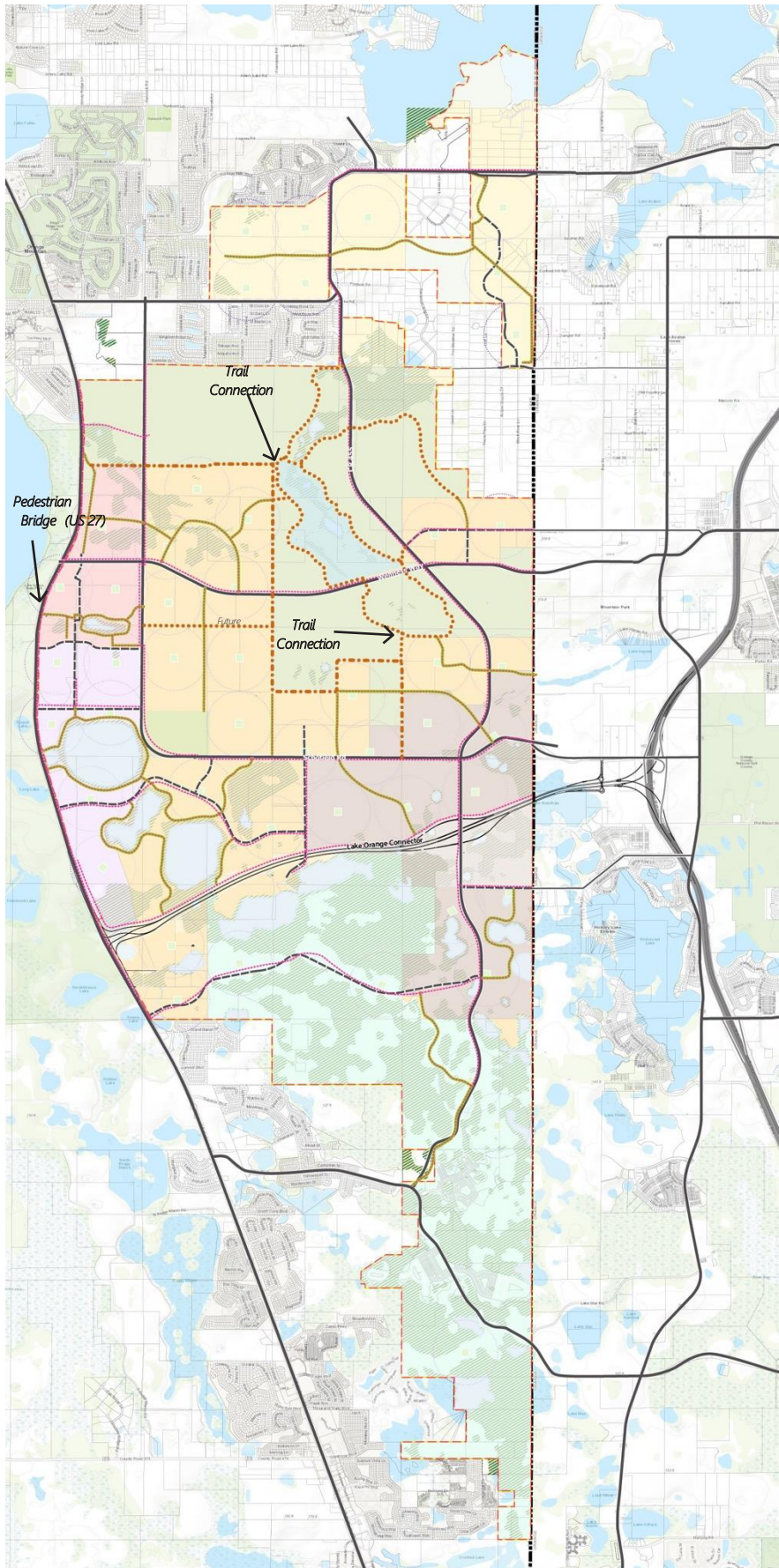


Figure 3.1: Wellness Way Mobility Framework Map

- [—] Regional Roadway Network
- [---] Neighborhood Connector <sup>1</sup>
- [....] Trunk Trail
- [—] Neighborhood Trail <sup>2</sup>
- [---] Clay Road (Preserved)/Trail
- [....] CONSERV Trail (Clay)

<sup>1</sup> Locations of Neighborhood Connectors are conceptual. Alternate alignments that achieve similar connectivity shall be considered at the time of PUD zoning.

<sup>2</sup> The location of Neighborhood Trails in this figure is illustrative. Final location and design to be determined at time of PUD zoning.

## Section 3 | Mobility and Connectivity

### 3.1 Mobility and Connectivity General Intent

Complete streets are a guiding principle for the organization and design of the entire Wellness Way community. This principle supports the most efficient and effective means to maximize access to different methods of movement within and between neighborhoods, wellness spaces, workplaces and commercial centers.

Figure 3.1 identifies the major framework roadways within Wellness Way which establish the basic structure for mobility within the community. The roadway network should be thought of as two distinct, but interconnected network elements. These two network elements are the Regional Roadway Network and the Neighborhood Street System.

### 3.2 Wellness Way Regional Roadway Network

This network is defined in Policy I-8.3.1 of the Comprehensive Plan and is comprised of the following roadways:

1. Wellness Way from US 27 to the Orange County Line
2. Hancock Road from Wellness Way to Hartwood Marsh Road
3. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
4. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

#### *3.2.1 Regional Roadway Network Construction and Financing*

The network is to be constructed commensurate with the phasing of land development activities in Wellness Way. The objective is to achieve interconnectivity of this network with existing regional roadways to the north and east as quickly as possible, and to minimize reliance on US 27 as the only regional roadway for access to new development activity.

In order to achieve an orderly delivery of the Wellness Way Regional Roadway Network, each rezoning application in Wellness Way must conduct a traffic study to determine the proportionate share of that project's impact on the network. The findings of each study will produce the financial contribution that must be made to the network for each project.

The City shall consider Transportation Impact Fee Credit (TIFC) agreements with developers and/or property owners who will construct some or all of the roadways in 3.2 in exchange for impact fee credits. Inside Wellness Way, only those roadways listed in section 3.2 are eligible for impact fee credits.

Each application for zoning approval within Wellness Way share require a (TIFC) agreement to be approved before any land development activity (subdivision approval, mass grading, site infrastructure, etc.) may commence. The TIFC agreement will include a schedule of proportionate share payments to be made by project phase. The TIFC agreement shall allow for the contributions of off-site right-of-way, roadway design, permitting and roadway construction to be creditable against the required proportionate share payments. Development phases may only be advanced once the corresponding proportionate share payment or work/contributions in lieu of payment have been made at the beginning of each phase.

Proportionate share payments are transportation impact fee creditable per Florida Statute. If, for any reason, a project's proportionate share payment is less than the transportation impact fees generated by the project, the project shall still be responsible for its full payment of transportation impact fees once proportionate share payments have been made.

### ***3.2.2 Cross Sections***

These multi-modal corridors shall be designed to balance the need to provide mobility for a large volume of daily auto users, while supporting the design characteristics of the adjoining land uses. Each of the corridors will be established with sufficient future right-of-way to support four travel lanes with a multi-purpose path on one side of the roadway. Conceptual cross sections for these corridors are shown in Figures 3.2.2 (a) and 3.2.2 (b).

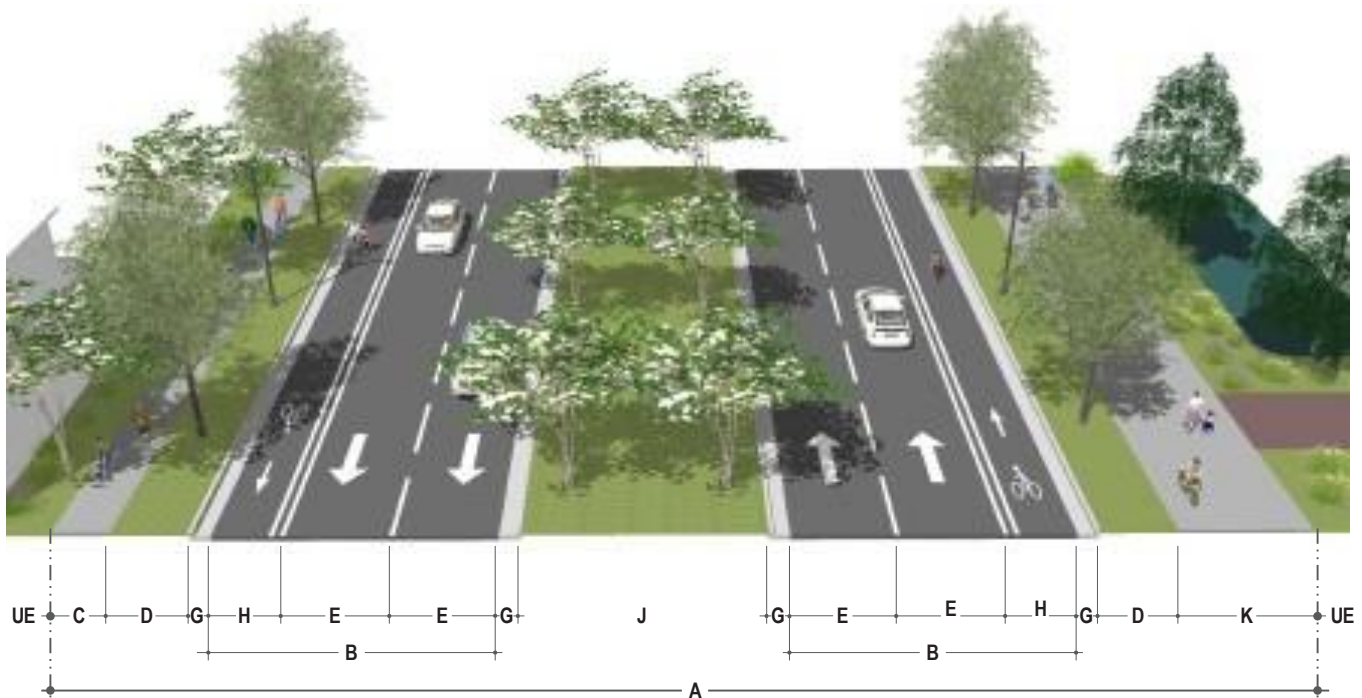


Figure 3.2.2 (a): Regional Roadway  
Illustrative Urban Section

This section applies to all Regional Roadway listed in Section 3.2 outside of CONSERV lands.

Final roadway dimensions will be determined with final engineering documents.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

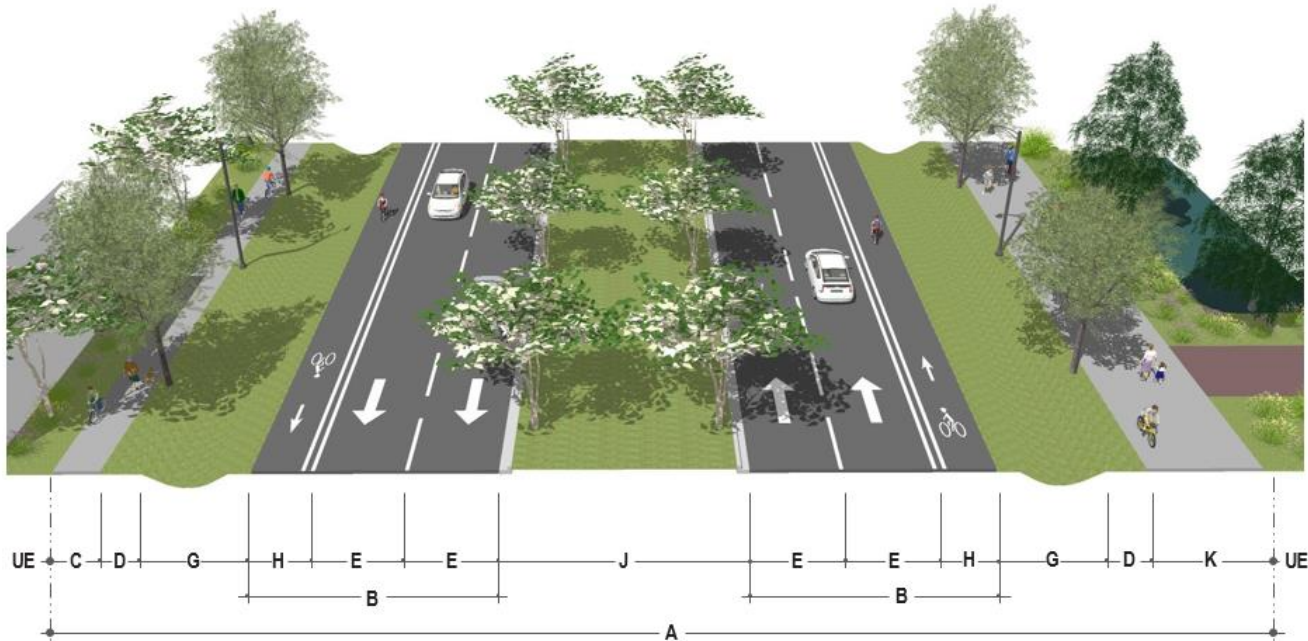
2 Median openings for turn lanes must be at least 22' wide.

| General                |                                             |
|------------------------|---------------------------------------------|
| Thoroughfare type      | Boulevard                                   |
| Movement               | Free                                        |
| Vehicular design speed | 45 MPH                                      |
| Traffic lanes          | 4 lanes                                     |
| Parking lane           | No on-street parking                        |
| Bike facility          | Bike lanes                                  |
| Walkway type           | Sidewalk one side, Multi-use trail one side |
| Planting type          | Planting strip                              |
| Tree spacing           | 50' o.c. average                            |

| Dimensional Standards             | Minimum                   | Maximum |
|-----------------------------------|---------------------------|---------|
| Right-of-way width (A)            | 120'                      | 200'    |
| Pavement width (B)                | 29'                       | 31'     |
| Sidewalk (C)                      | 6'                        | 10'     |
| Planting area (D)                 | 8' <sup>1</sup>           | open    |
| Travel lane (E)                   | 11'                       | 12'     |
| Parking lane (F)                  | Not Applicable            |         |
| Curb and gutter (G)               | 2' standard               |         |
| Bike lane (H)                     | 7'                        | 7'      |
| Median (J)                        | 14' <sup>2</sup>          | 30'     |
| Wellness Ridgeway Trunk Trail (K) | 14'                       | 16'     |
| Utility Easement (UE)             | TBD at time of PUD Zoning |         |





### General

|                        |                                             |
|------------------------|---------------------------------------------|
| Thoroughfare type      | Boulevard                                   |
| Movement               | Free                                        |
| Vehicular design speed | 45 MPH                                      |
| Traffic lanes          | 4 lanes                                     |
| Parking lane           | No on-street parking                        |
| Bike facility          | Bike lanes                                  |
| Walkway type           | Sidewalk one side, Multi-use trail one side |
| Planting type          | Planting strip                              |
| Tree spacing           | 50' o.c. average                            |

Figure 3.2.2 (b): Regional Roadway Illustrative Rural Section

This section applies to roadways within CONSERV lands.

Final roadway dimensions will be determined with final engineering documents.

- 1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.
- 2 Median openings for turn lanes must be at least 22' wide.

| Dimensional Standards                          | Minimum                   | Maximum |
|------------------------------------------------|---------------------------|---------|
| Right-of-way width (A)                         | 120'                      | 200'    |
| Pavement width (B)                             | 29'                       | 31'     |
| Sidewalk (C)                                   | 6'                        | 10'     |
| Planting area (D)                              | 4' 1                      | open    |
| Travel lane (E)                                | 11'                       | 12'     |
| Parking lane (F)                               | Not Applicable            |         |
| Swale (G)                                      | 14'                       | 18'     |
| Bike lane (H)                                  | 7'                        | 7'      |
| Median (J) (includes 2' curb/gutter each side) | 14' 2                     | 30'     |
| Wellness Ridgeway Trunk Trail (K)              | 14'                       | 16'     |
| Utility Easement (UE)                          | TBD at time of PUD Zoning |         |



### 3.3 Neighborhood Street System

The design of new neighborhoods in Wellness Way is intended to achieve mobility options and connectivity elements within and between neighborhoods. This will be accomplished by ensuring:

1. Local streets form an interconnected network of automobile, bicycle, and pedestrian routes providing direct connections to local destinations.
2. Local streets provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them.
3. Local streets are both public ways and neighborhood amenities. They shall have continuous sidewalks, bikeways (where appropriate), street trees, and other amenities that support the pedestrian.
4. In order to provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets such as cul-de-sacs, T-turnarounds, and dead ends shall be used only as a last resort. In places where an unconnected street may be desirable or cannot be avoided due to the configuration of developable land, pedestrian and bicycle connectivity shall be provided via through-connections designed into the fabric of the community, wherever practicable.

All development plans in Wellness Way shall include streets stubbed to the boundary of the development in all major directions. Development plans shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. In order to continue the interconnected street network of the area from one development to the next, street connections shall be made between adjacent development. This requirement does not apply if it is demonstrated that a connection cannot be made because the existence of one or both of the following conditions:

1. Physical conditions preclude development of a connecting street on the adjacent property, or
2. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection.

Developments adjacent to school properties shall be required to provide right-of-way and a direct safe access path for pedestrian and bicycle travel to existing and planned school sites and shall connect to the neighborhood's existing pedestrian network.

Public access shall be provided to all publicly owned and maintained parks, recreation areas, conservation areas, natural areas, lakes and general open space from a public roadway, sidewalk, or trail. The public roadway, sidewalk, or trail shall be located to provide access between private property, including homes, and the park, recreation area, conservation area, natural area, lake, or general open space.

