



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the August 2, 2022 Planning and Zoning Commission meeting minutes.

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2022-011
Chicone Rezoning

A request to rezoning 304 acres located in Wellness Way to a PUD with up to 952 residential units and 198,000 sf of commercial/center use.

Item 2 - Ordinance 2022-032
The Vue Rezoning

Consider an Ordinance to amend a Planned Unit Development to allow multi-family apartments on parcels 7 through 13 on the southern portion of a project located on the northwest corner of Hooks Street and Miss Florida Avenue.

Item 3 - Ordinance 2022-035
111 Apartments Comprehensive Plan Amendment

Consider an Ordinance to change the future land use to High Density Residential for the property located at 14006 County Road 455.

Item 4 - Ordinance 2022-036
111 Apartments Rezoning

Consider an Ordinance for rezoning to Planned Unit Development (PUD) for the property located at 14006 County Road 455.

Item 5 - Ordinance 2022-037
Land Development Code Amendment-Murals

Consider Ordinance to amend Chapter 102 Signs; Section 102-26 Other Signs.

Item 6 - Ordinance 2022-040
Lakeview Preserve Comprehensive Plan Amendment

Consider an Ordinance to change the future land use to Low Density Residential for the property located north of Hartwood Marsh Road and east of Clermont boundaries.

Item 7 - Ordinance 2022-041
Lakeview Preserve Rezoning

Consider an Ordinance to change the zoning to Planned Unit Development (PUD) for property located north of Hartwood Marsh Road and east of Clermont boundaries.

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

Item 8 - Ordinance 2022-042
Clermont Hills Apartments Rezoning

Consider an Ordinance to amend PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units on property located southwest of Hooks Street and Excalibur Road intersection.

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
August 2, 2022

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, August 2, 2022 at 6:30 p.m. 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 July 5, 2022 minutes of the Planning & Zoning Commission as amended made by Commissioner McAllister; seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Rogers thanked Chris Dudeck. He stated that he just found out that he was leaving and wanted to thank him for all he has done with their partnership.

Commissioner Niemiec apologized for missing last month due to illness.

Commissioner Colby stated that he also thanks Chris Dudeck for doing a great job for the City.

Commissioner Gonzalez also thanked Chris Dudeck. He stated that he did another ride along with Clermont's Police Department. He stated that he also visited the City's Environmental Services and did a tour, which was eye opening.

Chairman Krzyminski stated that August 5, 2022 will be the First Friday Food Trucks and August 6, 2022 will be the AdventHealth TriKidz Triathlon.

NEW BUSINESS

Item #4: Ordinance No. 2022-011 – Chicone Rezoning

Request to table to September 6, 2022.

Action:

MOTION TO RECOMMEND TABLE Ordinance No. 2022-011 made by Commissioner McAllister; seconded by Commissioner Rogers. Passed unanimously 7-0.

Item #5: Ordinance No. 2022-032 – The Vue Rezoning

Request to table to September 6, 2022.

Action:

MOTION TO RECOMMEND TABLE Ordinance No. 2022-032 made by Commissioner McAllister; seconded by Commissioner Rogers. Passed unanimously, 7-0.

Item #1: Resolution No. 2022-016R – APC Roofing Conditional Use Permit

Senior Planner Regina McGruder presented as follows:

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.

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.

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.

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.

Rick McCoy, 106 S. Palm Ave., Howey in the Hills, stated that the owners have done a wonderful job cleaning up this property, from when it was Willis Hardware. He stated that there is a misconception for the warehouse. He stated that the roofing material will be delivered to the job site and the only the excess will be stored. He stated that the owner bought the property because he needs the extra parking and needs storage area. The owner was told he could not store anything on the property without a building. He stated that if the City wants to put stipulations on the property such as delivery limits, right turn only from the exit in the rear to East Avenue. He stated that the City should work with the property owner to make this work for him.

Barry Rubenstein, 1000 East Ave., stated that he is in the building to the east of APC Roofing property. He stated he needs clarification about the site plan. He asked about the number of parking spaces that are required for this facility. He stated that his second concern is the large delivery trucks not seeing the school children who will be walking down East Avenue and Broome Street.

Commissioner Niemiec asked if his business was adjacent to this parcel.

Mr. Rubenstein stated yes and three other businesses as well.

Richard Mulvany, 308 W. Dupont Circle, Howey in the Hills, stated that he had a conversation with Mr. Rubenstein when they built APC Roofing and his concern was people using his parking so they installed a fence so that no one could get from the APC Roofing to his parking lot. He stated that there would be enough parking on the additional parcel.

Mr. McCoy stated that there are 12 spaces and they are not asking for any variance for parking.

Commissioner Seaver asked if this will add additional employees.

Mr. McCoy stated that there would not be additional employees.

Alberto Contreras, 150 SR 50, stated that he has 14 offices in his current location. He stated that he is not using the warehouse for additional offices. The warehouse will be used for storing additional material such as tarps and extra items he needs for hurricane purposes.

Commissioner Seaver asked about modifying the entrance.

Mr. Contreras stated that the trucks would come in off SR 50 through his existing property and pull forward to the warehouse to deliver material and exit to W. Broome Street. He stated that the trucks would not be semi 18 wheel trucks. He stated that it would be trucks with flatbeds to bring material in.

Commissioner McAllister asked if this is a storage shed or a warehouse.

Mr. Contreras stated that they are open to a smaller warehouse if it needs to be smaller. He stated they are asking for the maximum but can go smaller.

Commissioner McAllister mentioned that the Conditional Use Permit states that large trucks and semis are prohibited from accessing W. Broome Street and other local streets so they will not be allowed to enter from SR 50 and exit onto W. Broome Street.

Mr. McCoy stated they are good with that condition because there will not be having large semi-trucks deliver. He stated that smaller trucks with flatbed trailers would do the deliveries.

Commissioner McAllister is concerned about the size of the warehouse. She asked what the height of the warehouse would be.

Ms. McGruder stated that the height meets the code.

Chairman Krzyminski asked if the warehouse were less than 5000 square feet, would the applicant need a conditional use permit.

Ms. McGruder stated that the fact that it is a warehouse and over 5000 square feet is the reason they require a conditional use permit.

Commissioner Gonzalez asked if the applicant would entertain a 5000 square foot warehouse.

Mr. Contreras stated he would entertain a smaller warehouse if that works. He stated he just needs storage space.

Commissioner Gonzalez asked what size truck would be delivering supplies.

Mr. Contreras stated that probably 20 to 30-foot flatbed trailers.

Commissioner Gonzalez stated he was concerned about the ball field. He asked if he would be having deliveries one or two days a week.

Mr. Contreras stated that he would not have that many deliveries.

Commissioner Colby stated that we should try work with the property owner. He stated that he does feel the warehouse would be too large.

Commissioner Rogers asked about parking space in the loading zone.

Mr. McCoy stated that it would be a dedicated parking space for anyone that is working over in the warehouse. He stated that the loading and unloading is a requirement but there will not always be someone parked there so it would be accessible.

Chairman Krzyminski asked about the growth of his business.

Mr. Contreras stated that he does not believe he will get much bigger. He stated that as he grows he will open offices in other locations.

Chairman Krzyminski asked about they could enter and exit at SR 50 rather than onto W. Broome Street.

Ms. McGruder stated that an exit onto W. Broome Street would probably be required.

Mr. McCoy stated that as shown on the site plan there would be a one way in and out.

Commissioner McAllister asked about the gutter business.

Mr. Contreras stated that he is going to be doing gutters. He stated that the gutter material would stay on the trucks.