Street design should include provisions for wildlife connectivity across or under roadways that must cross wetland systems and associated buffers due to no other means of connectivity.

PUDs within Wellness Way 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 centers, neighborhoods, 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.

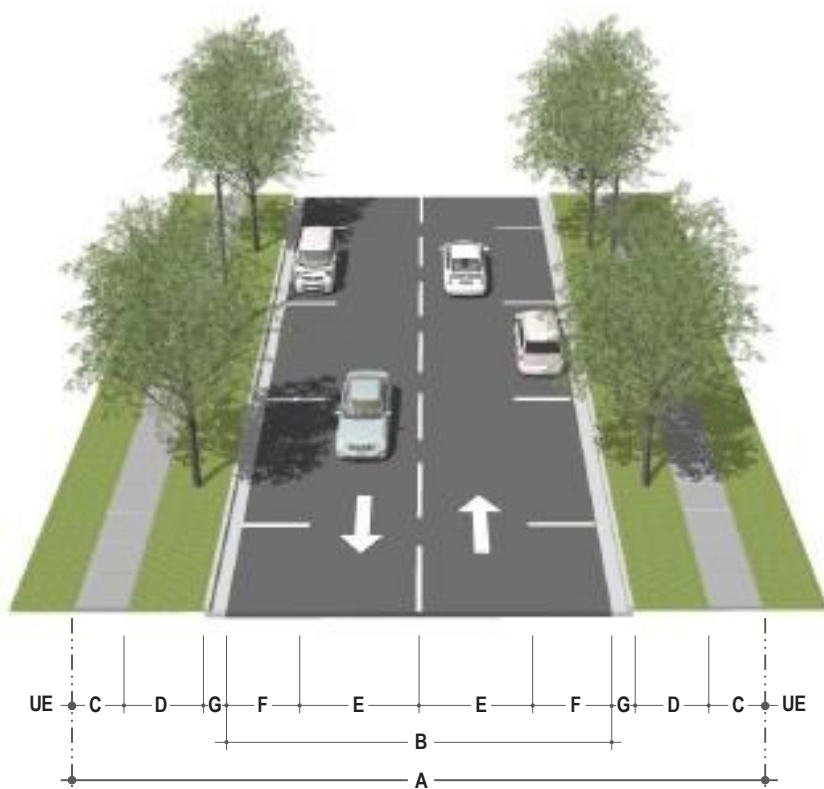
### 3.3.1 Cross Sections

Streets shall be designed consistent with the following criteria.

**3.3.1 (a) Neighborhood Connectors.** Neighborhood Connectors are intended to be complete streets, designed to accommodate the needs of adjacent users as well as the movement through the interior of a neighborhood or district. They serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (a1) and (a2).

**3.3.1 (b) Local Streets.** Local streets are intended to be complete streets, designed to provide access to homes and businesses. They, too, serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (b1) and (b2).

**3.3.1 (c) Alleys.** Alleys provide service access to homes and businesses. Conceptual alley cross section is shown in Figure 3.3.1 (c).



| General                |                                                 |  |
|------------------------|-------------------------------------------------|--|
| Thoroughfare type      | Street                                          |  |
| Movement               | Free                                            |  |
| Vehicular design speed | 35 MPH                                          |  |
| Traffic lanes          | 2 lanes                                         |  |
| Parking lane           | Parallel                                        |  |
| Bike facility          | Shared lanes <sup>1</sup>                       |  |
| Walkway type           | Sidewalk both sides                             |  |
| Planting type          | Planting strip or tree wells (in urban setting) |  |
| Tree spacing           | 50' o.c. average                                |  |

| Dimensional Standards  | Minimum                            | Maximum |
|------------------------|------------------------------------|---------|
| Right-of-way width (A) | 70'                                | 90'     |
| Pavement width (B)     | 38'                                | 42'     |
| Sidewalk (C)           | 6'                                 | 12'     |
| Planting area (D)      | 8' <sup>2</sup>                    | open    |
| Travel lane (E)        | 11'                                | 12'     |
| Parking lane (F)       | 8'                                 | 9'      |
| Curb and gutter (G)    | 2' standard                        |         |
| Bike lane (H)          | 7' if provided adjacent to parking |         |
| Utility Easement (UE)  | TBD at time of PUD Zoning          |         |

Figure 3.3.1 (a1): Neighborhood Connector Typical Section

This section typically applied to internal streets connecting neighborhoods. It may also be used in areas of higher density residential and/or commercial/mixed-use contexts.

<sup>1</sup> If this section is utilized for a street classified as a collector roadway, it will be considered for bike lanes consistent with requirements of Florida Greenbook, Chapter 9.

<sup>2</sup> Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

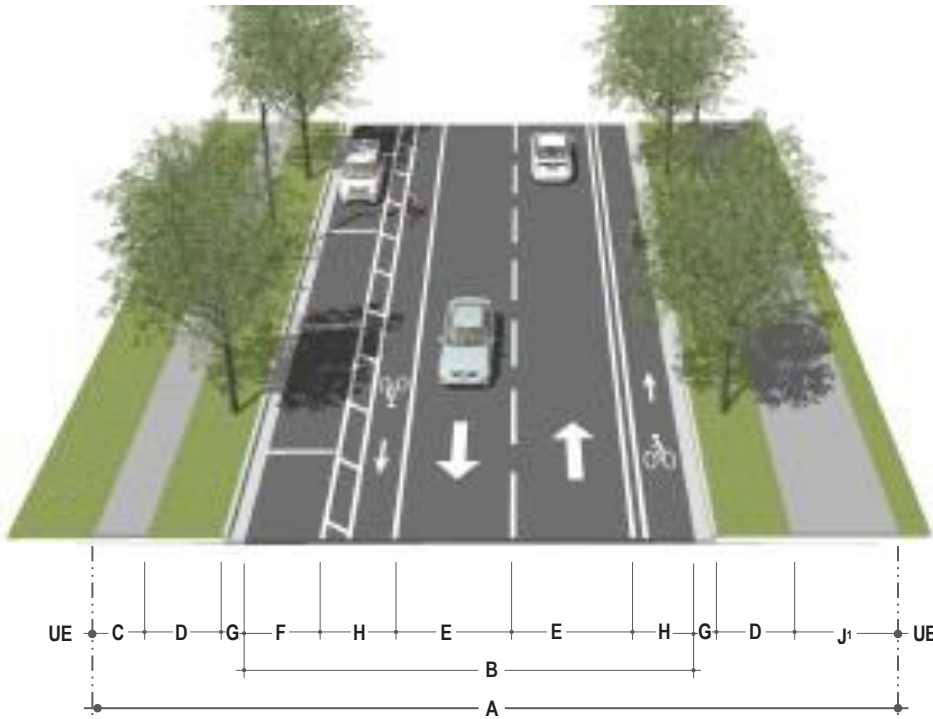


Figure 3.3.1 (a2): Neighborhood Connector  
2 Typical Section

This section typically applied to higher density residential and/or commercial/mixed-use contexts.

<sup>1</sup> If a multi-use trail is provided within the right-of-way, the area from the back of curb to the edge of right-of-way inclusive of the trail may be counted for park space credit as a Greenway under Section 4.2 of these standards.

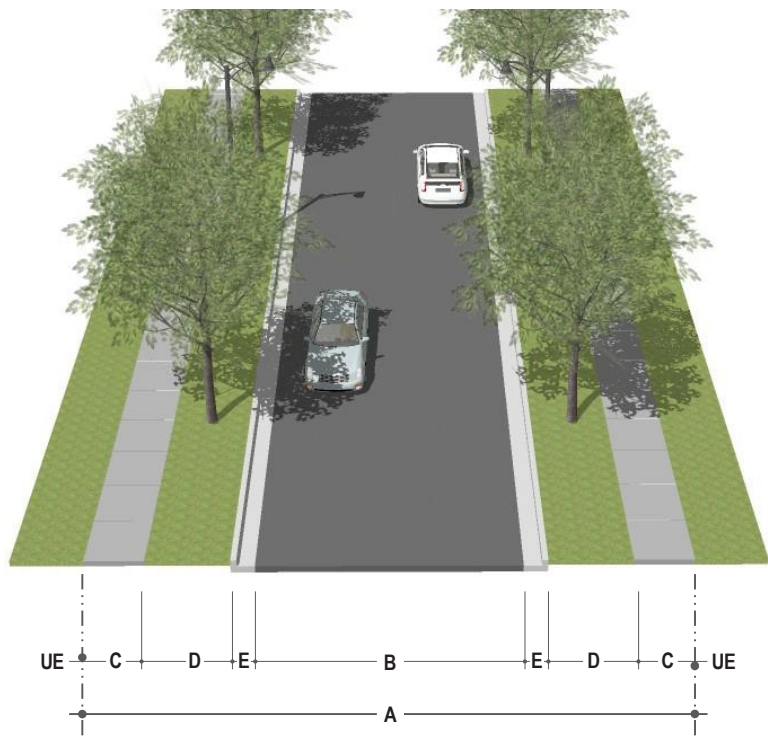
<sup>2</sup> Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

| General                |                                                       |  |
|------------------------|-------------------------------------------------------|--|
| Thoroughfare type      | Street                                                |  |
| Movement               | Free                                                  |  |
| Vehicular design speed | 35 MPH                                                |  |
| Traffic lanes          | 2 lanes                                               |  |
| Parking lane           | Parallel striped one side only                        |  |
| Bike facility          | Bike lanes                                            |  |
| Walkway type           | Sidewalk both sides (one side may be multi-use trail) |  |
| Planting type          | Planting strip                                        |  |
| Tree spacing           | 50' o.c. average                                      |  |

| Dimensional Standards  | Minimum                   | Maximum |
|------------------------|---------------------------|---------|
| Right-of-way width (A) | 80'                       | 100'    |
| Pavement width (B)     | 42'                       | 45'     |
| Sidewalk (C)           | 6'                        | 12'     |
| Planting area (D)      | 8' <sup>2</sup>           | open    |
| Travel lane (E)        | 11'                       | 12'     |
| Parking lane (F)       | 8'                        | 9'      |
| Curb and gutter (G)    | 2' standard               |         |
| Bike lane (H)          | 5' (7' adjacent to pkg)   | 7'      |
| Multi-use trail (J)    | 14'                       | 16'     |
| Utility Easement (UE)  | TBD at time of PUD Zoning |         |



| General                |                                                       |  |
|------------------------|-------------------------------------------------------|--|
| Thoroughfare type      | Street                                                |  |
| Movement               | Slow                                                  |  |
| Vehicular design speed | 25 MPH                                                |  |
| Traffic lanes          | 2 lanes                                               |  |
| Parking lane           | Parallel informal (one side @ 24' / both sides @ 28') |  |
| Bike facility          | Shared lanes                                          |  |
| Walkway type           | Sidewalk both sides                                   |  |
| Planting type          | Planting strip                                        |  |
| Tree spacing           | 50 ft o.c. average                                    |  |

| Dimensional Standards  | Minimum                   | Maximum |
|------------------------|---------------------------|---------|
| Right-of-way width (A) | 54'                       | 60'     |
| Pavement width (B)     | 24'                       | 28'     |
| Sidewalk (C)           | 5'                        | open    |
| Planting area (D)      | 8' 1                      | open    |
| Curb and gutter (E)    | 2' standard               |         |
| Utility Easement (UE)  | TBD at time of PUD Zoning |         |

Figure 3.3.1 (b1): Local Street Typical Section

This section typically applied to lower density residential contexts.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.



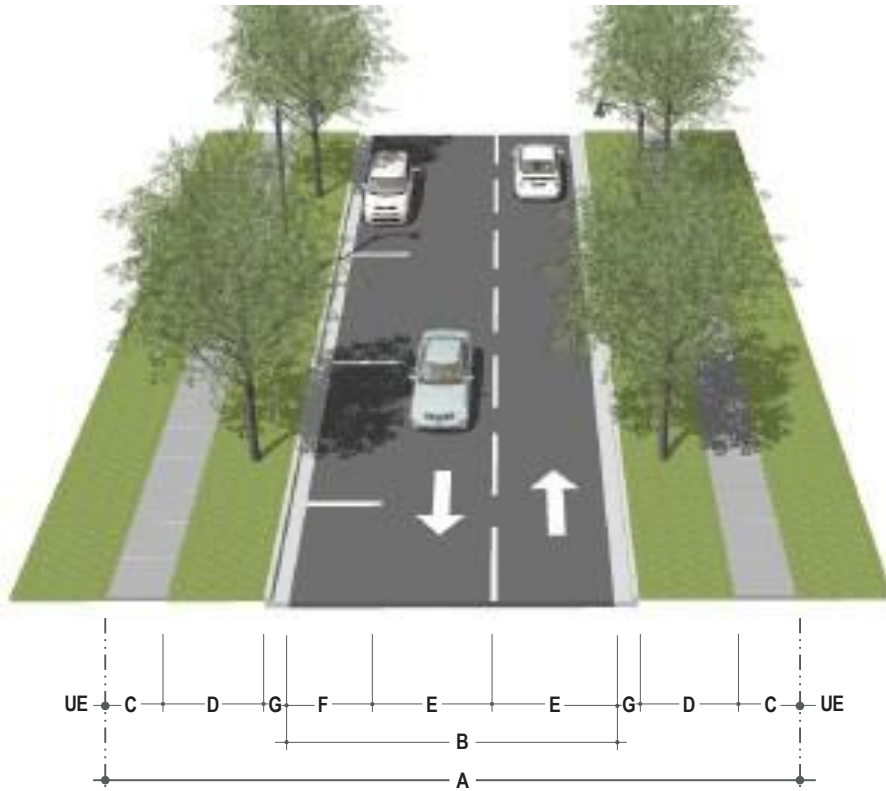


Figure 3.3.1 (b2): Local Street 2 Typical Section

This section typically applied to lower density residential contexts where parking and a free flow condition is required.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

| General                |                                |  |
|------------------------|--------------------------------|--|
| Thoroughfare type      | Street                         |  |
| Movement               | Free                           |  |
| Vehicular design speed | 35 MPH                         |  |
| Traffic lanes          | 2 lanes                        |  |
| Parking lane           | Parallel striped one side only |  |
| Bike facility          | Shared lanes                   |  |
| Walkway type           | Sidewalk both sides            |  |
| Planting type          | Planting strip                 |  |
| Tree spacing           | 50' o.c. average               |  |

| Dimensional Standards  | Minimum                   | Maximum |
|------------------------|---------------------------|---------|
| Right-of-way width (A) | 65'                       | 80'     |
| Pavement width (B)     | 30'                       | 32'     |
| Sidewalk (C)           | 6'                        | 12'     |
| Planting area (D)      | 8' <sup>1</sup>           | open    |
| Travel lane (E)        | 11'                       | 12'     |
| Parking lane (F)       | 8'                        | 9'      |
| Curb and gutter (G)    | 2' standard               |         |
| Utility Easement (UE)  | TBD at time of PUD Zoning |         |



| General                |                |  |
|------------------------|----------------|--|
| Thoroughfare type      | Alley          |  |
| Movement               | Yield          |  |
| Vehicular design speed | 10 MPH         |  |
| Traffic lanes          | 1 lanes        |  |
| Parking lane           | Not permitted  |  |
| Bike facility          | None           |  |
| Walkway type           | None           |  |
| Planting type          | Grass          |  |
| Tree spacing           | Not applicable |  |

| Dimensional Standards  | Minimum | Maximum |
|------------------------|---------|---------|
| Right-of-way width (A) | 20'     | 30'     |
| Pavement width (B)     | 12'     | 15'     |
| Curb (C)               | 1'      | 2'      |
| Planting area (D)      | 3'      | 6'      |

Figure 3.3.1 (c): One-Way Alley Typical Section

This section is applicable to many urban contexts.

If this section is utilized as the required fire department access road, the one-way alley shall be a 17-foot driveway width including curbs.

Final roadway dimensions will be determined with final engineering documents.