Action:

MOTION TO APPROVE Resolution No. 2022-016R made by Commissioner Colby with entrance from 50, exit only on W. Broome Street, no semi-trucks, right turn only off of Broome St., seconded by Commissioner Niemiec. Motion failed, 1-6.

MOTION TO DENIAL Resolution No. 2022-016R made by Commissioner Rogers, seconded by Commissioner McAllister. Motion passed, 6-1.

Item #2: Resolution No. 2022-022R – Cross Ridge Exchange Conditional Use Permit

Senior Planner Regina McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a mixed-use commercial development with up to the maximum of 115,000 total building square footage in the Lost Lake PUD zoning district. The Planned Unit Development allows C-2 General Commercial permitted use. The vacant parcel is approximately 12.17 acres and located between the Walmart and BJ Wholesale Club Retail Stores. The parcel was part of the Lost Lake Master Development Plan and one of the last remaining vacant properties in the PUD. The property's Future Land Use Designation is Master Planned Development. The overall Master Development Plan allows specific and designated permitted uses and developments for the overall approved Master Plan. The subject parcel is located within the assigned Commercial Village.

The Conditional Use Permit will allow for the mixed-use development of up to 115,000 maximum total building square footage, which includes retail establishments, commercial offices, restaurants and other permitted uses allowed in the PUD Master Development Plan.

The Conditional Use Permit is only required because of the proposed 115,000 total building square feet, the Land Development Regulations, Section 122-224, Conditional Use Permits are required for any commercial space and establishments over 20,000 square feet. The Master Planned Development Land Use allows a maximum Floor Area Ratio of 0.25. The proposed development shall be required to comply with the Clermont Codes and the PUD Development Standards and Conditions. The project design layout is proposing access points on US Highway 27 and Cross Ridge Road.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions have been met. The staff has reviewed the submitted application and supporting documents and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. The proposed development is compatible with the current development patterns and general character of the surrounding areas. The project is consistent with the Clermont Comprehensive Plan goals, objectives and policies.

Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2022-022R.

John Schmid, 15690 W. Colonial Drive, stated that this is part of the Lost Lake Reserve DRI. He stated that there is still 282,000 square feet of commercial left on that DRI, so their 115,000 square feet falls short of that.

Commissioner Gonzalez asked if there are any end users in mind.

Mr. Schmid stated that they are talking to prospects for restaurant, retail and medical use in the back portion of the property.

Action:

MOTION TO APPROVE Resolution No. 2022-022R made by Commissioner McAllister, seconded by Commissioner Gonzalez.
Passed unanimously, 7-0.

Item #3: Resolution No. 2022-023R – Headquarter Honda Conditional Use Permit

Senior Planner Regina McGruder presented as follows:

The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of the existing automotive services building located in the C-2 General Commercial zoning district. The Land Development Regulations, Section 122-224, requires a Conditional Use Permit (CUP) for any type of automotive sales, services, garages, carwash, boats, paint and body shops, which also includes any expansions and building additions for the current auto dealerships. The property Land Use designation is Commercial.

The requested Conditional Use Permit will allow for the construction of up to the maximum 9,000 total square feet service building addition at this location.

The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards for development of the proposed building expansion. The project will also be required to provide additional customer parking if necessary in conformance to the Clermont parking codes.

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning.

Staff recommends approval of the Conditional Use Permit (CUP), with the provisions and conditions contained in Resolution No. 2022-023R, to allow for the expansion of the existing automotive services building located in the “C-2” General Commercial zoning district.

Mary Doty Solik, 121 S. Orange Avenue, Orlando, stated that she is Legal Council for Headquarter Honda. She stated that this is a straightforward addition to the existing Headquarter Honda.

Commissioner Niemiec asked what the hours of operations.

Judy Serra, 3807 Pine Lake Drive, Weston, stated that the hours of operations vary due to difficulty of staffing but is 9 AM to 6 PM.

Commissioner Niemiec asked about noise.

Ms. Serra stated that the garage addition would be enclosed and air-conditioned. She stated that the detail bay area would be in front of a wall.

Action:

MOTION TO APPROVE Resolution No. 2022-023R made by Commissioner Rogers, seconded by Commissioner Colby. Passed unanimously, 7-0.

Item #6: Ordinance 2022-033 – Clonts Property Rezoning

Planning Manager John Kruse presented as follows:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to construct a multi-family development consisting of 328 units. The site is approximately 27.5 acres and is located just east of US 27 and directly north of the Olympus Sports and Entertainment development. In October of 2019, the property owner obtained a Developers Agreement from the city that entitled the parent parcel (approx. 52 acres) to 12 units per acre and up to 152,000 square feet of commercial and retail use. The current applicant is only requesting to develop the eastern half of the development and will return to city council when ready to develop the western portion that is adjacent to Highway 27.

The property is currently zoned Urban Transition with a Future Land Use of Master Planned Development. The applicant has provided a conceptual site plan, prepared by Poulos & Bennett dated July 15th 2022.

The applicant is proposing 328 apartment units along with amenities consisting of a community pool, activity lawn, and promenade. The density of the project is at 12 dwelling units per acre, which is permitted by the Developers Agreement and the Future Land Use. As part of the design, the applicant is requesting relief from the city's grading code. For residential properties, the current code allows for a maximum cut or fill of 10 feet. In this case, because of the topography, the applicant is requesting up to a 35 foot cut over 17% of the site, and up to a 12 foot fill over .5 % of the site. Another request by the applicant is to allow retaining walls with a maximum height of 8 feet. Per city code, retaining walls shall have a maximum height of 6 feet.

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

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development, and recommends approval of Ordinance No. 2022-033.

Josh Edmondson, Poulos & Bennett, presented a presentation. He stated this Planned Unit Development proposes to have 328 multi-family units. He stated there would be 8 acres dedicated to amenities. He stated that there would be a clubhouse, weight room, pool area, cabana area and outdoor grill area. He stated that they would make improvements to North Bradshaw Road to connect from property to Schofield Road. He stated that there would be temporary emergency access available during construction.

Commissioner Niemiec asked about the 60-foot building height.

Mr. Kruse stated that in Wellness Way Design area they allow to go up to 5-stories. He stated that they also allow the 500 square foot units per the Wellness Way Design.

Commissioner Gonzalez asked how long the development would take to build.

David McDaniel, 1525 International Pkwy, Lake Mary, stated that the clubhouse and first units will be available in about 14 months and finished in 22 months.

Commissioner McAllister asked about the road on the southern portion.

Mr. Kruse stated that the road to the south is Epic Drive that Olympus developers will construct.

Chairman Krzyminski asked about the cut and fill.

Mr. McDaniel stated that they are trying to balance the rolling topography.

Commissioner McAllister asked if where the walls are if that is the cut and fill area.