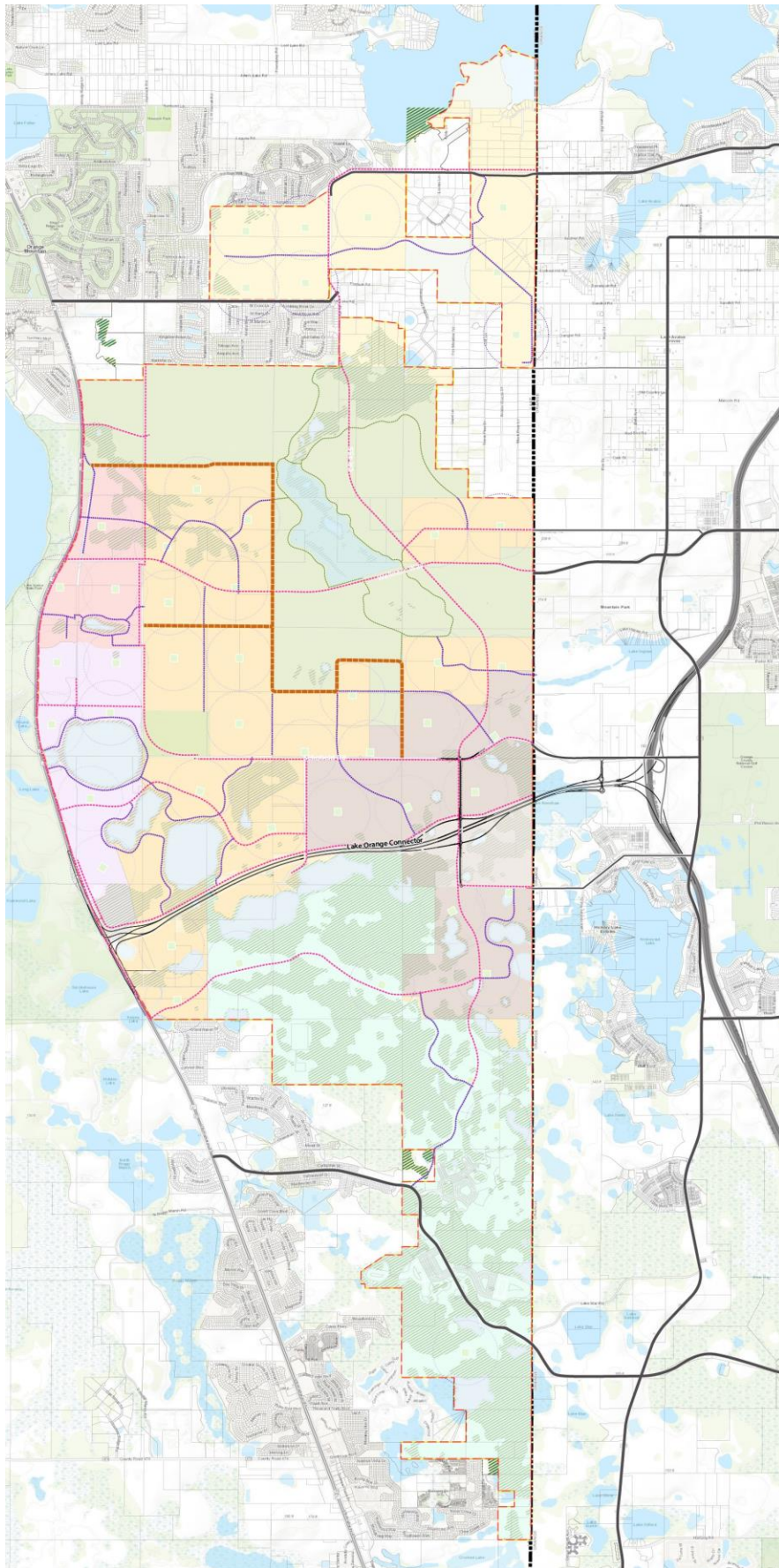


Figure 3.4: Wellness Ridgeway Network Framework Map

- [.....] Trunk Trail [Maintained by City or County]
- [.....] Neighborhood Trail [Maintained by HOA, CDD, or other entity]
- [.....] Clay Road (Preserved) [Maintained by City or County]
- [.....] CONSERV Trail [Maintenance responsibility to be determined]

### 3.4 Wellness Ridgeway Network

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

1. Trunk Trail
2. Neighborhood Trail
3. Clay Road
4. CONSERV Trail

#### 3.4.1 Cross-Sections

The Wellness Ridgeway Network shall be developed consistent with PUD phasing such that trail connections are completed concurrent with development of each neighborhood or center. Illustrative cross sections for these trails are shown in Figures 3.4.1 (a) and (b).

**3.4.1 (a) Trunk Trail.** Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.



Figure 3.4.1 (a): Trunk Trail Illustrative Section

**3.4.1 (b) Neighborhood Trail.** Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.



Figure 3.4.1 (b): Neighborhood Trail Illustrative Section

**3.4.1 (c) Clay Road.** The Clay Road is a unique roadway in Wellness Way that has attracted local athletes and visiting users from the U.S and internationally. The rolling terrain and soft material make it ideal for runners of all levels. Because of its unique attributes, development adjacent to the Clay Road should limit its access points and the volume of traffic that would impact the roadway. Continued long term use by runners should be protected from undue conflicts from vehicular traffic.

Development adjacent to the Clay Road shall provide trail access to the Clay Road via the internal neighborhood trail system.

**3.4.1 (d) CONSERV Trail.** CONSERV Trails are a potential series of paths connecting within and through CONSERV.

## 3.5 Infostructure

The entire roadway system in Wellness Way is the primary means to delivering high speed broadband services to businesses and residents. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.



## Section 4 | Open Space and Parks

### 4.1 Open Space

Wellness Way 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. Open space is divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

#### 4.1.1 *Wellness Space*

Wellness Space is limited to a cumulative 10% impervious surface ratio for each PUD and includes the following types of areas:

1. Land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area;
2. Land area open to public access and gathering places;
3. Permeable storm water areas if enhanced as amenities using native vegetation;
4. Parks designed consistent with the standards in Section 4.2; and
5. Open water bodies completely surrounded by uninterrupted Wellness Space.

#### 4.1.2 *Green Space*

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

#### 4.1.3 *Required Open Space*

PUD's in Wellness Way will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. If suitable Green Space areas do not allow the PUD to reach the required 10% area, the remainder up to 10% may be designated Wellness Space. Wetlands and naturally created water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of naturally created water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of such water body may be counted towards the Open Space requirement. A 50- foot wide continuous upland buffer is required around all wetlands and naturally created water bodies counted towards Open Space. In the Conservation Subdivision District, the wetland and

waterbody buffer must be undisturbed land with only minimal impacts allowed for an unimproved single track walking path as permitted by jurisdictional authorities.

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, bordering the perimeter of a PUD, being used solely as a buffer, shall not count toward the Open Space requirement. All open space calculations shall be applied at the PUD and shall be phased consistent with development.

## 4.2 Parks

As a subset of Open Space, the standards for park development support the Guiding Principles of Wellness Way. These principles seek to create a compact urban mixed-use community supported by a diverse mix of uses that provides necessary employment, commercial, housing and lifestyle opportunities for current and future residents of Wellness Way. All parks designed consistent with the standards of this section may be counted toward the required Wellness Space and/or Open Space described in Section 4.1.1 and 4.1.2. The standards for parks are based on the locational relationship between the park and its users. The purpose and intent of the park standards is:

1. To provide a system of parks of varied size, programming, and design that supports a rich mix of land uses that combine to create active, lively neighborhoods and enhance the quality of life for residents of Wellness Way;
2. To design and locate parks in order to create livable and sustainable places that improve with time;
3. To encourage a system of linked parks, wetlands, and lake edges that create a significant network of functional open spaces; and
4. To create an ample supply of parks whose frequent use is encouraged through proper placement, connectivity, and design.

### 4.2.1 Park Principles

The public realm - parks, plazas, conservation lands, trails, greenways, and public streets - are essential to a high quality of life. The benefits of a well-planned system of parks include increased property values, community identity, improved community aesthetics, opportunities for recreation and socializing, protection of natural resources, and multi-modal transportation linkages. Parks are used by residents, employees, and the general public for many different functions, requiring a range of sizes and types. All parks are connected to each other by a network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different aspects of each park fall along a spectrum:

- design ranging from formal to informal
- use ranging from active to passive
- activities ranging from planned and structured to spontaneous and unstructured
- sizes ranging from tiny to expansive
- single- to multiple-purpose
- settings ranging from urban to rural
- orientation of the intended users ranging from the local community to the general public
- frequency ranging from daily activities to annual events
- stormwater design ranging from structured to naturalistic
- park shapes and proportions ranging from rectangular to curvy to linear

### 4.2.2 Required Park Area

In order to accommodate a wide range of park sizes and types, all new development within Wellness Way districts shall provide park space classified in the following levels:

- **Level 1: County Park.** The County Park is intended to be a regional-scale park with a target size of at least 100 acres. The location of the County Park is shown on Figure 2.1: Wellness Way Development District Framework Map. This park is intended to be scaled and designed to ultimately fall under County ownership and maintenance, and is meant to serve the entire Wellness Way community.
- **Level 2: Close-to-Home Parks.** Close-to-Home Parks are intended to serve day-to-day park needs, provide for the spatial organization of the community, and link homes, offices, and workplaces with outdoor spaces. Close-to-Home Parks shall make up at least five percent of the net residential acreage of each district. Their locations are specified through PUD zoning and the site plan approval process. These parks shall be owned and maintained by a HOA or other similar entity acceptable to the City.

### 4.2.3 Park Location and Service Areas

All residential units and all public entrances of non-residential uses included in the development shall be within the service radius of a Close-to-Home Park. Park service radii are measured from the edge of the park parcel or lot and shall be as listed in Table 4.2.3.

| Park Size <sup>1</sup>       | Service Area                                                         |
|------------------------------|----------------------------------------------------------------------|
| Less than or equal to 1 Acre | 400'                                                                 |
| Greater than 1 Acre          | 500' + 200' for each additional acre or portion thereof <sup>2</sup> |

Table 4.2.3: Park Service Area

<sup>1</sup> Park size criteria listed in Section 4.2.5.

<sup>2</sup> Example: a 4.5 acre park has a service radius of 1200'.

#### ***4.2.4 Park Type Standards***

All Close-to-Home Parks shall be classified as one of the following park types and conform to the following standards specific to each type. Open spaces not meeting these criteria are allowed within the development but shall not be eligible for either Required Park Area or Location credit. The park types are as listed below. In addition to minimum and maximum sizes and other design criteria, each contains a required group of uses that must be provided within that type of park. Other permitted uses are allowed at the developers' discretion. All park sizes referenced herein are to be calculated per Section 4.2.5.

**Neighborhood Park.** A Neighborhood Park is a natural landscape consisting of open and wooded areas or lawns, typically furnished with paths, benches, and open shelters. Neighborhood parks are often irregularly shaped but may be linear in order to parallel creeks, canals, or other corridors. The minimum size shall be 2 acres and the maximum shall be 5 acres. The park shall have at least 25% canopy coverage. A neighborhood park must front on at least one street. At least one neighborhood park shall be provided for each 100 acres of residential development area.

| Passive Recreation       |    | Specialty Facilities    |    |
|--------------------------|----|-------------------------|----|
| Open Lawn                | ■① | Playground              | ■① |
| Nature Area              | ■  | Swimming Pool           | ■  |
| Kiosks                   | ■  | Skate Park              | ■  |
| Picnic Table Area        | ■① | Dog Park                | ■  |
| Multi-Use Trail          | ■① | BMX Facility            | □  |
| Trailhead                | ■  | Boat Ramp               | □  |
| Seating Area             | ■① | Canoe/Kayak Launch      | ■  |
| Fountain                 | ■  | Fishing Area            | ■  |
| Active Recreation        |    | Market                  |    |
| Football/Soccer Field    | □  | Buildings               |    |
| Basketball/Tennis Court  | ■  | Meeting Hall            | ■  |
| Volleyball Court         | ■  | Gymnasium               | ■  |
| Baseball/Softball Field  | □  | Cultural/Arts Center    | ■  |
| Multi-Purpose Field      | ■① | Horse Stables           | □  |
| Gardens                  |    | Aquatic Center          | ■  |
| Ornamental Garden        | ■  | Special Events Facility | ■  |
| Fruit + Vegetable Garden | ■  | Amenity Center          | ■  |

Figure 4.2.4 (a1): Neighborhood Park Uses

- Legend:
- Permitted Use in Park
  - ① Required Group of Uses
  - Prohibited Use in Park



Figure 4.2.4 (a2): Neighborhood Park Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



**Square.** A square is a formal open space available for passive recreational and civic uses and spatially defined by abutting streets and building frontages. Landscaping in a square consists of lawn, trees, and shrubs planted in formal patterns and it is typically furnished with paths, benches, and open shelters. Natural wooded areas are not appropriate for a square. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. A square must front on at least three streets.

| Passive Recreation       |    | Specialty Facilities    |   |
|--------------------------|----|-------------------------|---|
| Open Lawn                | ■① | Playground              | □ |
| Nature Area              | □  | Swimming Pool           | □ |
| Kiosks                   | ■  | Skate Park              | □ |
| Picnic Table Area        | □  | Dog Park                | □ |
| Multi-Use Trail          | ■  | BMX Facility            | □ |
| Trailhead                | □  | Boat Ramp               | □ |
| Seating Area             | ■① | Canoe/Kayak Launch      | □ |
| Fountain                 | ■  | Fishing Area            | □ |
| Active Recreation        |    | Market                  |   |
| Football/Soccer Field    | □  |                         | ■ |
|                          |    | Buildings               |   |
| Basketball/Tennis Court  | □  | Meeting Hall            | ■ |
| Volleyball Court         | □  | Gymnasium               | □ |
| Baseball/Softball Field  | □  | Cultural/Arts Center    | □ |
| Multi-Purpose Field      | □  | Horse Stables           | □ |
| Gardens                  |    | Aquatic Center          | □ |
| Ornamental Garden        | ■  | Special Events Facility | □ |
| Fruit + Vegetable Garden | ■  | Amenity Center          | ■ |

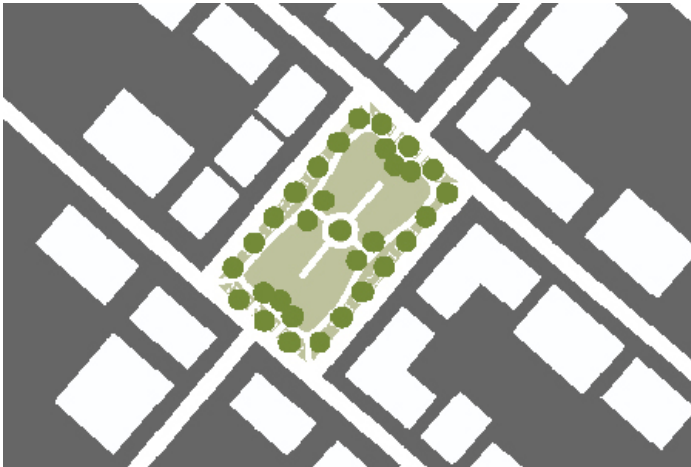
Figure 4.2.4 (b1): Square Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (b2): Square Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



**Green.** A Green is an open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, and open shelters. Greens are spatially defined by abutting streets. The minimum size shall be 1 acre. There is no maximum size. No more than one half of the area of a green may consist of natural landscape or wooded area. A green must front on at least two streets.

| Passive Recreation       |    | Specialty Facilities    |   |
|--------------------------|----|-------------------------|---|
| Open Lawn                | ■① | Playground              | ■ |
| Nature Area              | ■  | Swimming Pool           | ■ |
| Kiosks                   | ■  | Skate Park              | □ |
| Picnic Table Area        | ■  | Dog Park                | ■ |
| Multi-Use Trail          | ■① | BMX Facility            | □ |
| Trailhead                | ■  | Boat Ramp               | □ |
| Seating Area             | ■① | Canoe/Kayak Launch      | ■ |
| Fountain                 | ■  | Fishing Area            | ■ |
| Active Recreation        |    | Market                  |   |
| Football/Soccer Field    | □  | Buildings               |   |
| Basketball/Tennis Court  | ■  | Meeting Hall            | ■ |
| Volleyball Court         | ■  | Gymnasium               | □ |
| Baseball/Softball Field  | □  | Cultural/Arts Center    | ■ |
| Multi-Purpose Field      | ■  | Horse Stables           | □ |
| Gardens                  |    | Aquatic Center          | □ |
| Ornamental Garden        | ■  | Special Events Facility | ■ |
| Fruit + Vegetable Garden | ■  | Amenity Center          | ■ |

Figure 4.2.4 (c1): Green Uses

- Legend:
- Permitted Use in Park
  - ① Required Group of Uses
  - Prohibited Use in Park

Figure 4.2.4 (c2): Green Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



**Playground.** A Playground is a fenced open space, typically interspersed within residential areas, which is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A playground is not required to front on any streets. No more than one playground for each 20 acres of residential development may be used to meet the location criteria of Section 4.2.2.

| Passive Recreation       |    | Specialty Facilities    |    |
|--------------------------|----|-------------------------|----|
| Open Lawn                | ■  | Playground              | ■① |
| Nature Area              | ■  | Swimming Pool           | □  |
| Kiosks                   | ■  | Skate Park              | □  |
| Picnic Table Area        | ■① | Dog Park                | □  |
| Multi-Use Trail          | ■  | BMX Facility            | □  |
| Trailhead                | ■  | Boat Ramp               | □  |
| Seating Area             | ■① | Canoe/Kayak Launch      | □  |
| Fountain                 | ■  | Fishing Area            | □  |
| Active Recreation        |    | Market                  | □  |
| Football/Soccer Field    | □  | Buildings               |    |
| Basketball/Tennis Court  | ■  | Meeting Hall            | □  |
| Volleyball Court         | ■  | Gymnasium               | □  |
| Baseball/Softball Field  | □  | Cultural/Arts Center    | □  |
| Multi-Purpose Field      | □  | Horse Stables           | □  |
| Gardens                  |    | Aquatic Center          | □  |
| Ornamental Garden        | ■  | Special Events Facility | □  |
| Fruit + Vegetable Garden | ■  | Amenity Center          | □  |

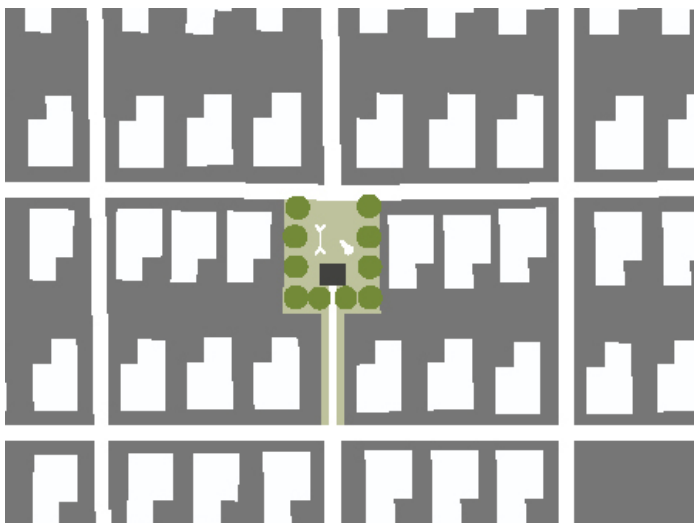
Figure 4.2.4 (d1): Playground Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (d2): Playground Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



**Plaza.** A Plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. Landscaping in a plaza consists primarily of pavement; however, at least 25% of the area of the plaza shall be shaded by trees or shade structures integral with the design of the plaza. The minimum size shall be 1/8 acre and the maximum shall be 2 acres. A plaza must front on at least one street.

| Passive Recreation       |    | Specialty Facilities    |   |
|--------------------------|----|-------------------------|---|
| Open Lawn                | □  | Playground              | □ |
| Nature Area              | □  | Swimming Pool           | □ |
| Kiosks                   | ■  | Skate Park              | □ |
| Picnic Table Area        | ■  | Dog Park                | □ |
| Multi-Use Trail          | ■  | BMX Facility            | □ |
| Trailhead                | ■  | Boat Ramp               | □ |
| Seating Area             | ■① | Canoe/Kayak Launch      | □ |
| Fountain                 | ■  | Fishing Area            | □ |
| Active Recreation        |    | Market                  | ■ |
| Gardens                  |    | Buildings               |   |
| Football/Soccer Field    | □  | Meeting Hall            | ■ |
| Basketball/Tennis Court  | □  | Gymnasium               | □ |
| Volleyball Court         | □  | Cultural/Arts Center    | □ |
| Baseball/Softball Field  | □  | Horse Stables           | □ |
| Multi-Purpose Field      | □  | Aquatic Center          | □ |
| Ornamental Garden        | □  | Special Events Facility | □ |
| Fruit + Vegetable Garden | □  | Amenity Center          | ■ |

Figure 4.2.4 (e1): Plaza Uses

- Legend:
- Permitted Use in Park
  - ① Required Group of Uses
  - Prohibited Use in Park

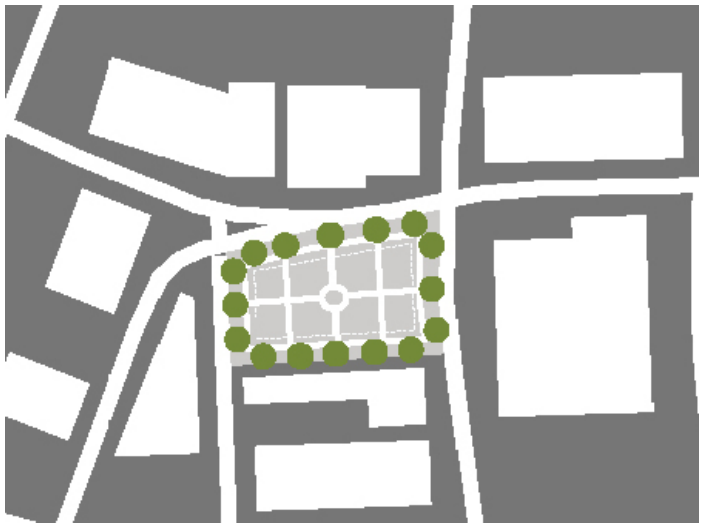


Figure 4.2.4 (f2): Plaza Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

**Community Garden.** A Community Garden is a grouping of garden plots available to nearby residents for small-scale cultivation. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A community garden is not required to front on any streets.

| Passive Recreation       |    | Specialty Facilities    |   |
|--------------------------|----|-------------------------|---|
| Open Lawn                | ■  | Playground              | ■ |
| Nature Area              | ■  | Swimming Pool           | □ |
| Kiosks                   | ■  | Skate Park              | □ |
| Picnic Table Area        | ■  | Dog Park                | □ |
| Multi-Use Trail          | ■  | BMX Facility            | □ |
| Trailhead                | ■  | Boat Ramp               | □ |
| Seating Area             | ■① | Canoe/Kayak Launch      | □ |
| Fountain                 | ■  | Fishing Area            | □ |
| Active Recreation        |    | Market                  |   |
| Football/Soccer Field    | □  | Market                  | ■ |
| Buildings                |    |                         |   |
| Basketball/Tennis Court  | □  | Meeting Hall            | □ |
| Volleyball Court         | □  | Gymnasium               | □ |
| Baseball/Softball Field  | □  | Cultural/Arts Center    | □ |
| Multi-Purpose Field      | □  | Horse Stables           | □ |
| Gardens                  |    |                         |   |
| Ornamental Garden        | ①* | Aquatic Center          | □ |
| Fruit + Vegetable Garden | ①* | Special Events Facility | □ |
|                          |    | Amenity Center          | □ |

Figure 4.2.4 (g1): Community Garden Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses (\* one of these two required; both not required)
- Prohibited Use in Park

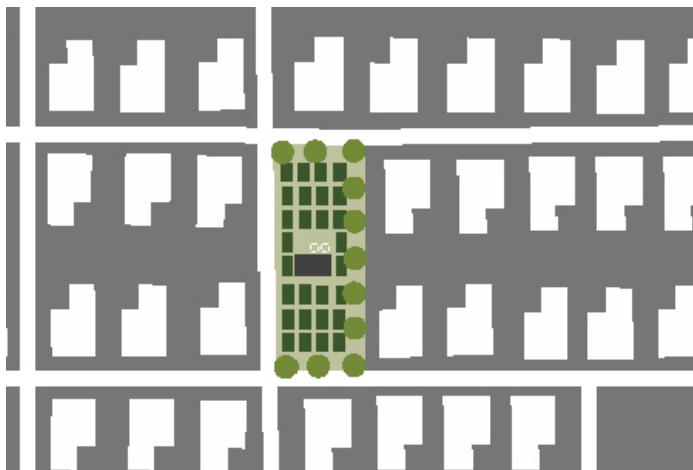


Figure 4.2.4 (g2): Community Garden Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



**Greenway.** A Greenway is a linear open space that ties together park components or preserves important ecological corridors with public access for recreation. Landscaping along a greenway consists of natural wooded areas, lawn, trees, and shrubs planted in informal patterns and it is typically furnished with paths, benches, and open shelters. The minimum width for a greenway shall be 25' of total upland area, and a continuous trail of at least 12' in width shall be provided for the length of the greenway. A greenway is not required to front on any streets, but shall terminate on at least one end in another type of park, Center, or other community facility.

Figure 4.2.4 (h1): Greenway Uses

| Passive Recreation       |    | Specialty Facilities    |   |
|--------------------------|----|-------------------------|---|
| Open Lawn                | □  | Playground              | ■ |
| Nature Area              | ■  | Swimming Pool           | □ |
| Kiosks                   | ■  | Skate Park              | □ |
| Picnic Table Area        | ■  | Dog Park                | ■ |
| Multi-Use Trail          | ■① | BMX Facility            | □ |
| Trailhead                | ■① | Boat Ramp               | □ |
| Seating Area             | ■① | Canoe/Kayak Launch      | □ |
| Fountain                 | ■  | Fishing Area            | □ |
| Active Recreation        |    | Market                  | □ |
| Gardens                  |    | Buildings               |   |
| Football/Soccer Field    | □  | Meeting Hall            | □ |
| Basketball/Tennis Court  | □  | Gymnasium               | □ |
| Volleyball Court         | □  | Cultural/ Arts Center   | □ |
| Baseball/Softball Field  | □  | Horse Stables           | □ |
| Multi-Purpose Field      | □  | Aquatic Center          | □ |
| Ornamental Garden        | □  | Special Events Facility | □ |
| Fruit + Vegetable Garden | □  | Amenity Center          | □ |

Legend:  
 ■ Permitted Use in Park  
 ① Required Group of Uses  
 □ Prohibited Use in Park

Figure 4.2.4 (h2): Greenway Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



#### 4.2.5 Park Size Calculation

The size of Close-to-Home Parks credited toward the Required Park Area (Section 4.2.2) shall be calculated as follows.

1. The following areas may be counted for park size credits:
  - Upland acreage designed per Park Type Standards, including adjacent upland buffer areas
  - Dry bottom stormwater management ponds designed as depressional lawns and integrated with other park features consistent with a given park type provided they are sodded, include a skimmer, are dry within 72 hours after a 25-year storm event, and make up less than 75% of the total size of the park they are within
  - Other accepted LID<sup>1</sup> practices that make up less than 15% of the total size of the park they are within
  - Pools, recreation centers, and other community-use structures that make up less than 25% of the total size of the park they are within
2. The following areas may be incorporated into a park, however their acreage shall not be included in the Required Park Area calculation under Section 4.2.2 or applied toward Location criteria under Section 4.2.3.
  - Wetlands or natural lakes
  - Wet bottom stormwater management ponds
  - Parking lots
3. Close-to-Home Parks may be co-located with County Parks. However their acreage shall be counted separately and the County Park area shall not be eligible for incentives and/or bonuses as described in Section 4.2.6.

<sup>1</sup> Low impact design (LID) is an approach to stormwater management that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Example LID practices include bioretention cells, infiltration basins (dry ponds) bioswales, recharge trenches, and constructed wetlands.

#### 4.2.6 Incentives and Bonuses

In order to encourage joint planning of adjacent developments and to facilitate a system of well-connected park spaces, the following incentives may be utilized:

1. A development may utilize the service radius of a park in an adjoining development provided street connections are present. The acreage of the park, however, may only be counted toward the Required Park Area of the development in which it is located.
2. Where parks of different types are co-located, the service radius for location credit shall be calculated on the total contiguous acreage. <sup>1</sup>

<sup>1</sup> Example: a 2 acre “Greenway” which connects a 1/2 acre “Playground,” a 1/2 acre “Community garden,” and a 2 acre “Green” has the service radius of a 5 acre park (1200’).

#### 4.2.7 Contextual Design Standards

The following design standards shall apply to all development (including both non-residential, residential, and mixed uses) that fronts on a park. These standards are in addition to the District Standards in Section 2.

1. **Orientation.** Development surrounding a park shall be designed to:
  - spatially define parks and adjacent streets as positive, usable community elements around which to organize;
  - promote a positive physical character that supports convenient access to and use of parks;

- give prominence to park spaces as a defining element of community character; and
  - organize and orient buildings to promote pedestrian activity and a sense of security and community.
2. **Building Form.** The form of buildings surrounding a park shall:
- Respond to the surrounding context and reinforce nodes of activities.
  - Provide a consistent street edge through rear-accessed vehicular use areas to enhance the character of the context.
  - Define streets to promote pedestrian activity and sense of place.
  - Reinforce the character and quality of parks with designs that provide pedestrian orientation and access to the sidewalk.
3. **Street Design.** Streets that front parks shall:
- Be designed foremost for pedestrian comfort, with shade, sidewalks, crosswalks, connected destinations, and protection from automobiles.
  - Be interconnected and offer direct route options among all locations.
  - Be designed to keep automobile traffic slow and drivers alert to their surroundings.
  - Provide on-street parking.
4. **Building Design.** Buildings surrounding a park shall:
- Encourage transparency of windows at ground level to activate the edges of the park.
  - Give prominence to and visually clarify public entrances.
  - Use fenestration, color, and materials to establish scale, variation, and patterns to create visually interesting and human-scaled building facades.
  - Provide direct and convenient access to park uses.

#### 4.2.8 Flexibility in Standards

A 10% variation shall be considered in compliance with the numerical standards of Section 4.2.3 and 4.2.4 provided the park otherwise meets or exceeds the intent and purpose of all other Sections.

#### 4.2.9 Timing of Development of Close-to-Home Parks

Plans for Close to Home Parks shall be approved as part of a PUD. Construction of Close to Home Parks shall be completed prior to issuance of a Certificate of Completion for improvements associated with the approved phase of subdivision or development plans.

#### 4.2.10 Park Maintenance

The developer shall be required to maintain all Close to Home Parks at no expense to the City. Ownership and maintenance of Close to Home Parks shall be in the name of an HOA, CDD, or other entity acceptable to the City.

## Section 5 | Landscape and Natural Resources

### 5.1 Landscape Standards

All development within Wellness Way shall be subject to the Landscaping Standards found in City of Clermont Land Development Code Chapter 118 as applicable. The following additional standards shall also apply.

The landscape in all required buffer areas in Wellness Way shall be composed 100% of native Florida species<sup>1</sup>. Through the PUD process, exceptions may be granted for designs that receive irrigation solely from retained stormwater.

<sup>1</sup>Native Florida landscape material lists may be found from multiple sources including:  
Florida Native Plant Society  
<https://www.fnps.org/plants/browse> UF/IFAS  
<https://gardeningsolutions.ifas.ufl.edu/plants/ornamentals/native-plants.html>

#### 5.1.1 Landscape Irrigation

All landscape irrigation shall be provided by reclaimed water. Another type of non-potable water supply may be used for landscape irrigation if reclaimed water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S. Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost.

### 5.2 Conservation and Preservation Lands

#### 5.2.1 Regionally Significant Natural Resources

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FFWCC) databases shall be consulted during the preparation of PUDs within Wellness Way. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

#### 5.2.2 Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes

extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Urban Service Area and surrounding areas.

### *5.2.3 Conservation Lands*

PUDs in Wellness Way shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space network. These resources and corridors shall be specifically demonstrated in each PUD.

The determination of areas most suitable for permanent preservation shall occur during the preparation of a PUD. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

### *5.2.4 Wetlands and Water Bodies*

Wetlands and water bodies shall be delineated during PUD zoning. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned to avoid inordinate impacts to the wetlands system and be integrated into the overall conservation plan for the PUD.

### *5.2.5 Wetland Setbacks*

A mandatory minimum setback of 50 feet from all retained jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to isolated wetlands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

Development should preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.



### 5.2.6 Protection of Trees and Native Vegetation

PUDs shall ensure the protection of specimen trees (live oak and magnolia trees). Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

#### 1. *Tree Replacement.* Tree replacement ratios shall be as follows:

- a) Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed.
- b) Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed.

### 5.2.7 Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FWWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects of development within Wellness Way on species diversity and habitat over a period of time.

## 5.3 Wellness Corridor Network

At build-out, Wellness Way shall contain a large, interconnected network of open spaces comprised of water bodies, wetlands, passive open space, important upland habitats and publicly owned lands. This system, referred to as Wellness Corridors, shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors. Wellness Corridors shall be indicated on each PUD.

### 5.3.1 Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

### 5.3.2 Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FWWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

## 5.4 Water Conservation

To maximize water conservation, all new construction shall incorporate WaterSense® plumbing fixtures (faucets, showerheads and toilets) and ENERGY STAR® appliances to the greatest extent possible.

To maximize water conservation and minimize fertilizer/pesticide runoff, all new construction must be certified as Florida Water Star<sup>SM</sup> Silver. Where Florida Water Star Certification will not be obtained, a “Letter of Certification of the Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the design is consistent with Florida Water Star<sup>SM</sup> criteria shall be required before issuance of a building permit. In addition, where Florida Water Star<sup>SM</sup> Certification will not be obtained, a “Letter of Completion Certifying Compliance with Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the installation is consistent with Florida Water Star<sup>SM</sup> criteria shall be required before issuance of a certificate of occupancy.

## 5.5 Dark Skies

All new development within Wellness Way, including residential, non-residential, and all public rights-of-way shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be certified by the International Dark Sky Association’s Fixture Seal of Approval program.

## Section 6 | Public Facilities / Utilities

### 6.1 Intent

All development in Wellness Way must be consistent with the Capital Improvements Element and approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

### 6.2 Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

### 6.3 Potable and Reclaimed Water Facilities

PUDs within Wellness Way shall include an analysis of potable and reclaimed water facilities, including sources, treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites and/or right-of-way/easements shall be conveyed prior to the issuance of building permits for development within the PUD.

### 6.4 Sanitary Sewer Facilities

1.4.1. PUDs within Wellness Way shall include an analysis of sanitary sewer facilities, including treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

### 6.5 Solid Waste Facilities

PUDs within Wellness Way shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

## 6.6 Educational Facilities

PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the City of Clermont Comprehensive Plan. If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed.

### 6.6.1 School Sites

1. In addition to the PSFE's school facility siting objective and policies, the public-school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed when identifying and dedicating public school sites.
2. Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.
3. When it is not possible to avoid soil conditions on a public-school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's PUD plan for mitigation of the impacts on public schools.

## 6.7 Public Safety

PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency services impacts and shall include coordination with the agencies providing these services to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, these lands shall be conveyed prior to the issuance of building permits for development within the PUD.

## 6.8 Technology Infrastructure

The delivery of high-speed data transfer to businesses and homes is critical to advancing high value, high wage job creation. Each PUD shall demonstrate how technology infrastructure and services will be delivered to each residential home and commercial business.

## Section 7 | Signage

### 7.1 Signage

Except as provided herein, signage within Wellness Way shall be subject to the applicable City of Clermont Signage Code.

#### *7.1.1 Public Realm Signage*

Public realm signage creates brand awareness and wayfinding clarity along transportation routes. They are intended to be located at important entry access points to projects and site features/amenities. These freestanding signs allow for fluid traffic movement and will be sized appropriately for maximum visibility, placed in optimal locations and display the information necessary to provide easy navigation throughout Wellness Way.

The following types of signs are allowed within Wellness Way:

- Wellness Way Identification and Wayfinding Signs
  - Primary Regional Gateway
  - Secondary Regional Wayfinding
- Parcel Identification Signs
  - Single Use Non-Residential
  - Multi-Tenant Commercial
  - Office Complex
  - Residential Subdivision
  - Multi-Family Residential

Electronic message signs are prohibited within Wellness Way except for price signage for gas stations.