Mr. McDaniel stated that yes the low part of the site is on the north part new Wellness Way and then it comes up real steep where the clubhouse is. He stated in order to get all the stormwater to drain to the front they need to cut down the hill.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-033 made by
Commissioner McAllister, seconded by Commissioner Rogers. Passed unanimously, 7-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:39 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 3

Meeting Date	
Tuesday, September 6, 2022	
Agenda Item Name	
Ordinance 2022-011 <i>Chicone Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2022-011	
Staff Report	
The applicant, VHB, is requesting a rezoning to a Planned Unit Development. The applicant is requesting up to 952 dwelling units and up to 198,000 square feet of non-residential use. 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 project was reviewed under the recently adopted Wellness Way Comprehensive Plan Goal, Objectives and Policies. The project was originally allocated 711 dwelling units under the existing Wellness Way Area Plan in Lake County. The applicant will be donating 49.8 acres (Segment C) towards the right-of-way for the Wellness Way Road Network at no cost to Lake County. The applicant will receive 2 dwelling units per acre for the donation of right-of-way under Policy 2.9.1. This results in an increase of 99 dwelling units. The developer will be responsible for all costs and extensions of utilities to the project as well. The applicant will also be required to construct Wellness Way Boulevard (Segment C) from the Wellness Ridge Development (Lennar) to the Orange County line. This connection will offer an east-west connection into Orange County and this roadway will offer an alternative to Hartwood Marsh Road.  In addition, the applicant will be entering into a community benefit agreement for offsite improvements. Under Policy 2.3.2, the applicant can receive up to a 20% increase in density over the original Wellness Way Area Plan designation. The applicant has agreed to contribute \$15,000 per dwelling unit at 142 additional units for a total of \$2,130,000 to be used for offsite improvements designated by the City of Clermont. The community benefit agreement will memorialize the terms and conditions of the contribution. With the addition of the right-of-way increase of 99 units and 142 units under the community benefit agreement, the total dwelling unit count will be capped at 952 dwelling units.	

The PUD Site Plan, prepared by VHB with a revised date of September 1, 2022, was also reviewed under the recently adopted Wellness Way Guidelines and Standards. The property has a designation of Wellness Way Neighborhood District. Under this designation, the property will be required to have a minimum of 5% of the net useable land for Center uses, 65% for Residential uses, and 30% for Open Space. This equates to approximately 15 acres of Center uses, 197 acres for Residential uses and 91 acres of Open Space. Below is a Conceptual Lotting Plan showing the general layout of the project.



Under 2.1.1 (c) Neighborhood District Development Standards, the table indicates the minimum standards for Single-family Detached and Single-family Attached product types. The proposed lot configuration meets the development standards required for the Neighborhood District.

At the time of drafting this staff report, one issue remains to be resolved. The project requires 30% open space (20% Wellness Space and 10% Green Space). The application is 6 acres shy of meeting the Green Space requirement. While the 6 acres has been identified, it currently doesn't meet the public access requirement. The applicant is working to resolve this matter prior to the Planning and Zoning Commission meeting. The staff will report on the status of this matter at the upcoming P & Z hearing.

The project's Open Space is required to meet Section 4 of the Wellness Way Guidelines and Standards for Open Space and Parks. Part of the review was to verify if the project had Close-to-Home park amenities. 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. Each park amenity less than one acre has a maximum service area of 400 feet. Park amenities greater than one acre have an increased distance. On Sheet C-9, Park Plan of the Chicone PUD Plan, it is demonstrated through the park service area boundary that the proposed amenities will meet the requirements of Close-to-Home parks. These parks are owned and maintained by an HOA or other non-City entity.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project is in conformance with the Neighborhood Future Land Use of the Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. The project meets the requirements of the Wellness Way Guidelines and Standards in the City's Land Development Code. The project has the necessary percentages of Center, Residential, and Open Space incorporated into the project. The property, with the developer's construction of Wellness Way Boulevard, will have access to a major road network. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. These utilities shall be installed at the developer's expense. School concurrency shall be met as a requirement prior to site plan approval. The developer is offering a community benefit agreement for offsite improvements that will be used by the City for public facilities within the Wellness Way area. The project will have the mix of uses and residential types that are envisioned in the Wellness Way Area and is in conformance of the code. Staff is able to support the request and recommends approval of Ordinance 2022-011.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
1. Ord. 2022-011 Chicone Rezoning (09.01.2022)	Ord. 2022-011 Chicone Rezoning (09.01.2022).pdf
2. Chicone Location Map	Chicone Location Map.pdf
3. 6367900_ChiconePUD_PLANSET_Revision 9-1-22	6367900_ChiconePUD_PLANSET_Revision 9-1-22.pdf
4. Lot Layout - chic-siteplan-08052022	Lot Layout - chic-siteplan-08052022.pdf
5. Chicone - Density Bonus Proposal City of Clermont	Chicone - Density Bonus Proposal City of Clermont.pdf
6. Chicone PUD Revised TIS Review 8-19-22	Chicone PUD Revised TIS Review 8-19-22.pdf
7. Ord. 2022-011 Chicone legal ad	Ord. 2022-011 Chicone legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-011

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:

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.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-011

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,



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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.

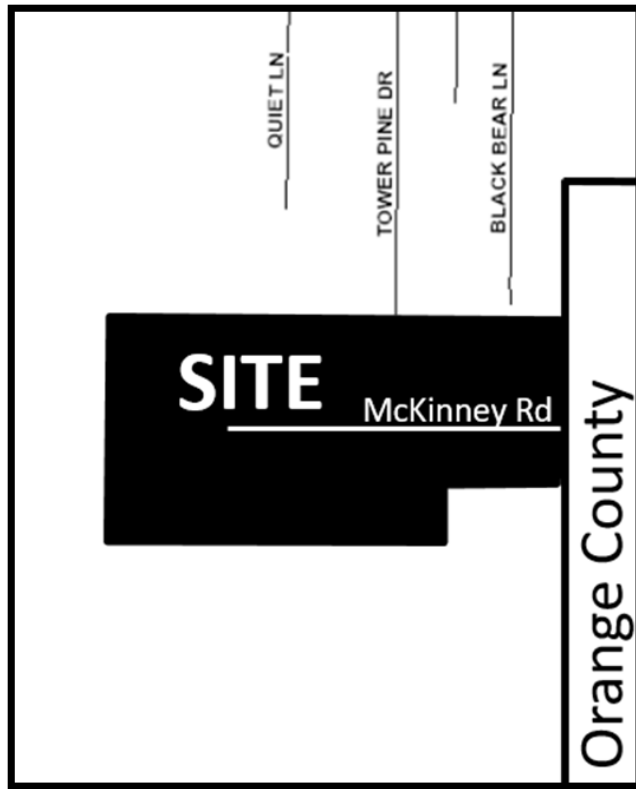
PROPERTY AS SHOWN HEREON CONTAINS: 13,220,321 SQUARE FEET OR 303.50 ACRES MORE OR LESS

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

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PROPERTY REZONING:

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

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 952 lot single-family residential subdivision with up to 198,634 square feet of center uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Attachment A: Chicone PUD Land Use Plan, prepared by VHB with a latest issue date of Sept 1, 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.



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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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

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

1. The project may be developed in multiple phases. The project shall be developed according to the Neighborhood District in the Comprehensive Plan and Wellness Way Community Guidelines and Standards, unless expressly stated within this PUD. Conflicts or omissions will be addressed according to Section 1.6 of the Wellness Way Community Guidelines and Standards.
2. The project will be constructed to the Wellness Way Neighborhood Standards contained in the City's Comprehensive Plan and Wellness Way Community Guidelines and Standards, as referenced in Section 122-295 of the Land Development Code, as may be amended from time to time. The project is based upon the Wellness Way Policy 2.3.2 that requires the following:

Total Property Area (TPA)		303.5 Acres
Open Space	30%	91.1 Acres
Center	5%	15.2 Acres
Residential	65%	197.3 Acres

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3. The Residential Program will be developed according to the table below:

Wellness Way Area Program	711 dwelling units
Policy 2.9.1 Density Bonus (49.8 acres of donated ROW x 2 du/acre)	99 dwelling units
Policy 2.3.2 Density Bonus (711 du x 20% for Community Benefit)	142 dwelling units
Total Maximum Residential Units	952 dwelling units

4. Parcel 4 and Parcel 5, as indicated on Sheet C-6, Master Plan, shall have only four residential structures total.
5. The Developer shall enter into a Community Benefit agreement with the City in order to receive the Density Bonus considered under Policy 2.3.2. The Community Benefit agreement must be reviewed and approved by the City at the time of PUD approval by City Council.
6. The Center Program uses, according to Table 2.2.2 for the Neighborhood District in the Wellness Way Community Guidelines and Standards, will be developed according to the table below:

Center Acres	15.2 Acres
Floor Area Ratio	0.30
Total Maximum Center Program Uses	198,634 square feet

7. Open Space shall consist of 91.1 acres, in which 60.7 acres will be used for Wellness Space and the remaining 30.3 acres for Green Space. The Developer shall demonstrate compliance with Section 4 of the Wellness Way Community Guidelines and Standards at time of final site plan/platting approval.
8. 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.



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9. The project may have elevation changes over 10 feet of cut/fill on 18.7% or 56.66 acres of the site as indicated on Cut & Fill Analysis, Sheet C-10 of the Chicone PUD Land Use Plan. These changes will be submitted to the City Engineer at the time of final engineering.
10. The project may utilize street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than 6 feet from curbs and sidewalks as long as a minimum of 5 feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
11. 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.

Residential Development Standards			
	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units	
		Rear Loaded	Front Loaded
Minimum Lot Width	20 ft	34 ft	50 ft
Minimum Living Area (square feet)	1,000	1,200	1,500
Minimum Lot Depth	100 ft	110 ft	120 ft
Minimum Front Building Setback (front load/rear load)	20 ft/15 ft	15 ft	20 ft
Minimum Front Porch Setback	8 ft	8 ft	8 ft
Minimum Garage Setback (front/rear) (measured from edge of pavement)	20 ft/3 ft	3 ft	25 ft
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft
Setback From Side Street	10 ft	10 ft	10 ft
Minimum Rear Yard Setback	15 ft	N/A	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft
Rear Setback from Edge of Alley Pavement ³	3 ft	3 ft	N/A
Minimum Building Separation	10 ft	10 ft	10 ft
Maximum Impervious Surface Ratio (ISR) ¹	0.85	0.75	0.75
Maximum Building Height ²	40 ft	40 ft	40 ft
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft



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¹The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.

²The maximum height for recreational amenity buildings shall be 55 ft.

³ Detached garages shall be setback a minimum of 3 feet

⁴ Minimum side setback shall be 4 feet on lots less than 40 feet as allowed by the LDC.

12. The Center Program shall be developed according to Section 2.3 Site and Architectural Standards for Centers within the Wellness Way Community Guidelines and Standards.
13. The project may have gated private streets for vehicular access. Pedestrian and bicycle access shall be provided even if vehicular access is gated.
14. The project may have private dead-end streets of less than one-hundred and fifty (150) feet in length to terminate without a cul-de-sac.
15. The project may have twenty (20) foot wide one-way alleys with twelve (12) feet of payment as along as twenty (20) feet of unobstructed emergency access is maintained.
16. The project shall be developed in accordance with the City of Clermont Utility Standards.
17. The Developer shall update the Traffic Impact Study to include the CR 455 Extension in the regional model run to include the percentage of project trips on all segments within the Wellness Way Regional Roadway network. This shall be completed prior to final City Council approval of this PUD.
18. The Developer shall set aside and reserve the CR 455 right-of way and associated drainage for dedication to Lake County. The cross section shall be consistent with figure 3.2.2 (a) in Wellness Way Community Guidelines and Standards.
19. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement or a road agreement (which may be in the form of a partial assignment of the existing Roadway Improvement Agreement for Wellness Way and Hancock Road Extension last executed March 23, 2021) with Lake County prior to the issuance of any construction including mass grading, infrastructure construction or building permit, subject to final approval by Lake County. The Agreement shall require the Developer to fund improvements for right-of-way, design, permitting, and construction of roadways, traffic signals, intersection improvements for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;



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- iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
 - viii. Or as stipulated in the Proportionate Share Agreement.
20. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and CR 455 adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation, operation, and maintenance. The lighting installed shall meet the Dark Sky standards.
21. School concurrency shall be met before final plat approval for the respective phase in accordance with the Comprehensive Plan and Land Development Code.
22. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development becomes null and void, a new application for a PUD shall be required in order to develop the property.

SECTION 4: PUBLIC SERVICES

- 1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
- 2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
- 3. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
- 4. The Developer shall be responsible for all costs of on-site improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
- 5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.



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6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
11. 10 feet utility lateral line easements may be used in lieu of 15 feet in order to accommodate standard 10 feet building separation.
12. Lift station access may utilize 20 feet easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.
15. To the extent that any off-site water, sewer or reclaimed improvements are required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the Environmental Service conditions contained in this Planned Unit Development.



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16. The Developer shall enter into a proportionate share agreement for the provision of residential irrigation service with the City of Clermont in order to adequately serve the project. This agreement shall be completed prior to construction plan approval for the first phase of the project, which may include the Wellness Way Boulevard extension. If the Developer elects not to participate in the proportionate share agreement, the Developer shall permit, finance, construct, own, operate and maintain a pumping station and storage facility sufficiently sized to meet the irrigation requirements for the property.

SECTION 5: CONFLICT

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. Recording fees will be at the expense of the applicant.

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.



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



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Attachment A:
Chicone PUD Land Use Plan
September 1, 2022
13 pages

CHICONE PUD

Lake County, Florida

Parcel ID: 24-23-26-0001-000-00100, 24-23-26-0002-000-00600, 24-23-26-0002-000-01200, 24-23-26-0001-000-00200, 24-23-26-0001-000-00300, 24-23-26-0001-000-00400.

Development Team

Owner:
Chicone Groves LLP
P.O. Box 547636
Orlando, FL 32854-7336

Catherine E Ross Groves Inc
P.O. Box 398
Windermere, FL 34786

Fabry Family Group LLC
4566 N Apopka Vineland Road
Orlando, FL 32818

Paul E Fabry
P.O. Box 784238
Winter Garden, FL 34778

Jerry Jay Chicone Jr
P.O. Box 547636
Orlando, FL 32854

Land Planner/Civil Engineer:
VHB
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
Phone: 407.839.4006 · Fax: 407.839.4008

Landscape Architect:
Foster Conant & Associates
100 W Lucerne Circle, Suite 401
Orlando, Florida 32801

Developer:
Pulte Home Company, LLC
4901 Vineland Road, Suite 500
Orlando, Florida 32811

Land Use Attorney:
Shutts & Bowen LLP
300 South Orange Ave, Suite 1600
Orlando, Florida 32801

Land Use Plan

Issued for	PUD Approval
Date Issued	September 1, 2022
Latest Issue	September 1, 2022

Sheet Index

Number	Drawing Title	Latest Issue
C-2	Legal Description	9/1/2022
C-3	Existing Conditions Plan	9/1/2022
C-4	Environmental Conditions Plan	9/1/2022
C-5	Wellness Way Boulevard	9/1/2022
C-6	Master PUD Plan	9/1/2022
C-7	Development Standards	9/1/2022
C-8	Typical Road Sections & Lot Diagrams	9/1/2022
C-9	Park Plan	9/1/2022
C-10	Cut & Fill Analysis	9/1/2022
SN-100 - SN-102	Signage Plan	9/1/2022

Request:
Rezone the property to PUD for a proposed development program of up to 952 residential units and approximately 15 acres of non-residential uses.



Site Location Map



LEGAL DESCRIPTION: (per title commitment)

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.

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.