7.1.1 (a) Primary Regional Gateway Signs.

| Sign Standards                                 |                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | Tower: 20' / Copy Area: 8'                                                                                      |
| Maximum Width                                  | 15'                                                                                                             |
| Maximum Copy Area                              | 60sf limited to "Wellness Way"                                                                                  |
| Identification                                 |                                                                                                                 |
| Minimum Distance from Intersecting ROW         | Allowed in ROW by License                                                                                       |
| Minimum Setback from ROW                       | Agreement or Easement. Setback                                                                                  |
| Minimum Setback from Side/Rear PL              | from back of curb TBD per each                                                                                  |
| Minimum Setback from Residential Zoning        | location                                                                                                        |
| Maximum Number of Signs Allowed                | Locations consistent with Gateway                                                                               |
| Signage Plan                                   |                                                                                                                 |
| Building Material                              | Split Face Block/stucco for<br>structure; finished metal trim;<br>wood accents; pin mounted raised<br>lettering |
| Landscape Area                                 | 100sf Minimum                                                                                                   |
| Additional Signs for Multiple Street Frontages | N/A                                                                                                             |
| Sign Lighting Allowed                          | Internal or External                                                                                            |

Table 7.1.1 (a): Primary Regional Gateway Sign Standards



## 7.1.1 (b) Secondary Regional Wayfinding Signs.

| Sign Standards                                 |                                                                                                        |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | 20'                                                                                                    |
| Maximum Width                                  | 6'                                                                                                     |
| Maximum Copy Area                              | 48sf                                                                                                   |
| Minimum Distance from Intersecting ROW         | Allowed in ROW by License Agreement or Easement. Setback from back of curb TBD per each location       |
| Minimum Setback from ROW                       |                                                                                                        |
| Minimum Setback from Side/Rear PL              |                                                                                                        |
| Minimum Setback from Residential Zoning        |                                                                                                        |
| Maximum Number of Signs Allowed                | Locations consistent with Gateway Signage Plan                                                         |
| Building Material                              | Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering |
| Landscape Area                                 | 100sf Minimum                                                                                          |
| Additional Signs for Multiple Street Frontages | N/A                                                                                                    |
| Sign Lighting Allowed                          | Internal or External                                                                                   |

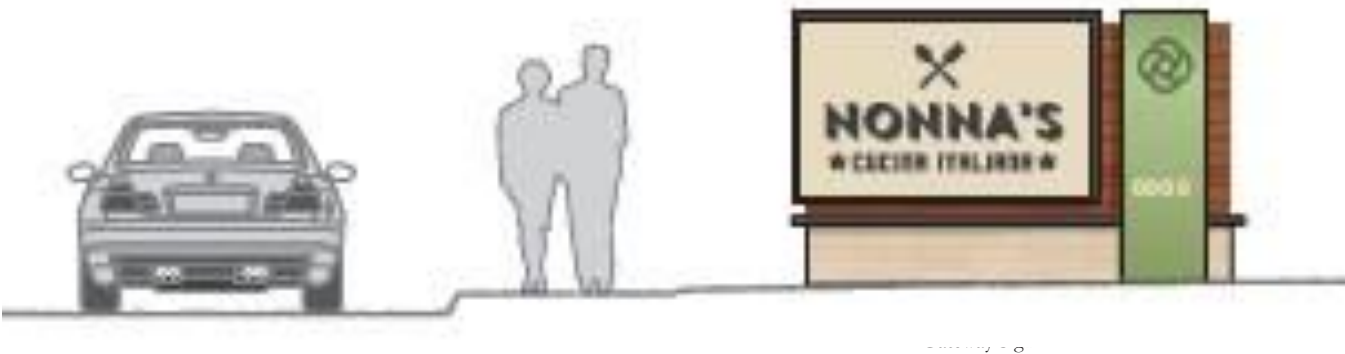
Table 7.1.1 (b): Secondary Regional Wayfinding Sign Standards



7.1.1 (c) Single Use Non-Residential Signs.

| Sign Standards                                 |                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | 10' US27, 8' Collector, 6' Internal                                                                             |
| Maximum Width                                  | 10'                                                                                                             |
| Maximum Copy Area                              | 60sf Arterial, 48sf Collector,<br>32sf Internal                                                                 |
| Minimum Distance from Intersecting ROW         | 30' (50' from US27)                                                                                             |
| Minimum Setback from ROW                       | 5'                                                                                                              |
| Minimum Setback from Side/Rear PL              | 10'                                                                                                             |
| Minimum Setback from Residential Zoning        | 20'                                                                                                             |
| Maximum Number of Signs Allowed                | 1 per street frontage                                                                                           |
| Building Material                              | Split Face Block/stucco for<br>structure; finished metal trim;<br>wood accents; pin mounted raised<br>lettering |
| Landscape Area                                 | 100sf Minimum                                                                                                   |
| Additional Signs for Multiple Street Frontages | Yes, with no more than 50% sf of<br>primary sign                                                                |
| Sign Lighting Allowed                          | Internal or External                                                                                            |

Table 7.1.1 (c): Single Use Non-Residential Sign Standards



## 7.1.1 (d) Multi-Tenant Commercial Signs.

| Sign Standards                                 |                                                                                                        |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | 15'                                                                                                    |
| Maximum Width                                  | 10'                                                                                                    |
| Maximum Copy Area                              | >75KSF bldg area: 60sf<br>10KSF-75KSF bldg area: 75sf<br><10KSF bldg area: 60sf                        |
| Minimum Distance from Intersecting ROW         | 30' (50' from US27)                                                                                    |
| Minimum Setback from ROW                       | 10'                                                                                                    |
| Minimum Setback from Side/Rear PL              | 50'                                                                                                    |
| Minimum Setback from Residential Zoning        | 20'                                                                                                    |
| Maximum Number of Signs Allowed                | 1 per street frontage                                                                                  |
| Building Material                              | Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering |
| Landscape Area                                 | 100sf Minimum                                                                                          |
| Additional Signs for Multiple Street Frontages | Yes, with no more than 50% sf of primary sign                                                          |
| Sign Lighting Allowed                          | Internal or External                                                                                   |

Table 7.1.1 (d): Multi-Tenant Commercial Sign Standards

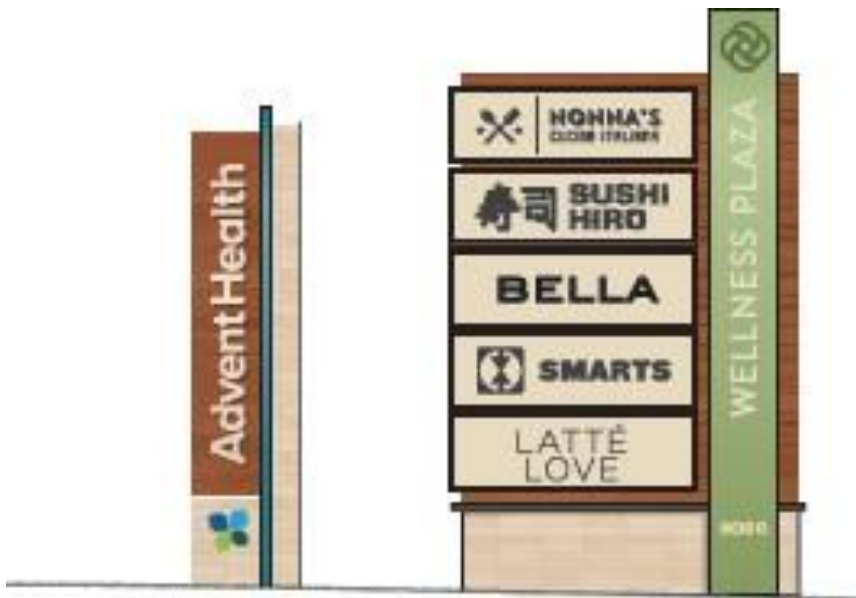


Figure 7.1.1 (d): Example of Multi-Tenant Commercial Sign

## 7.1.1 (e) Office Complex, Commerce Park, or Logistic Center Signs.

| Sign Standards                                 |                                                                                                        |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | 10'                                                                                                    |
| Maximum Width                                  | 20'                                                                                                    |
| Maximum Copy Area                              | >25KSF bldg area: 120sf<br><25KSF bldg area: 100sf                                                     |
| Minimum Distance from Intersecting ROW         | 30' (50' from US27)                                                                                    |
| Minimum Setback from ROW                       | 5'                                                                                                     |
| Minimum Setback from Side/Rear PL              | 20'                                                                                                    |
| Minimum Setback from Residential Zoning        | N/A                                                                                                    |
| Maximum Number of Signs Allowed                | 1 per street frontage                                                                                  |
| Building Material                              | Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering |
| Landscape Area                                 | 100sf Minimum                                                                                          |
| Additional Signs for Multiple Street Frontages | Yes, with no more than 50% sf of primary sign                                                          |
| Sign Lighting Allowed                          | Internal or External                                                                                   |

Table 7.1.1 (e): Office Complex Sign Standards

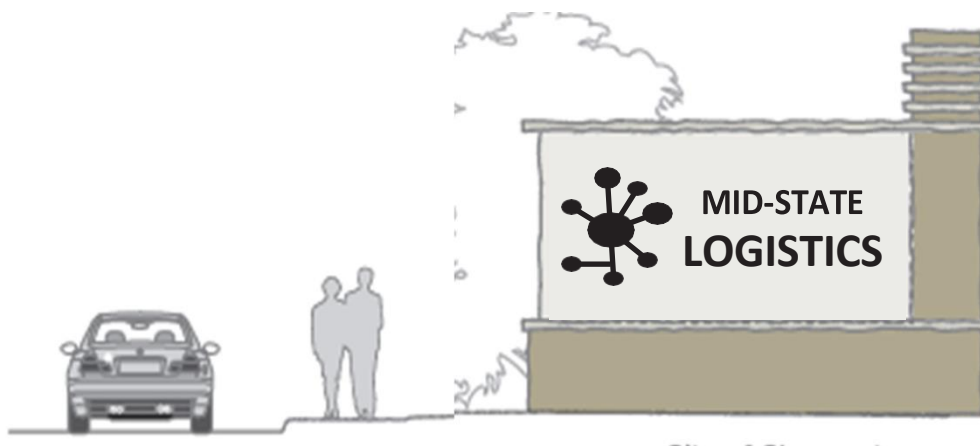


Figure 7.1.1 (e): Example of Office Complex Sign



## 7.1.1 (f) Residential Subdivision Signs.

| Sign Standards                                 |                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Maximum Height                                 | 10' Primary, 4' Secondary                                                                                       |
| Maximum Width                                  | 20' Primary, 15' Secondary                                                                                      |
| Maximum Copy Area                              | 48sf Primary, 20sf Secondary                                                                                    |
| Minimum Distance from Intersecting ROW         | N/A                                                                                                             |
| Minimum Setback from ROW                       | 10'                                                                                                             |
| Minimum Setback from Side/Rear PL              | N/A                                                                                                             |
| Minimum Setback from Residential Zoning        | N/A                                                                                                             |
| Maximum Number of Signs Allowed                | 2 signs at main entrance,<br>1 sign at secondary entrance                                                       |
| Building Material                              | Split Face Block/stucco for<br>structure; finished metal trim;<br>wood accents; pin mounted raised<br>lettering |
| Landscape Area                                 | 100sf Minimum                                                                                                   |
| Additional Signs for Multiple Street Frontages | Yes, with no more than 50% sf of<br>primary sign                                                                |
| Sign Lighting Allowed                          | Internal or External                                                                                            |

Table 7.1.1 (f): Residential Subdivision Sign Standards



Figure 7.1.1 (f): Example of Residential Subdivision Sign

7.1.1 (g) Multi-Family Residential Signs.

|                                                |                                                                                                                 |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Sign Standards                                 |                                                                                                                 |
| Maximum Height                                 | 10' Primary, 4' Secondary                                                                                       |
| Maximum Width                                  | 20' Primary, 15' Secondary                                                                                      |
| Maximum Copy Area                              | 48sf Primary, 20sf Secondary                                                                                    |
| Minimum Distance from Intersecting ROW         | N/A                                                                                                             |
| Minimum Setback from ROW                       | 10'                                                                                                             |
| Minimum Setback from Side/Rear PL              | N/A                                                                                                             |
| Minimum Setback from Residential Zoning        | N/A                                                                                                             |
| Maximum Number of Signs Allowed                | 2 signs at main entrance,<br>1 sign at secondary entrance                                                       |
| Building Material                              | Split Face Block/stucco for<br>structure; finished metal trim;<br>wood accents; pin mounted raised<br>lettering |
| Landscape Area                                 | 100sf Minimum                                                                                                   |
| Additional Signs for Multiple Street Frontages | Yes, with no more than 50% sf of<br>primary sign                                                                |
| Sign Lighting Allowed                          | Internal or External                                                                                            |

Table 7.1.1 (g): Multi-Family Residential Sign Standards



Figure 7.1.1 (g): Example of Multi-Family Residential Sign



The Gainesville Sun | The Ledger | News Chief  
Daily Commercial | Ocala StarBanner  
Herald-Tribune | The Palm Beach Post  
News Herald | Northwest Florida Daily News

## Order Confirmation

Not an Invoice

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 05/11/2022 |
| <b>Order Number:</b>      | 7284008    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 64.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 2           | 05/23/2022 - 06/13/2022 | Govt Public Notices |
| LEE dailycommercial.com | 2           | 05/23/2022 - 06/13/2022 | Govt Public Notices |

Total Order Confirmation

\$196.88

## Ad Preview

### 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. 2022-019

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 III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

The City of Clermont will hold public meetings regarding the proposed ordinance on Tuesday, June 7, 2022 at 6:30 PM before the Planning and Zoning Commission, and before the City Council on Tuesday, June 28, 2022 at 6:30 PM for final reading and adoption.

All public meetings are held in the Clermont City Hall, 1st Floor Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711.

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 AM and 5:00 PM.

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) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC  
City Clerk

# 5/23, 6/13



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 3

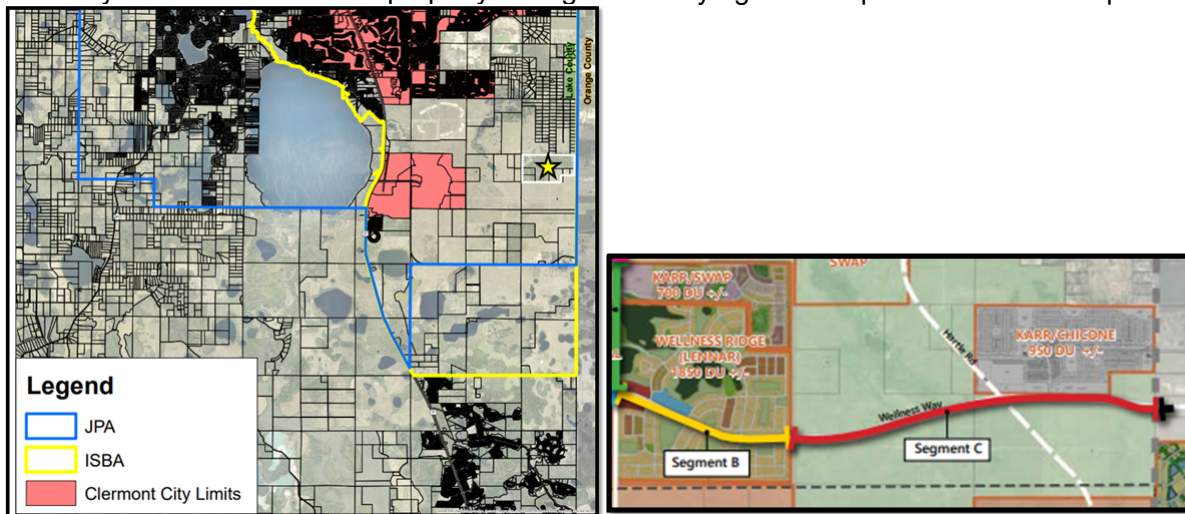
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|---------------------|---------------------|-------------|------------|-------------|------|------|----------------|------------|-------------|------|------|----------------|------------|-------------|------|------|----------------|------------|-------------|------|------|----------------|------|------|-----|-----|
| Tuesday, June 7, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| Ordinance No. 2022-010<br><i>Chicone Property Large-scale CPA</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| Recommend transmittal of Ordinance 2022-010.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                    |                                    |                                    |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |
| <p><i>This application was originally advertised for March 1, 2022, but was tabled until this date for consideration.</i> The applicant, VHB, 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 as Master Planned Development upon annexation. The property is within the Wellness Way Area Plan. The subject site is 304 +/- acres in size. The property has historically been used for agricultural purposes. The applicant has four pending requests before the City of Clermont. These include: (1) Utility Agreement, (2) Annexation, (3) Comprehensive Plan Amendment, and (4) Rezoning to a Planned Unit Development (PUD).</p>  <p>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 August of 2022 before City Council.</p> <p>The current Future Land Use designation in unincorporated Lake County is Wellness Way Area 3. The Wellness Way Area Plan allows for the following land use intensities:</p> <p><u>Future Land Use Category Summary Table Maximum Density Allocation Table</u></p> <table border="1"> <thead> <tr> <th>Future Land Use Categories</th> <th>Minimum Density/Net Buildable Acre</th> <th>Maximum Density/Net Buildable Acre</th> <th>Minimum Average FAR</th> <th>Maximum Average FAR</th> </tr> </thead> <tbody> <tr> <td>Town Center</td> <td>6.00 (d.u)</td> <td>25.00 (d.u)</td> <td>0.30</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 1</td> <td>3.00 (d.u)</td> <td>20.00 (d.u)</td> <td>0.25</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 2</td> <td>2.50 (d.u)</td> <td>15.00 (d.u)</td> <td>0.20</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 3</td> <td>2.00 (d.u)</td> <td>10.00 (d.u)</td> <td>0.15</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 4</td> <td>0.00</td> <td>0.00</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> <p>The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category, with emphasis on the underlining portion:<br/><i>Policy 1.7.2: Planned Development.</i></p> <p><i>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 <u>new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the</u></i></p> |                                    | 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 |
| 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                                |                     |                     |             |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |            |             |      |      |                |      |      |     |     |



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) maximums in the Master Planned Development FLU category are consistent with the Wellness Way Area 3 designation and the Neighborhood District. The applicant has requested a rezoning to a Planned Unit Development requesting up to 950 dwelling units and up to 75,000 square feet of commercial uses. The applicant has provided a Conceptual Lotting Plan showing the general layout of the project. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is limited at the proposed development intensity. In addition, the development standards of the PUD will meet the Wellness Way Design Guidelines that are driven by the Wellness Way Comprehensive Plan adopted by the City. The project will be developed to the Neighborhood District, which will have 30% open space along with 65% residential use and 5% center use, as required in Policy 2.3.2: Future Land Use Categories Capacity Allocation.

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 ISBA, through the utility agreement, permits annexations that are not contiguous with the City limits. The City intends to annex this property through the utility agreement provision and ISBA provision.



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. The developer will be responsible for all costs and extensions of utilities to the project. In addition, the developer will also be required to fund, design and construct a major roadway extension of the Wellness Way Boulevard from the Lennar project, eastward to the Orange County line, which is segment C above. Completion of this roadway will be accelerated and may assist in improving the level of service (LOS) existing on Hartwood Marsh Road by offering another east/west connection between Lake County and Orange County.

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 reasonable to support this future land use amendment. The property is within the Wellness Way Area Plan and has been identified to be developed with a mix of residential and non-residential programming, which the City's Master Planned Development designation permits along with the future designation of Neighborhood. Therefore, staff supports the applicant's request for a change to Master Planned Development and recommends transmittal of the comprehensive plan amendment.

#### Additional Analysis

| Fiscal Impact Summary                                      |                                                             |                         |
|------------------------------------------------------------|-------------------------------------------------------------|-------------------------|
| Fiscal Impact                                              | Fund Number and Description                                 | Available Budget Amount |
| <b>Exhibits Attached</b> (copies of original agreements)   |                                                             |                         |
| 1. Ord 2022-010 - Chicone CPA (05.18.2022)                 | Ord 2022-010 - Chicone CPA (05.18.2022).pdf                 |                         |
| 2. 2020-010 Before map                                     | 2020-010 Before map.pdf                                     |                         |
| 3. 2020-010 after map                                      | 2020-010 after map.pdf                                      |                         |
| 4. 2022-02-01 - Chicone Property - Conceptual Lotting Plan | 2022-02-01 - Chicone Property - Conceptual Lotting Plan.pdf |                         |
| 5. Chicone Justification Report 03192021                   | Chicone Justification Report 03192021.pdf                   |                         |
| 6. Comp-Plan-Application-Pulte Chicone PUD                 | Comp-Plan-Application-Pulte Chicone PUD.pdf                 |                         |
| 7. CPA Legal Ad Chicone                                    | CPA Legal Ad Chicone.pdf                                    |                         |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-010**

**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 ORDAINED AND ADOPTED**, 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:**

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida, lying South of a right-of-way for a road which right-of-way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East; run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24; run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24; run thence West to the East boundary of the West 1/2 of the Northwest 1/4 of said Section 24; thence South along said East line of the West 1/2 of the Northwest 1/4 of said Section 24, 20 feet; thence East to a point on the North and South center line of Section 24, 1345 feet South of the North 1/4 corner of said Section 24; thence Southeasterly to a point 1389 feet due South of the North line of said Section 24; thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24; thence North 20 feet to the Point of Beginning. Also a perpetual easement and right-of-way for ingress and egress over and upon the land lying within aforesaid right-of-way.



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-010**

**PARCEL 2:**

The Northwest 1/4 of the Northwest 1/4 of Section 24 and the East 15 feet of the Northeast 1/4 of the Northeast 1/4 of Section 23 all in Township 23 South, Range 26 East, Lake County, Florida.

and

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, in Lake County, Florida.

and

The North 1/2 of the Northeast 1/4 of the Northwest 1/4, and the North 1/2 of the North 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, and the South 1/2 of the North 1/2 of the Northeast 1/4, plus the strip of land lying North of the center line of the clay road, along the Northern line of the South 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

LESS AND EXCEPT: The Westerly 45.00 feet of the Southerly 35.00 feet of the Northerly 48.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

**ROSS PARCELS:**

The Southwest 1/4 of the Northwest 1/4 of Section 24, and the East 15 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, all in Township 23 South, Range 26 East, in Lake County, Florida.

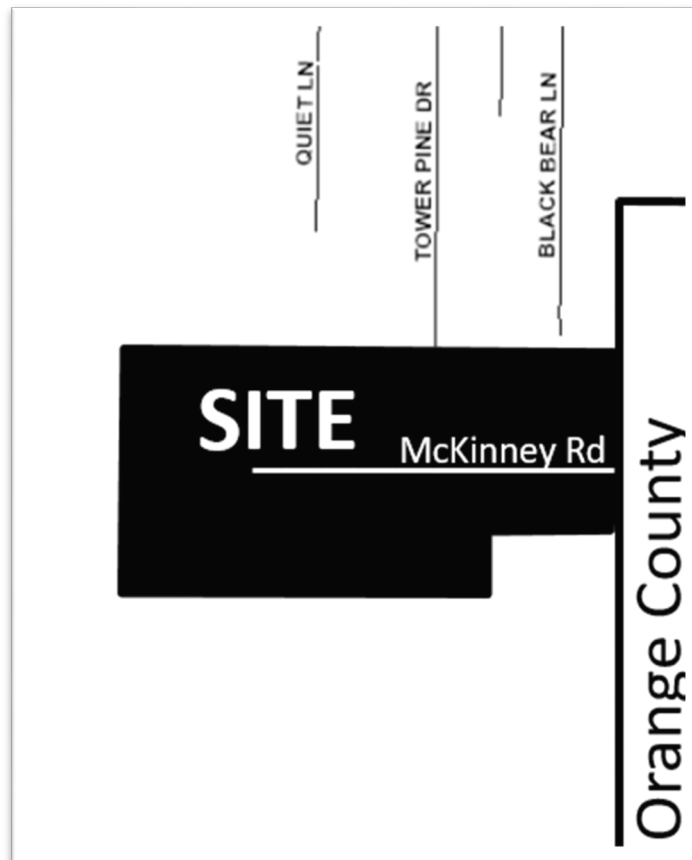
**FABRY PARCEL 1:**

All that part of the SW 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

**FABRY PARCEL 2:**

West 1/2 of North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

Property as shown hereon contains: 13,220,321 square feet or 303.50 acres more or less



**LOCATION**

3 miles east of Schofield Road and US Hwy 27 intersection  
 West of the Orange County line, adjacent to McKinney Road

Approx. 304 +/- Acres

Alternate Keys 1029198, 2689919, 1122848, 1070970, 1029201, 1594545



*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-010**

**CHANGE IN FUTURE LAND USE CLASSIFICATION**

FROM LAKE COUNTY: WELLNESS WAY 3  
TO CITY OF CLERMONT: MASTER PLANNED DEVELOPMENT

**SECTION 2: SEVERABILITY**

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: PUBLICATION & EFFECTIVE DATE**

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.





*CITY OF CLERMONT*  
**ORDINANCE NO. 2022-010**

**ORDAINED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida,  
this 23rd day of August 2022.

CITY OF CLERMONT

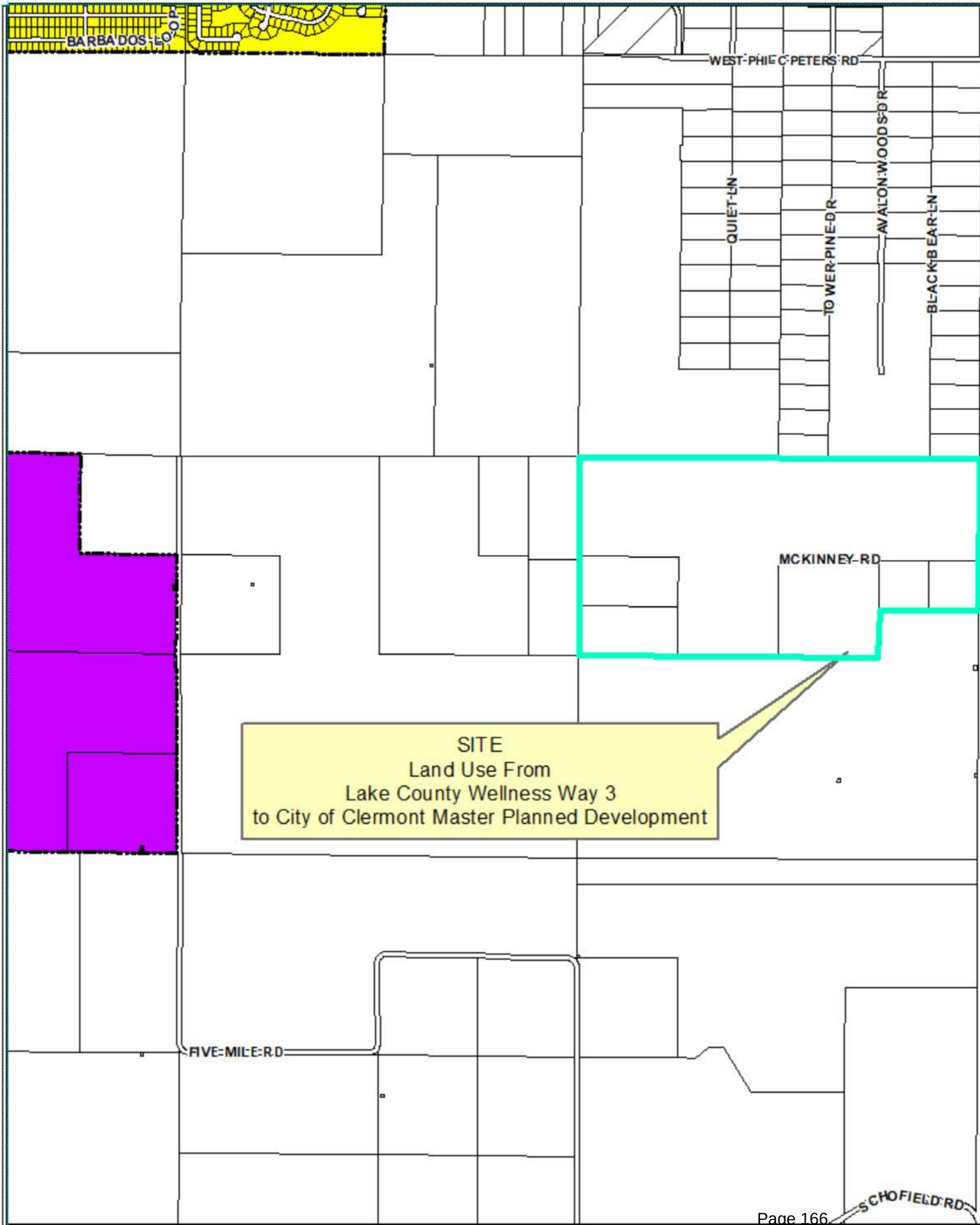
\_\_\_\_\_  
Tim Murry, Mayor

ATTEST:

\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney



Ordinance  
2020-010  
**Before**

**Legend**



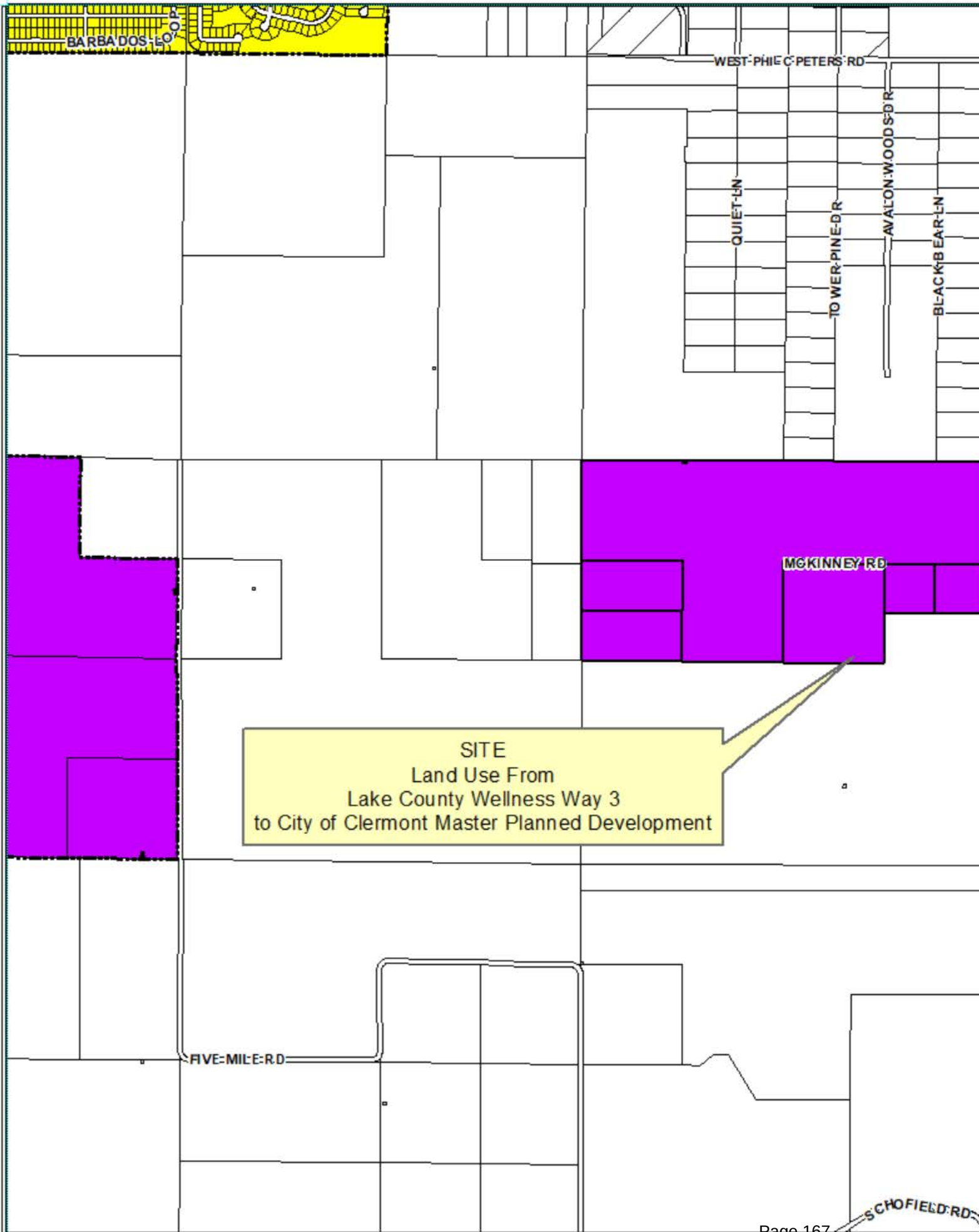
City Limits

**Clermont FLU**

**Land Use**

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





Ordinance  
2020-010  
**After**

**Legend**



City Limits

**Clermont FLU**

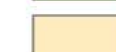
**Land Use**



Commercial



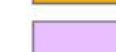
Conservation



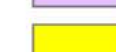
Downtown MU



High Density Residential



Industrial



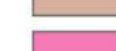
Low Density Residential



Master Planned Development



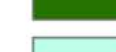
Medium Density Residential



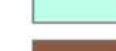
Office



Parks



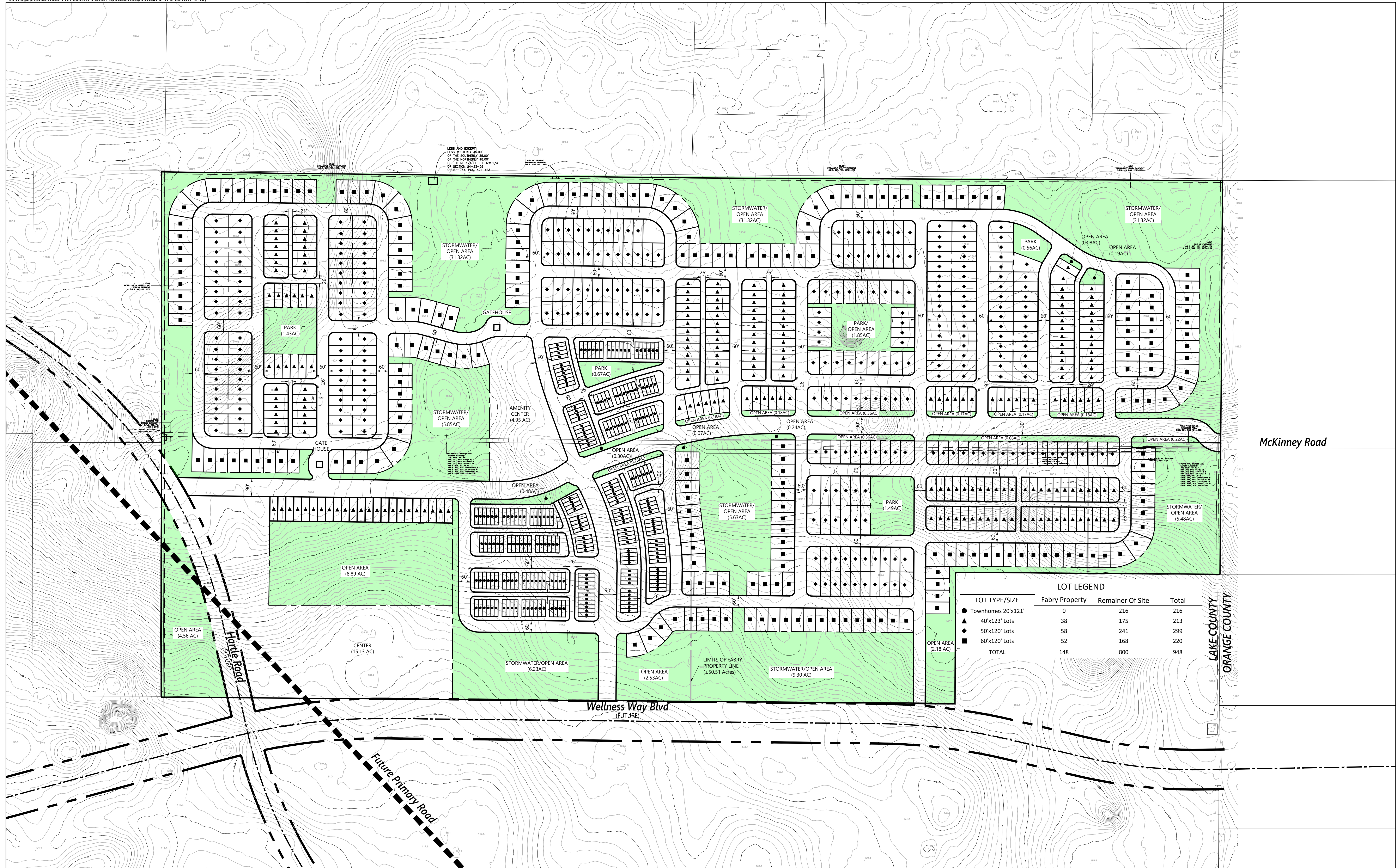
Public Fac/Institutional



Residential/Office









# Chicone PUD

## Comprehensive Plan Amendment – City of Clermont

PREPARED FOR

Pulte Group  
4901 Vineland Road  
Suite 500  
Orlando, FL 32811

PREPARED BY

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225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006

March 19, 2021

## Introduction

This requested comprehensive plan map amendment is for 303.5± acres located within the Wellness Way Area Plan (WWAP) in southeast Lake County. As shown in **Figure 1**, the subject property is east of US 27, west of the Lake County/Orange County boundary line; McKinney Road runs east/west through the middle of the subject property. The Wellness Way Area Plan was established in 2016 to address growth demands for an area that is identified as having significant economic development potential for Lake County. The overall WWAP boundary generally encompasses approximately 15,000 acres lying between US 27 and State Road 429 (SR 429). Wellness Way is envisioned as a mixed-use area with flexible land uses allowing employment, residential, institutional, agriculture and Wellness/Green Space.

The original WWAP was based upon providing sufficient land area to achieve a target of 1.50 to 1 jobs-to-housing ratio. The plan also required significant open space set aside within each PUD to ensure internal open space connectivity as well as connectivity to Lake Lousia State Park. Since the 2016 approval, an Implementation Plan was created to develop a comprehensive economic development and branding strategy that achieves the desired employment and housing mix. The subject property is currently designated as Wellness Way 3 on the future land use map (FLUM) (see **Figure 3**). This land use category allows a mix of uses including commercial, industrial, office and residential. The targeted jobs-to-housing ratio is 1.25 to 1. The proposed concept plans closely resemble the current County FLU designation while demonstrating consistency with the City's comprehensive plan as this application request is to change the future land use designation from Wellness Way 3 to Master Planned Development; a corresponding annexation application and Planned Development rezoning application will be processed concurrently.

With the following Statement of Justification, we submit the request is consistent with the City of Clermont's Comprehensive Plan and is compatible with the surrounding development approvals of the neighborhood.

## History and Background

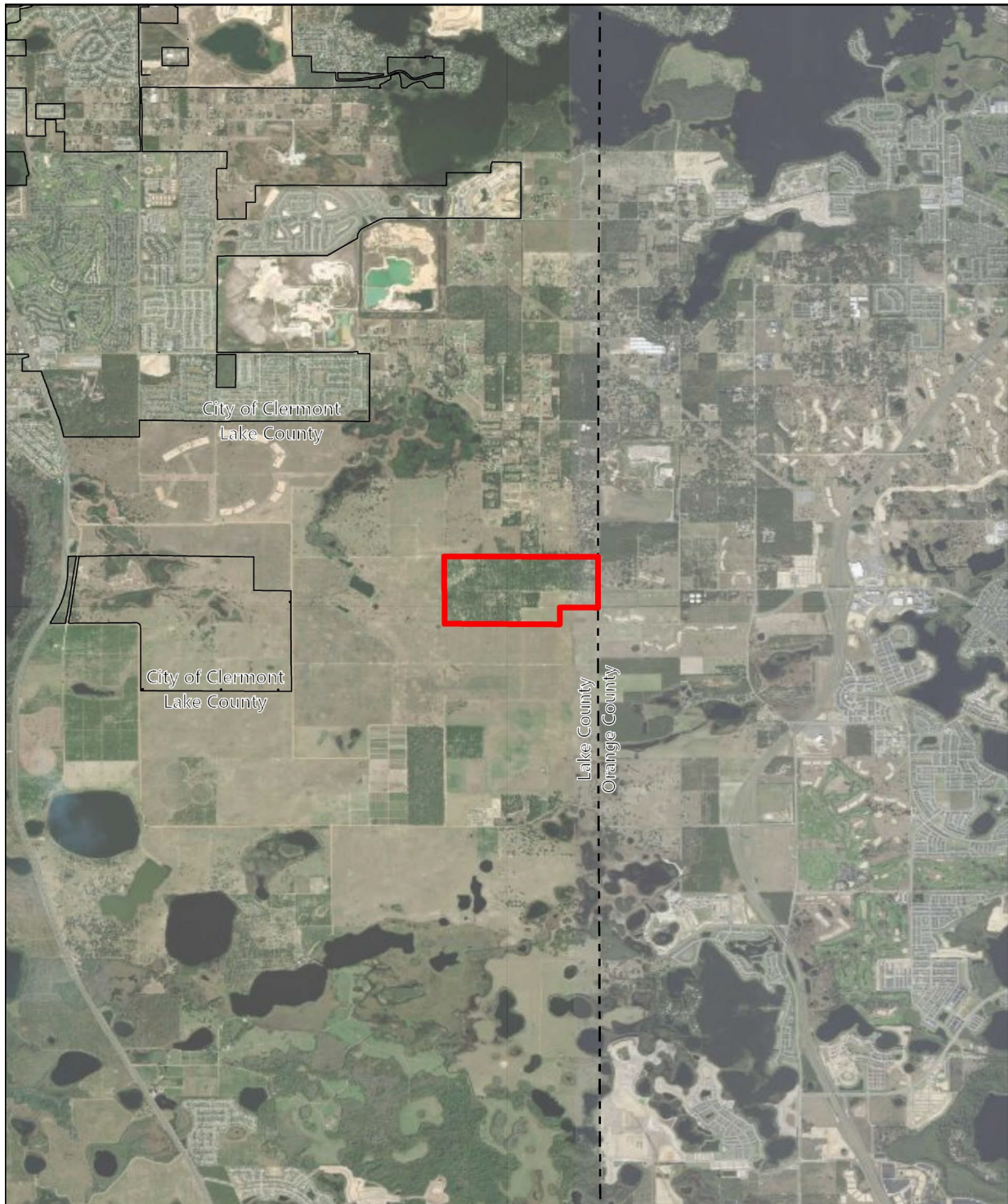
The Wellness Way Remedial Comprehensive Plan Amendment adopted January 2016 serves as the foundation for policy initiatives and plan strategies. The WWAP is a set of goals, objectives and policies adopted by Lake County. The City of Clermont has not adopted the specific WWAP policies and standards. However, the City and County have an approved Joint Planning Area (JPA) and an Interlocal Service Boundary Agreement (ISBA) that address how the two municipalities will coordinate the approval of new development and the delivery of services to the area. The ultimate goal is to have a consistent set of policies and standards implemented between the two local governments.



## Proposed Action

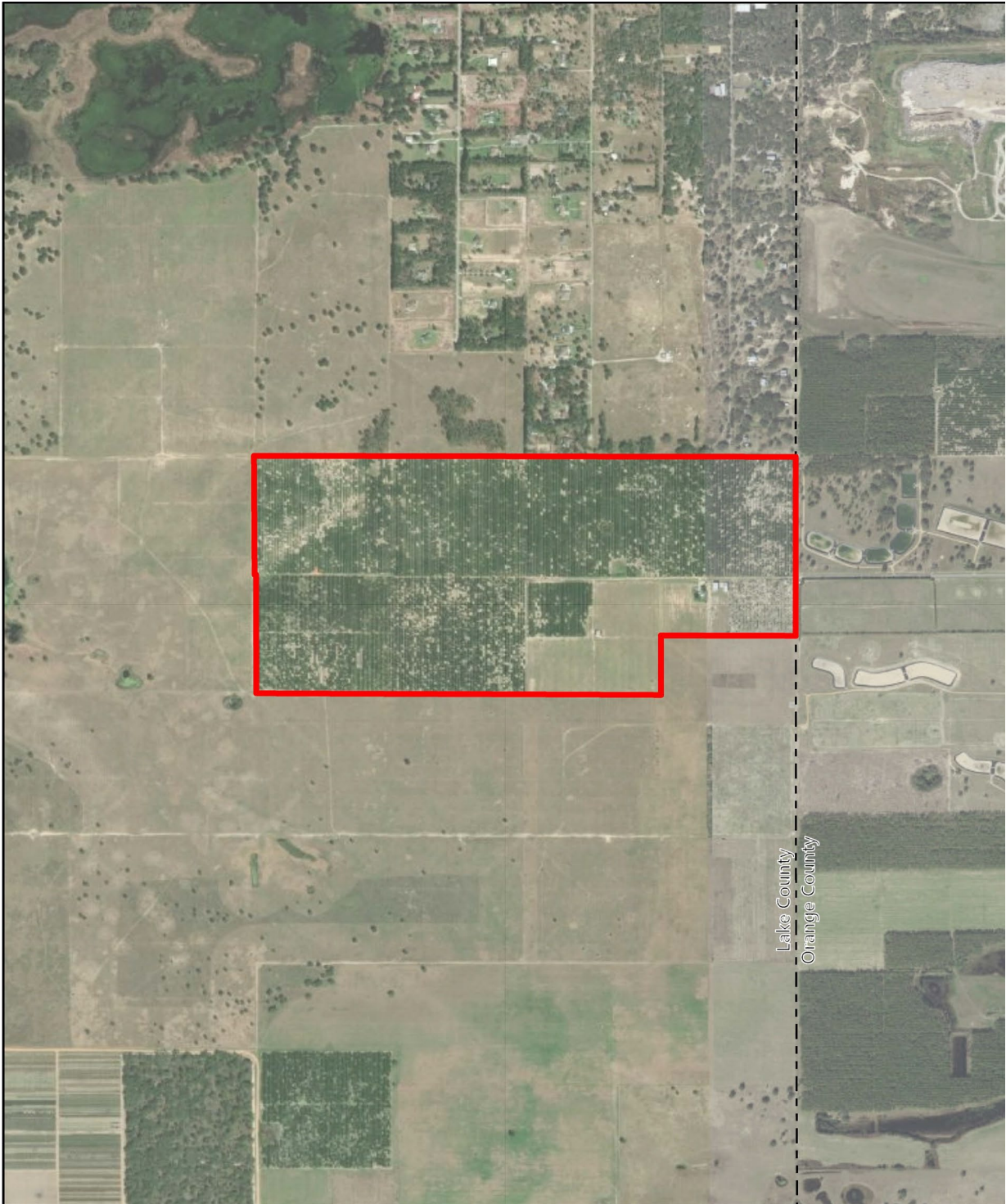
The applicant proposes a Future Land Use Map (FLUM) amendment to change the current County Wellness Way 3 designation to Master Planned Development for the Subject Property. The anticipated use is for a mixed use development consisting of up to 950 single family units and 30 acres for future development which is expected to include multi-family and non-residential use.