SURVEYOR'S NOTES:

Bearings shown hereon are based on the North line of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, as being South 89°31'44" East. (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment provided by First American Title Insurance Company, File Number 2037-4829765 having a commitment date of November 23, 2020 @ 8:00 AM.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flooding according to Flood Insurance Rate Map panel number 12069C0675F, map revised December 18, 2012.
The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Last date in field: December 2, 2019.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no evidence of wetlands. No wetland markers were observed.

Property as shown hereon contains: 13,220,321 square feet or 303.50 acres more or less.



VICINITY MAP NOT TO SCALE

LEGEND & ABBREVIATIONS

- | | | | |
|---|--|--------|--|
| ● | Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB #6723 | LB | Denotes Licensed Business |
| ○ | Denotes found Iron Rod, Iron Pipe or nail with disk as shown | P.S.M. | Denotes Professional Surveyor and Mapper |
| □ | Denotes found concrete monument as shown | FND. | Denotes found |
| Ⓢ | Denotes drainage manhole | FNC. | Denotes fence |
| Ⓜ | Denotes manhole | O.R.B. | Denotes official records book |
| Ⓦ | Denotes water valve | PG. | Denotes page |
| Ⓡ | Denotes reclaimed water valve | PGS. | Denotes pages |
| Ⓡ | Denotes back flow preventer | I.D. | Denotes identification |
| ○ | Denotes bollard | —X—X— | Denotes fence (hogwire) |
| Ⓢ | Denotes cable tv riser | —OU— | Denotes overhead utility line |
| Ⓦ | Denotes wood power pole | | |
| ← | Denotes guy wire | | |
| Ⓡ | Denotes buried electric marker | | |
| Ⓡ | Denotes clay road | | |

SCHEDULE B — SECTION II OF THE HEREON REFERENCED TITLE COMMITMENT:

- Reservations as set forth in that certain Deed recorded September 27, 1943 in Deed Book 209, Page 502. (As to the Ross Parcels) (does not affect subject property)
- Perpetual easement and right of way for ingress and egress as set forth in that certain Warranty Deed recorded August 23, 1950 in Deed Book 302, Page 51. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Terms, conditions and Reservation of perpetual easement as set forth in Warranty Deed recorded November 30, 1967 in Book 348, Page 176. (As to the Chicone Parcel 2) (affects subject property, is blanket in nature, references exception 10 as the only plottable easement)
- Pipeline Easement in favor of Orange County, Florida recorded July 3, 1984 in Book 812, Page 233. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded September 5, 1984 in Book 817, Page 674. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Terms and conditions as set forth in that certain Declaration of Easement by and between RDS Citrus, Inc., a Florida corporation, Gator Pool, Inc., a Florida corporation, Killarney Fruit Co., a Florida corporation, S. Graham Hamilton, John I. Merritt, Ronald H. Watson, Lake Groves, Ltd., a Florida limited partnership, Bayer Groves, Ltd., a Florida limited partnership and Wade Bradford, individually and as Trustee recorded March 22, 1985 in Book 834, Page 1244. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, recorded August 27, 1985 in Book 849, Page 2158. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Permanent Utility Easements in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded March 20, 1987 in Book 915, Page 1252. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Hi-Acres, Inc., a Florida corporation recorded March 31, 1988 in Book 959, Page 79, as amended by that certain Amendment to Easement Agreement recorded May 20, 1988 in Book 965, Page 2004. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded April 20, 1988 in Book 961, Page 1714. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Non-Exclusive Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2007. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2011. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2013. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Jerry J. Chicone, Jr., recorded May 27, 1988 in Book 966, Page 2144. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded February 22, 1989 in Book 1000, Page 326. (As to the Chicone Parcel 1 and the Ross Parcels) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded June 19, 1989 in Book 1015, Page 1385. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Agreement for the Delivery and Use of Reclaimed Irrigation Water by and between the City of Orlando, a municipal corporation, Orange County, a political subdivision of the State of Florida and Jerry J. Chicone, Jr., as trustee recorded September 26, 1989 in Book 1028, Page 285. (As to the Chicone Parcel 2) (affects a portion of the subject property, is blanket, area affected is noted)
- Permanent Underground Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded December 10, 1991 in Book 1139, Page 1468. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Easement for Ingress and Egress in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1762. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1764. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Terms and condition as set forth in that certain unrecorded Option Agreements by and between Chicone Groves, LLP, a Florida limited liability partnership, Jerry Jay Chicone, Jr., Susan E. Chapin f/k/a Susan E. Chicone, Cathryn C. Hofffelder and Craig T. Usler, Catherine E. Ross Groves Inc., a Florida corporation and Thomas J. Karr, Jr., as assigned to Pulte Home Company, LLC, a Michigan limited liability company. Memorandum of Option Agreements recorded November 6, 2020, in Book 5578, Page 1137. (As to the Chicone Parcels 1 and 2 and the Ross Parcels) (affects subject property, is blanket in nature, there are no plottable easements)

Certified to:

First American Title Insurance Company
Pulte Home Company, LLC, a Michigan limited liability company
Cathryn C. Hofffelder a/k/a Cathryn Chicone Hofffelder,
Susan E. Chapin f/k/a Susan E. Chicone,
Craig Utstler
Jerry Jay Chicone, Jr.,
Catherine E. Ross Groves, Inc.
Shutts & Bowen LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 11, 13, 16 and 17 of Table A thereof.

The fieldwork was completed on December 3, 2020.