**Figure 1. Neighborhood Aerial**

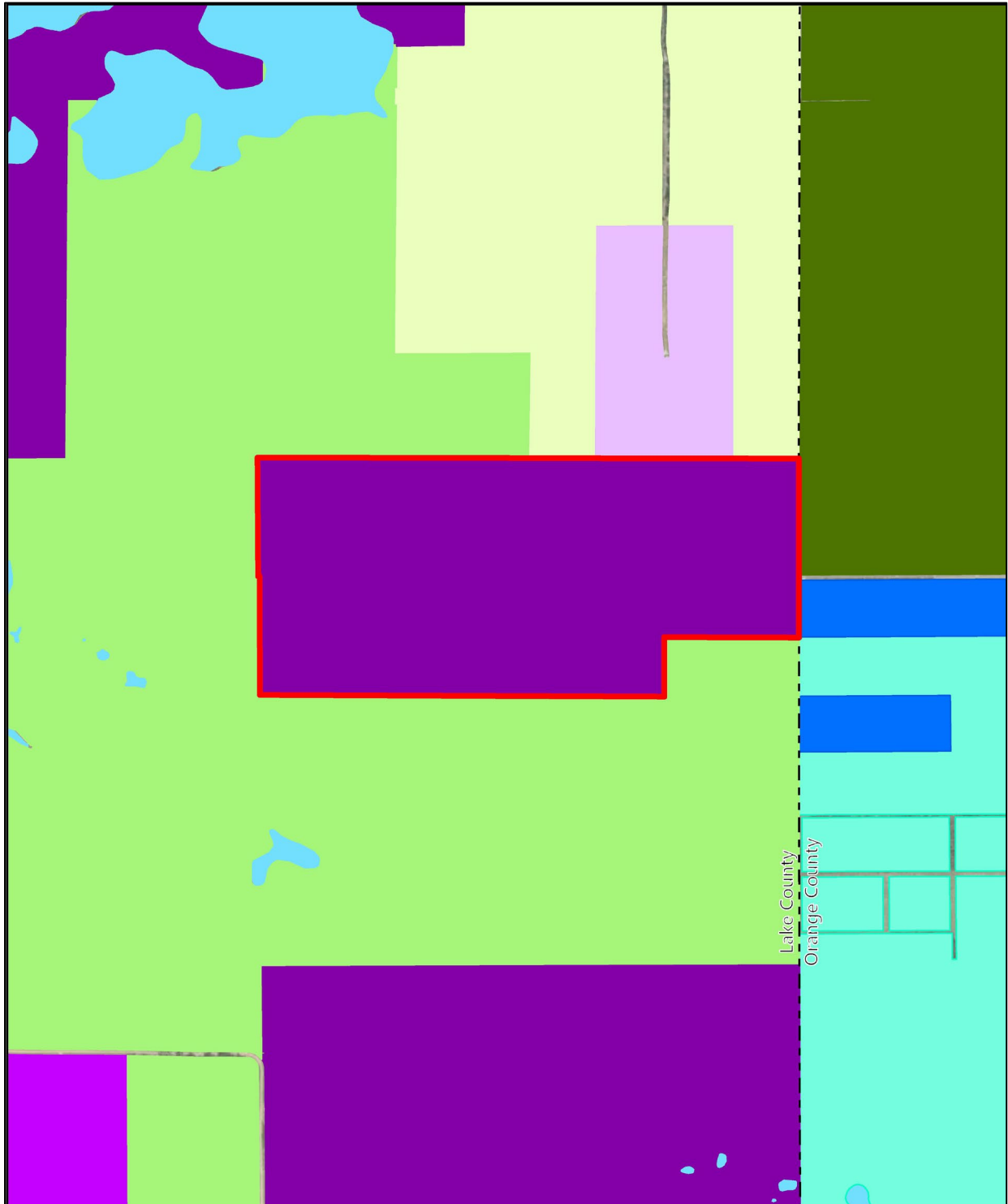




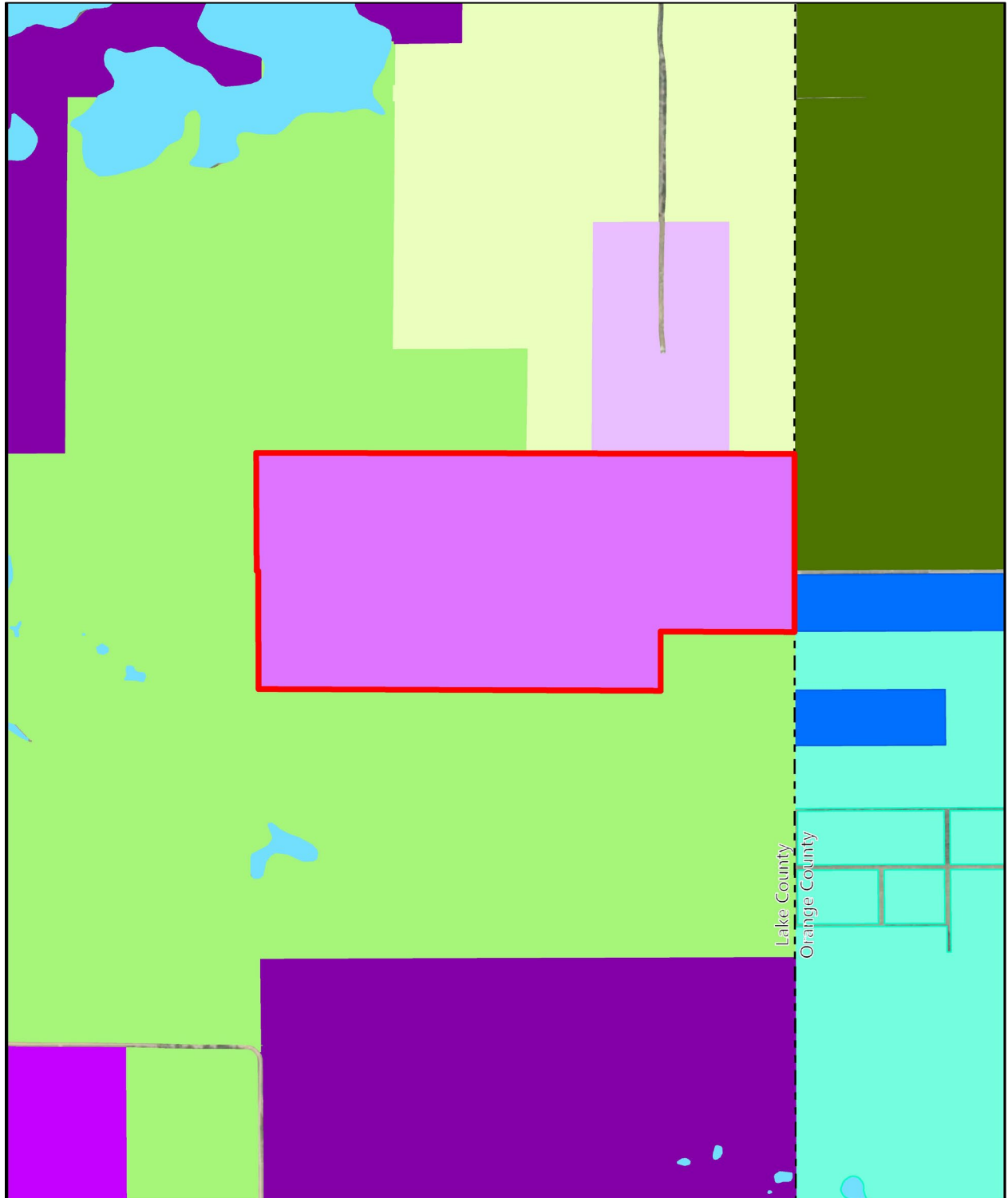
**Figure 2. Site Aerial**



**Figure 3. Current Future Land Use**



**Figure 4. Proposed Future Land Use**





## Consistency with the Comprehensive Plan

The requested map amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. A review of the City of Clermont's Comprehensive Plan has been conducted. Relevant goals, objectives and policies have been identified below (italicized) and a brief statement regarding consistency of the proposed amendment has been provided.

**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.*

**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*

The Subject Property is located within the JPA Boundary. Concurrently with this FLUM amendment application, a PUD rezoning application will be processed. As part of that process a Developer's agreement outlining the provision for public facility service to support the proposed PUD.

**Objective 1.7:** ***Mixed-Use Land Use Categories.** The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 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.*

**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 application request is to change the current FLUM designation from Lake County Wellness Way 3 to City of Clermont Master Planned Development (PD). The proposed density and intensity does not exceed the maximum allowed under the Master PD designation and follows Table 1.4: Wellness Way District Program Allocation of the WWAP Design Guidelines.

**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).*

The proposed PD is planned as a mixed use development consisting of residential and commercial use. The project is designed with neighborhoods that are pedestrian and bicycle friendly.

**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.*

The proposed PD is designed with an internal street network that connects to the proposed planned improvements in the Wellness Way area. Streets are designed with sidewalks on both sides and a multi-use trail is designed to circulate through the project.

**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 proposed PD is planned as a mixed-use development. The proposed non-residential use and multi-family are planned as future development. It is anticipated that the non-residential and multi-family will be designed as a mixed-use neighborhood center located adjacent to the proposed Wellness Way and Hartle Road intersection.

**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.*

It is anticipated that offsite utility and transportation improvements will be needed due to the impacts of the proposed development. A developer's agreement outlining the specific commitments will be processed with the PUD rezoning application.

**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.*

An annexation application is also being submitted concurrently with the FLUM amendment application.

**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.*

It is anticipated that offsite utility and transportation improvements will be needed due to the impacts of the proposed development. A developer's agreement outlining the specific commitments will be processed with the PUD rezoning application.

## Consistency with the Wellness Way Area Plan

The requested map amendment is also consistent with the draft Community Design Guidelines and Standards for the WWAP. A review of the draft Plan dated September 21, 2020 has been conducted. Relevant sections have been identified below (italicized) and a brief statement regarding consistency of the proposed amendment has been provided

**FLU6.8.8**      **Communities.** *Subject to approvals, there may be two communities within the Lake Pickett Study Area: one to the north of Lake Pickett Road and another community south of Lake Pickett Road. While each community can be designed to meet the development standards outlined below independently, connectivity between the two communities shall also be provided using local street design and trail concepts that facilitate access but discourage cut-through traffic between communities.*

The subject property is located south of Lake Pickett Road and is proposed to interconnect with the approved development surrounding the property.

**1.1**              **Guiding Principles of Wellness Way.** *Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within Wellness Way are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Guiding principles for urban form are as follows, and shall be specifically demonstrated in the PUDs:*

- 1. Wellness Way is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, guidelines for each district allocate a desired percentage distribution of uses (as measured in net acreage) along with an interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way.*
- 5. An economic development approach that requires land set aside for non-residential employment generating uses.*
- 7. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place*

The proposed Master PD is designed as a pedestrian friendly mixed use development. A multi-use trail system is planned to circulate through the project area providing access to numerous open space areas serving each neighborhood. Higher density and non-residential use is located along major roadways connecting to the internal street network serving the development.

**1.2.1**              **Development Districts.** *Six Districts are created within Wellness Way to guide the development and character of the community. Each District has a specific requirement for allocation of land and program as described in Sections 1.3 and 1.4. In addition, the Districts have development standards intended to support the desired community character of Wellness Way. The Districts are as follows:*

1. *Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.*

The subject property is located within the Neighborhood Development District. The PD is planned to incorporate the requisite development standards for this district.

1.3 **Land Allocation.** *All development within Wellness Way shall be allocated to one of three categories:*

1. *Open Space: Lands comprising the Wellness Space and Green Space areas further defined in Section 4.1*
2. *Center: Area for required non-residential uses and associated residential uses*
3. *Residential: Area of residential uses.*

Table 1.3: Wellness Way District Land Allocation Table

| <i>Land Allocation</i>       | <i>Neighborhood District</i> |
|------------------------------|------------------------------|
| <i>Open Space (Min)</i>      | <i>30%</i>                   |
| <i>Center (Min/Max)</i>      | <i>5%/10%</i>                |
| <i>Residential (Min/Max)</i> | <i>60%/65%</i>               |

The proposed PD is designed to incorporate the requisite land allocation percentages as listed in Table 1.3.

1.4 **Program Allocation.** *Minimum and maximum development programs are allocated based on the multipliers in Table 1.4. All calculations are made on net land area of the categories described in Section 1.3. For proposed developments containing more than one District, the combined program allocation may be blended among Districts within the development. However, all development must comply with the District standards listed in Section 2, including uses, residential densities, and non-residential FARs.*

Table 1.4: Wellness Way District Program Allocation Table

| <i>Program Allocation</i>      | <i>Neighborhood District</i> |
|--------------------------------|------------------------------|
| <i>Residential Max (Du/Ac)</i> | <i>3.60</i>                  |
| <i>Non-Res Min (FAR)</i>       | <i>0.30</i>                  |

The proposed PD is designed as a mixed-use development. The proposed residential density and non-residential FAR shall meet the requirements listed in Table 1.4.

2.1.1 **Neighborhood District.** *The Neighborhood District is intended to support lower density neighborhood development outside the boundaries of Wellness Way's*



*community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.*

The proposed PD will offer a variety of housing types to support the proposed non-residential within the project area.

2.1.1(a) ***Form and Design.*** *The design standards in this district are intended to achieve the following:*

- 1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district without buffer:*
- 2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory dwelling units that provide diversity of housing opportunities are encouraged.*
- 3. Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns are encouraged.*
- 4. The Neighborhood District may contain the following residential housing types:*
  - Single-family detached homes;*
  - Townhomes;*
  - Duplexes and other types of attached units up to four-plexes;*
  - Walk up apartments; and*
  - Accessory dwelling units*
- 5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.*
- 6. Higher residential densities should generally be located adjacent to a Center, or a location that would serve as a transition between a Neighborhood District and Multi-Use District or US 27 District.*

7. *Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.*
8. *Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.*

The proposed PD is designed as a pedestrian friendly mixed-use development. A range of lot sizes are proposed within each neighborhood. Open space areas are spread across the project area connected by multi-use trails. Streets are designed with sidewalks on both sides.

## Compatibility with Surrounding Land Uses

**North:** The area to the north is not within the WWAP but is within Lake County jurisdiction. The area is developed with large lot single family development and a communications tower site. The future land use designation for the area is Rural and Public Service Facility and Infrastructure. The proposed PD is designed with proper buffering and compatible land uses adjacent to this area.

**East:** The Lake County/Orange County boundary line runs along the east boundary of the subject property. This property is owned by Orange County and the City of Orlando for the development of the Water Conserv II reuse project. The distribution center is on the south side of McKinney Road and the rapid infiltration basins (RIBs) are located on the north side. The FLU designation on the north of McKinney Road is Rural 1/5 du/ac and the FLU designation on the south side is Institutional. Compatible land uses and buffers to this area is planned for in the proposed PD.

**South:** Additional Water Conserv II property is located to the south of the subject property. This area is within the WWAP and designated as CONSERV District. No private urban development is allowed within this district. Once constructed, Wellness Way is planned to run along the southern boundary of the subject property. The main access point to the proposed PD is planned from Wellness Way.

**West:** Water Conserv II is also adjacent along the western boundary of the subject property and is within the CONSERV District of the WWAP. Hartle Road (CR 437) is planned to extend from the north and run along the western boundary of the subject property. The future non-residential and multi-family development is planned for the northwest corner of the planned Wellness Way and Hartle Road intersection.

## Conclusion

This proposed Future Land Use Map Amendment is consistent with the County's Comprehensive Plan. This proposed project will help achieve the WWAP ultimate goal and kick start economic development in the area. Additionally, planned roadway improvements are able to be achieved at a quicker rate with the development of the proposed project. The proposed mixed-use development will provide additional housing opportunities and neighborhood services for current and future residents of the area.

An application for voluntary annexation is concurrently submitted with this application for FLUM amendment. Additionally, a PUD rezoning application will be submitted and processed concurrently with this FLUM amendment application. The proposed PUD will adhere to the PUD Approval Process as outlined in section 1.5.1 of the WWAP Design Guidelines and Standards.

Therefore, we respectfully request the Local Planning Agency recommend approval to the City of Clermont City Council and that the City Council approve this request for a Large Scale Comprehensive Land Use Plan Amendment to change the future land use designation of the Subject Property from Wellness Way 3 to Master Planned Development.



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
Application Instructions

**APPLICATION FEE:**

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

**APPLICATION PROCESS:**

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

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

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

**AMENDMENT TIME FRAME:**

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



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

**Application Information Required**

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

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

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





**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**Application**

DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

**Project Name** (if applicable): Chicone PUD

**Applicant:** VHB

**Contact Person:** Erika Hughes

Address: 225 E. Robinson Street, Suite 300

City: Orlando State: FL Zip: 32801

Phone: 407.893.4769 Fax: \_\_\_\_\_

E-Mail: ehughes@vhb.com

**OWNER:** see attached list

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**General Location:** McKinney Road, south of Tower Pine Drive, west of Orange County boundary  
east of Five Mile Road

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

**Property size** (in acres or square feet): 303.50

**Flood hazard area** (yes) \_\_\_\_\_ and approx. acreage \_\_\_\_\_ (no) ☒

**Existing (Actual) Land Use:** Vacant and single family dwelling.

**Existing Zoning:** A-1

**Existing Future Land Use:** Wellness Way 3

**Proposed Future Land Use:** Master Planned Development

**Type of development proposed:** Residential



**Proposed density (dwelling units/acre) or intensity:** \_\_\_\_\_

**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 see attached

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

**Chicone PUD Property Owner's List**

Cathryn C Hollfelder, et al  
c/o Chicone Groves LLP and  
Jerry Jay Chicone Jr  
PO Box 547636  
Orlando, FL 32854

Catherine E Ross Groves Inc  
PO Box 398  
Windermere, FL 34786

Fabry Family Group LLC  
4566 N Apopka Vineland Road  
Orlando, FL 32818

Paul E Fabry  
PO Box 784238  
Winter Garden, FL 34778



**APPLICANT'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Erika Hughes, 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 3 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.

Erika Hughes

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

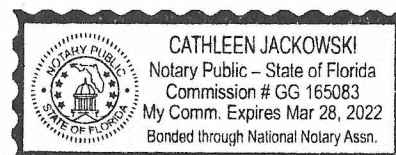
or personally known by me this 5<sup>th</sup> day of April, 2021.

X

[Signature]  
Notary Public, State of Florida at Large

My Commission Expires:

3/28/2022







**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Susan Chapin, 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 3 to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed VHB - Erika Hughes 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.

Susan Chiconi Chapin  
Affiant - Applicant Name (print)

X Susan Chiconi Chapin  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10<sup>th</sup> day of March, 2021.

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

My Commission Expires: 3/12/24





**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jerry Jay Chicone, Jr., who being

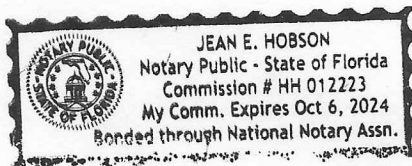
by me first duly sworn on oath, deposes and says:

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 3 to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed VHB - Erika Hughes 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.

Jerry Jay Chicone, Jr. X Jerry Chicone  
Affiant - Applicant Name (print) Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2021.



X Jean E. Hobson  
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

Paul E Fabry, 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 3 to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed VHB - Erika Hughes 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.

Paul E Fabry  
Affiant - Applicant Name (print)

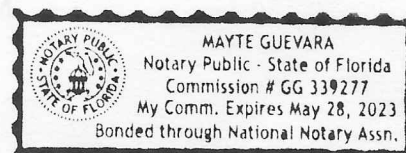
X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 22 day of March, 2021.

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

My Commission Expires: 05/28/23







**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

\_\_\_\_\_, who being

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

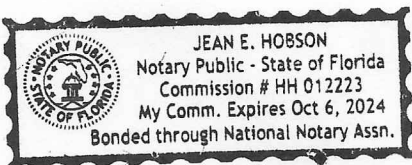
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Cathryn C. Hollfelder  
Affiant - Applicant Name (print)

X Cathryn C. Hollfelder  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2021.



X Jean E. Hobson  
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

James W. Ross, 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 3 to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed VHB - Erika Hughes 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.

JAMES W. ROSS

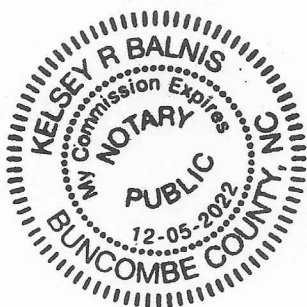
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10<sup>th</sup> day of March, 2021



X

Notary Public, State of ~~Florida~~ at Large  
north carolina

My Commission Expires:

12/5/2022



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Craig Ustler, 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 3 to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed VHB - Erika Hughes 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.

Craig Ustler  
Affiant - Applicant Name (print)

X CA  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by CRAIG USTLER

or personally known by me this 8<sup>th</sup> day of MARCH, 2021.



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

My Commission Expires: 6-24-22



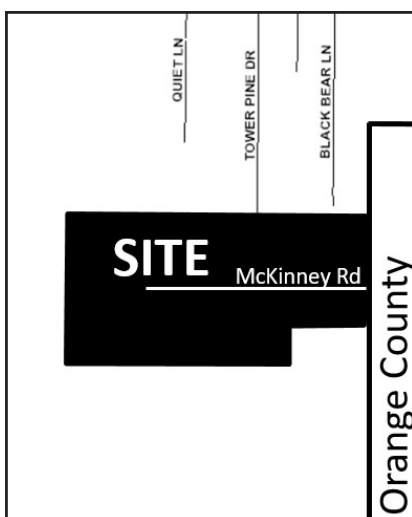
# CITY OF CLERMONT

## NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN

### ORDINANCE NO. 2022-010

The City of Clermont will hold public hearings on Tuesday, March 1, 2022 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, March 8, 2022 at 6:30 P.M. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way 3 to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, May 24, 2022 (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:

3 miles east of Schofield Road and US Hwy 27 intersection  
West of the Orange County line, adjacent to McKinney Road  
Approx. 304 +/- Acres

Alternate Keys 1029198, 2689919, 1122848, 1070970,  
1029201, 1594545

#### ORDINANCE #2022-010:

**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 will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 W. Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7335 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City Hall) between 8 A.M. and 5 P.M. Monday through Friday.

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) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC  
City Clerk