SIGNATURE _____

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOP TITC LICENSD FIFM OF ALLEN & COMPANY LICENSD BUSINESS #6723



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Project Title

Chicone PUD

Lake County, Florida

Drawing Title

Legal Description

Drawing

C-2

Scale

Sheet of

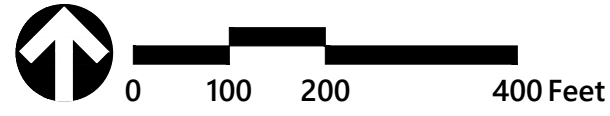
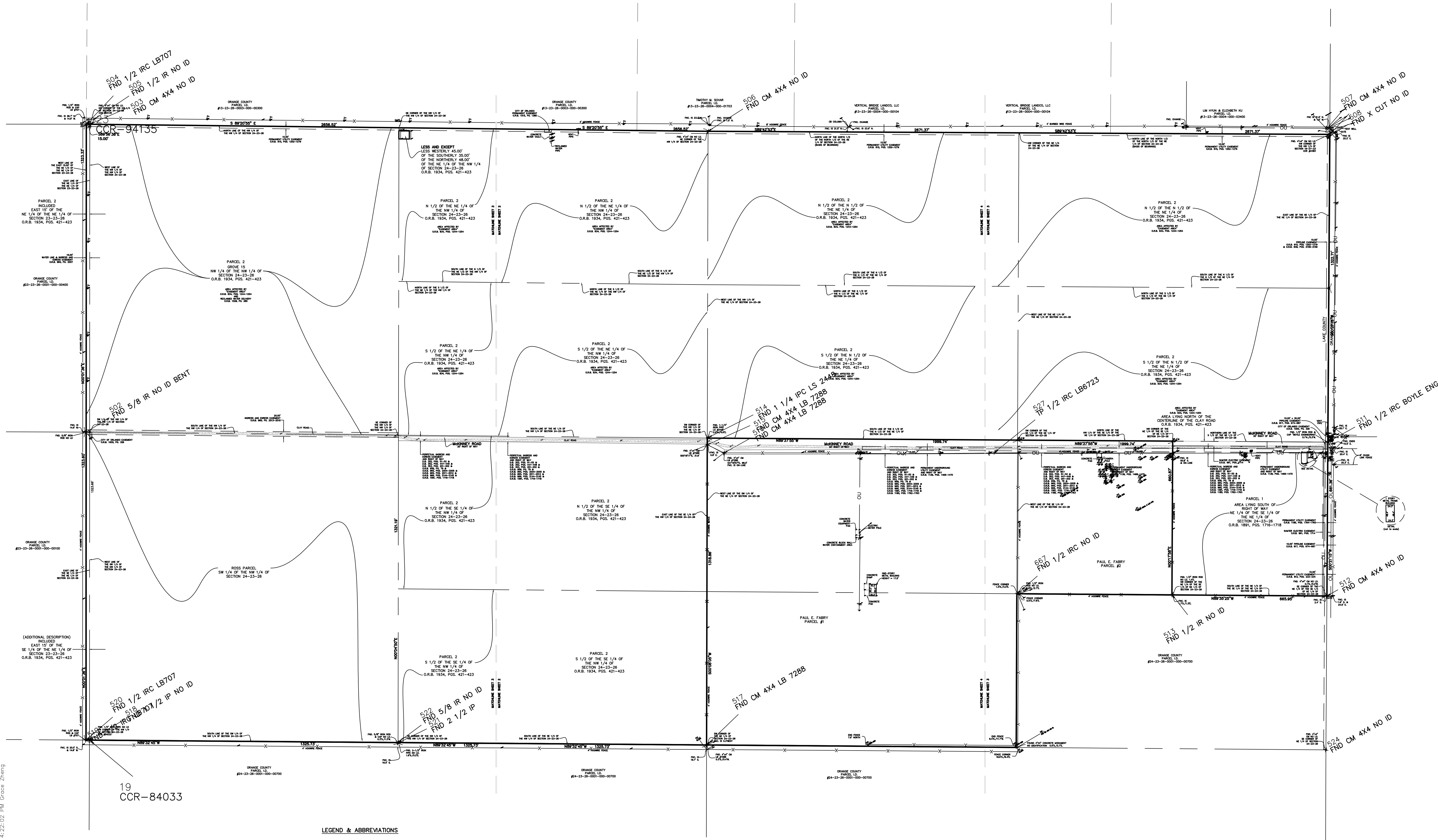
Date

Project Number

Sept. 1, 2022

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Existing Conditions Plan

Drawing

C-3

Scale

Date

Sept. 1, 2022

Sheet

of

Project Number

63679.00

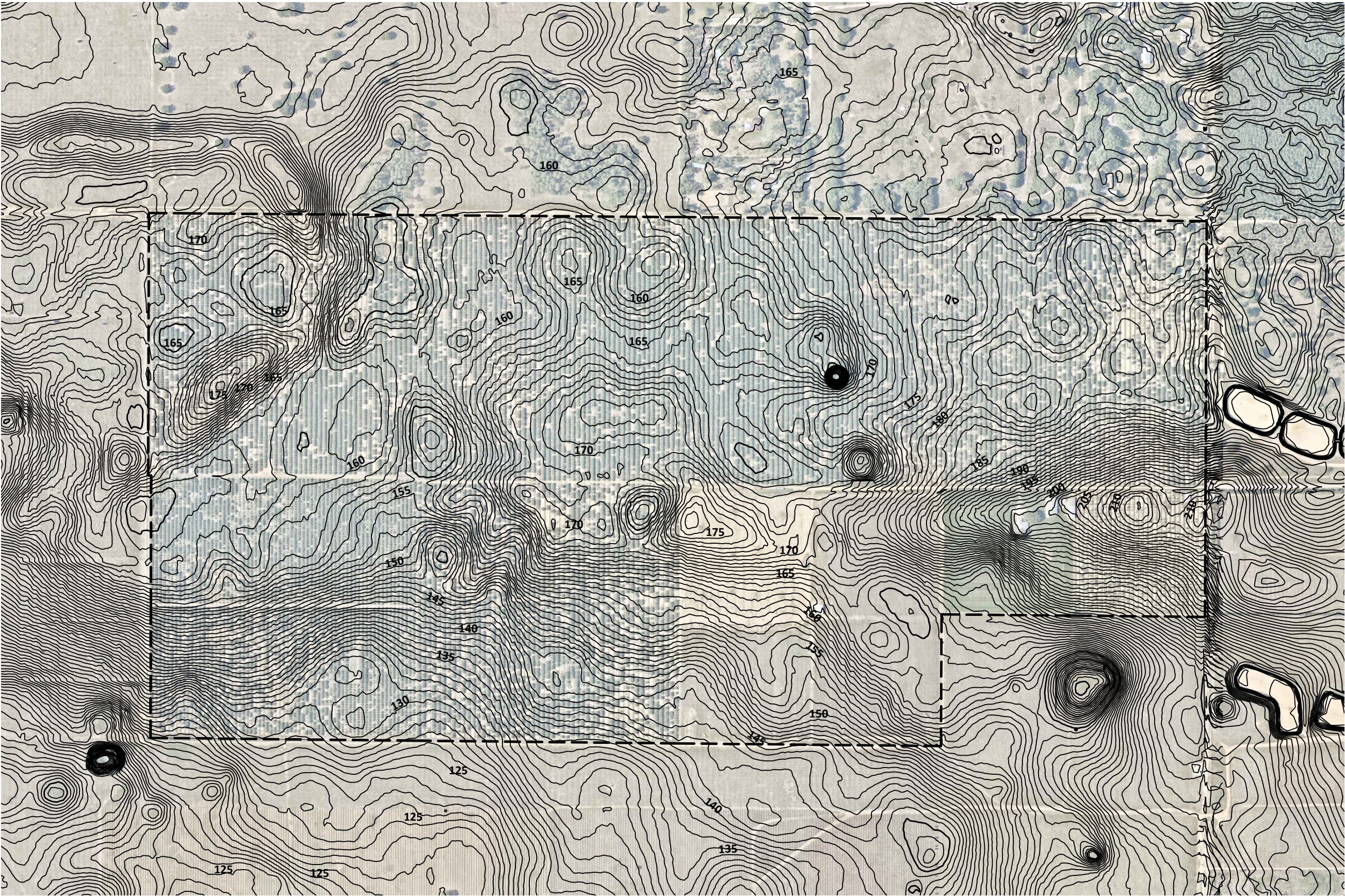
6367900-PD-EC_RECOVER.DWG



SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

FLOODPLAIN MAP
SCALE: 1"= 500'

Legend
ZONE X Areas determined to be outside the
0.2% annual chance Floodplain



SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

TOPOGRAPHY MAP
SCALE: 1"= 500'

Floodplain & Topography:
90' Topographic Contour
Source:
Orange County GIS



SOURCE:
NRCS GIS, 2018

SOILS MAP
SCALE: 1"= 500'

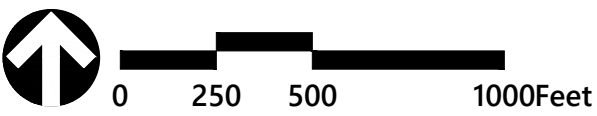
MAP SOIL LEGEND		
Map Unit Symbol	Map Unit Name	Hydrologic Group
4	Andicrete and Myakka Soils	A/D
5	Candler Sand, 5 to 12 Percent Slopes	A
8	Candler Sand, 0 to 5 Percent Slopes	A
9	Candler Sand, 5 to 12 Percent Slopes	A
21	Lake Sand, 0 to 5 Percent Slopes	A



SOURCE:
FDEP STATEWIDE LAND USE COVER GIS, 2017

WETLANDS & VEGETATION MAP
SCALE: 1"= 500'

Legend:		Legend:	
Code	Description	Code	Description
118	Residential, Rural - Less than 2 or equal to 0.5 dwelling units per acre	213	Woodland Pastures
162	Strip Mines	310	Dry Prairies
165	Reclaimed Lands	321	Palmetto Prairies
211	Improved Pastures	330	Mixed Rangeland
215	Field Crops	411	Pine Flatwoods
221	Citrus Groves	530	Reservoirs
224	Abandoned Groves	611	Bay Swamps
243	Cypress	617	Mixed Wetland Hardwoods
310	Dry Prairies	621	Cypress
411	Pine Flatwoods	625	Hydric Pine Flatwoods
441	Coniferous Plantations	630	Wetland Forested Mixed
821	Communications	641	Freshwater Marshes
843	Sewage Treatment	643	Wet Prairies



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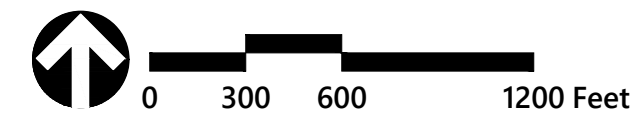
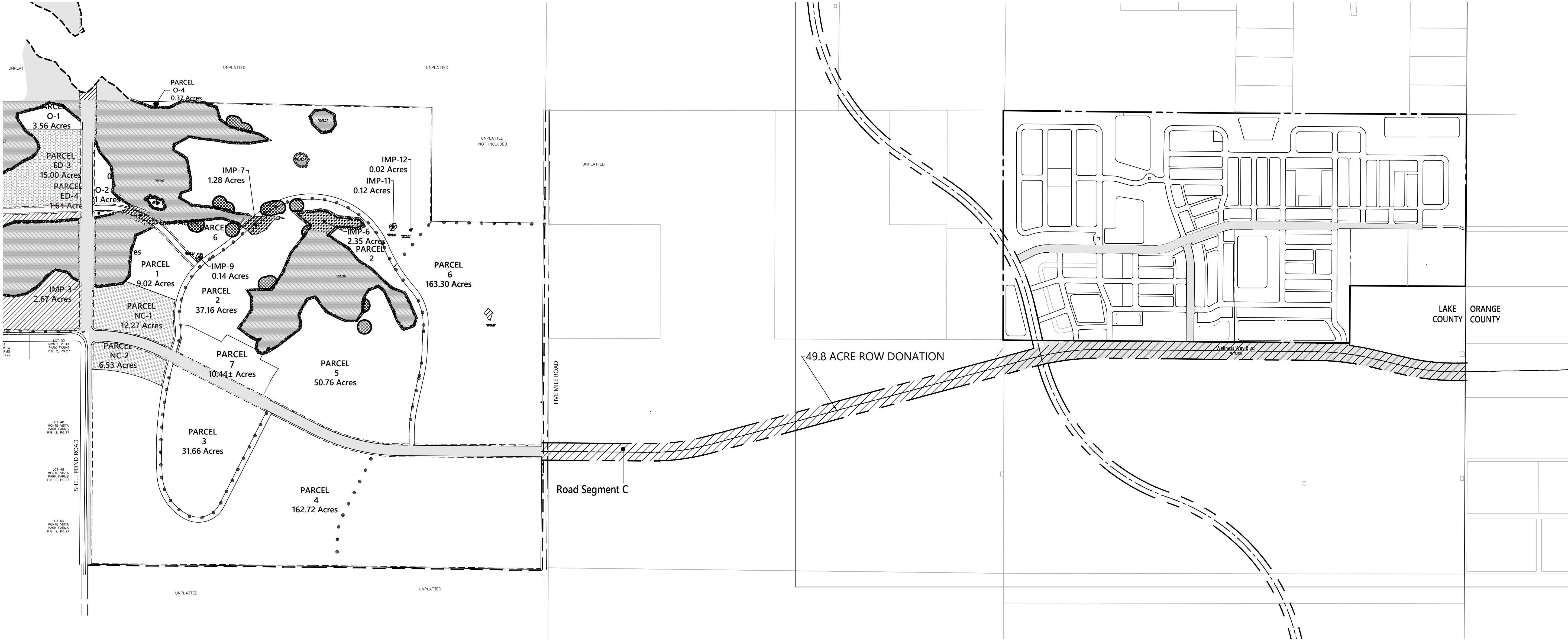
Lake County, Florida

Drawing Title

Environmental Conditions Plan

		Drawing	

C-4



No.	Revision	Date	Appvd.



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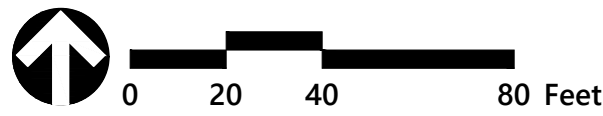
Project Title
**Chicone
PUD**

Drawing Title
**Lake County, Florida
Wellness Way
Boulevard**

Drawing C-5	
Scale	Sheet of
Date Sept. 1, 2022	Project Number 63679.00

LEGEND

- PROPERTY BOUNDARY
- PROPOSED MULTI-USE TRAIL
- ROW DONATION



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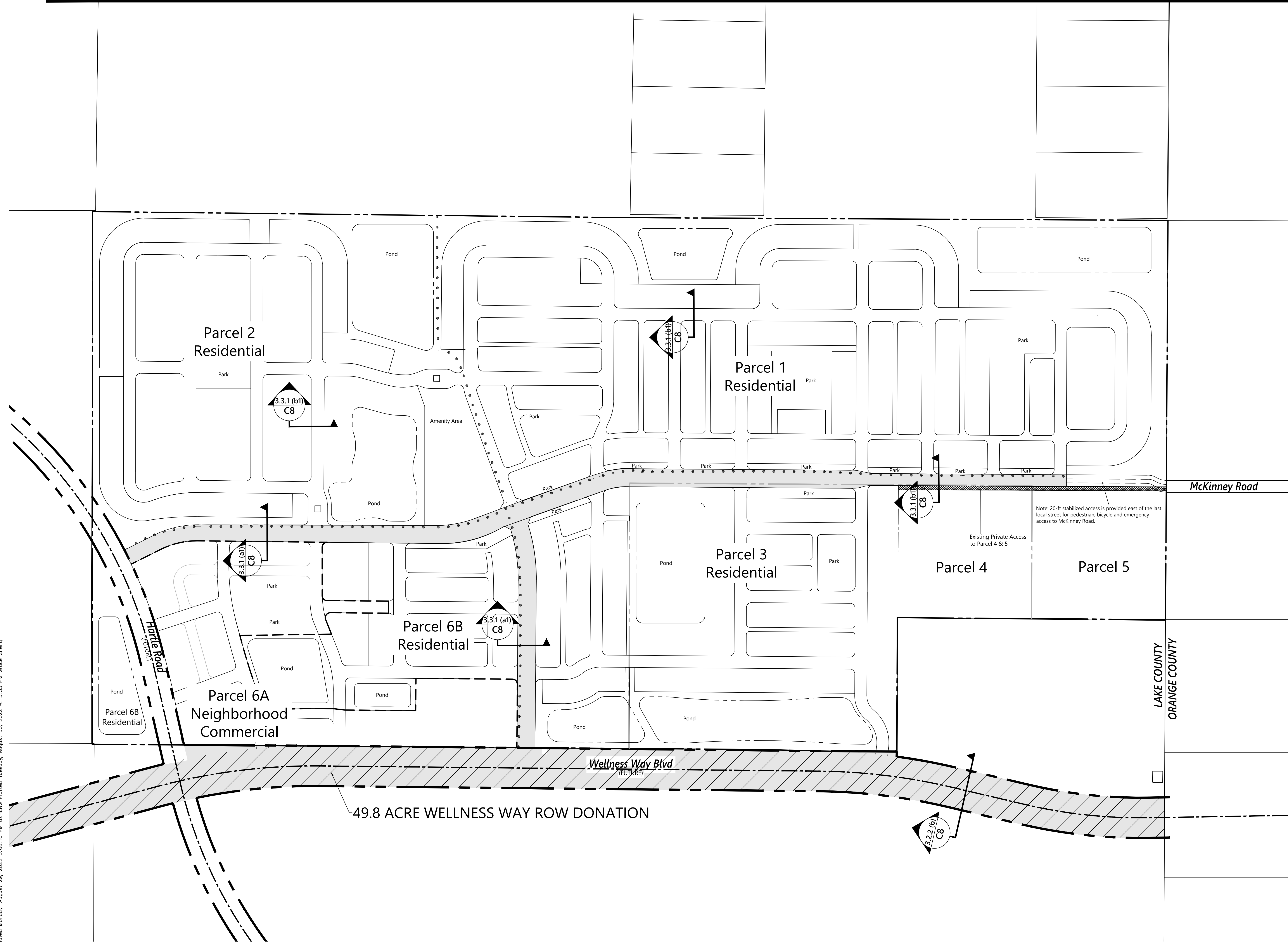
Drawing Title
Master Plan

Drawing
C-6

Scale Sheet of

Date Project Number
Sept. 1, 2022 63679.00

6367900-PD-MASTER PLAN.DWG



Site Data

Current Future Land Use:	Wellness Way Neighborhood District (3.6 DU/AC, 0.3 FAR)
Current Zoning:	A (Lake County)
Proposed Zoning:	PUD
Net Developable Area:	303.5 ac
Land Allocation	
Open Space	91.1ac (30%)
Center	15.2 ac (5%)
Residential	197.3 ac (65%)

Program Allocation	
Max Residential Density	4.8 du/ac
Max Residential Units:	952* du
WWAP Units:	711 du
Policy 2.9.1 Density Bonus	99 du (49.8 acres of ROW x 2 du/ac)
Policy 2.3.2 Density Bonus	142 du (711 du x 20% for offsite improvements)
Max Non-Res Intensity:	0.30 FAR
Max Square Feet:	198,634 sf
*1 Parcels 4 & 5 are limited to a total of 4 units.	

Open Space

Open Space Required:	91 ac (30%)
Wellness Space	61 ac (20%)
Green Space	30 ac (10%)

- Open space is provided in two separate categories - Wellness Space and Green Space. Per Wellness Way Design Guidelines, the suitable Green Space area does not allow PUD to reach the required 10%, the remainder shall be designated as Wellness Space.
- Wellness Space shall include area for trails, open gathering places and active/passive recreation.
- Parks shall be designed consistent with the standards in Section 4.2 of the Wellness Way Area Plan (WWAP) Design Guidelines.
- The stormwater ponds shall meet the requirements under Section 4.2.5 (1) for dry bottom stormwater ponds. Stormwater ponds enhanced as amenities using native vegetation shall count towards Wellness Space.
- Open space tracts are placed in the interior of the PUD to promote public access.

Support Service

Potable Water	City of Clermont.
Central Sewer	City of Clermont.
Reclaimed Water	City of Clermont.
Stormwater Management:	
Retention/Detention:	Facilities will be designed to meet the water quality and water quantity criteria of the St. Johns River Water Management District.
Fire Protection:	Lake County Fire Rescue/City of Clermont Fire Department
Police Protection:	City of Clermont Police Department

Neighborhood Form & Structure

- Neighborhoods shall be pedestrian and bicycle friendly so that homes are generally within a ¼-mile of a Center or open space facility.
- The development will meet the intersection density of at least 80 intersections per square mile inclusive of pedestrian/bicycle crossings and street intersections. Detailed intersection analysis will be shown at PSP.
- The Future Development parcel shall act as the Center for the PUD.
- Permitted uses shall include those listed in Section 2.2 of the WWAP Design Guidelines.

General Notes

- Acreages shown are approximate and subject to change with final design and platting.
- Project Phasing: The project will be developed in multiple phases. Each phase shall have sufficient infrastructure to standalone.
- The applicant shall comply with all City of Clermont fire protection requirements.
- Buffers shall be provided consistent with Section 118-73 of the City of Clermont LDC. Interior landscape buffers between abutting property boundaries may have a shared ten (10) foot wide landscape buffer with a five (5) foot wide buffer on each lot to achieve a minimum ten (10) foot wide buffer.
- School concurrency shall be met prior to final plat approval in accordance with the Comprehensive Plan and LDC, as amended.
- Any residential development above 952 units shall process a PD amendment with the City.
- Parking shall be provided per the table of minimum parking space requirements in Section. 98-14 of the City's LDC.
- No block face should have more than two consecutive single-family homes with the same house model, façade and/or exterior materials of color.
- Front facing facades may not be dominated by the garage portion of the elevation.
- Front loaded garage lots must randomly alternate the location of driveways in relation to front façade to avoid repetition, unless utility layouts cause conflicts.

Proposed Uses

Residential:	Uses shall include but not limited to single-family detached, townhomes and apartments within the Center.
	In no event shall the overall program exceed 952 residential units.
Center:	Center permitted uses shall include those listed in Table 2.2.2 of the Wellness Way Standards.

Waiver Requests

- A waiver to Section 110-192(1) of the City Code is requested to allow private streets with gates for vehicular access. Pedestrian and bicycle access shall be provided.
- A waiver to Section 110-192(7) of the City Code is requested to allow private dead-end streets of less than one hundred fifty (150) feet in length to terminate without a cul-de-sac.
- A waiver to Section 110-195(b) of the City Code is requested to allow construction of twenty (20) foot wide one-way alleys with twelve (12) feet of pavement as long as twenty (20) feet of unobstructed emergency access is maintained.
- A waiver to Section 118-71(1) of the LDC is requested to allow street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than 6 feet from curbs and sidewalks as long as a minimum of 5 feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
- A waiver to Section 94-195(b)(3) of the City Code is requested to allow for maximum depth of cut or fill for construction of any roadway to exceed fifteen (15) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.
- A waiver to Section 94-195(c)(2) of the City Code is requested to allow elevation changes in topography to exceed ten (10) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.

Development Standards

Residential Development Standards			
	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units	
		Rear Loaded	Front Loaded
Minimum Lot Width	20 ft	34 ft	50 ft
Minimum Living Area (square feet)	1,000	1,200	1,500
Minimum Lot Depth	100 ft	110 ft	120 ft
Minimum Front Building Setback (front load/rear load)	20 ft/15 ft	15 ft	20 ft
Minimum Front Porch Setback	8 ft	8 ft	8 ft
Minimum Garage Setback (front/rear) (measured from edge of pavement)	20 ft/3 ft	3 ft	25 ft
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft
Setback From Side Street	10 ft	10 ft	10 ft
Minimum Rear Yard Setback	15 ft	N/A	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft
Rear Setback from Edge of Alley Pavement ³	3 ft	3 ft	N/A
Minimum Building Separation	10 ft	10 ft	10 ft
Maximum Impervious Surface Ratio (ISR) ¹	0.85	0.75	0.75
Maximum Building Height ²	40 ft	40 ft	40 ft
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft

¹The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.

²The maximum height for recreational amenity buildings shall be 55 ft.

³Detached garages shall be setback a minimum of 3 feet

⁴Minimum side setback shall be 4 feet on lots less than 40 feet as allowed by the LDC.

Trip Generation Comparison

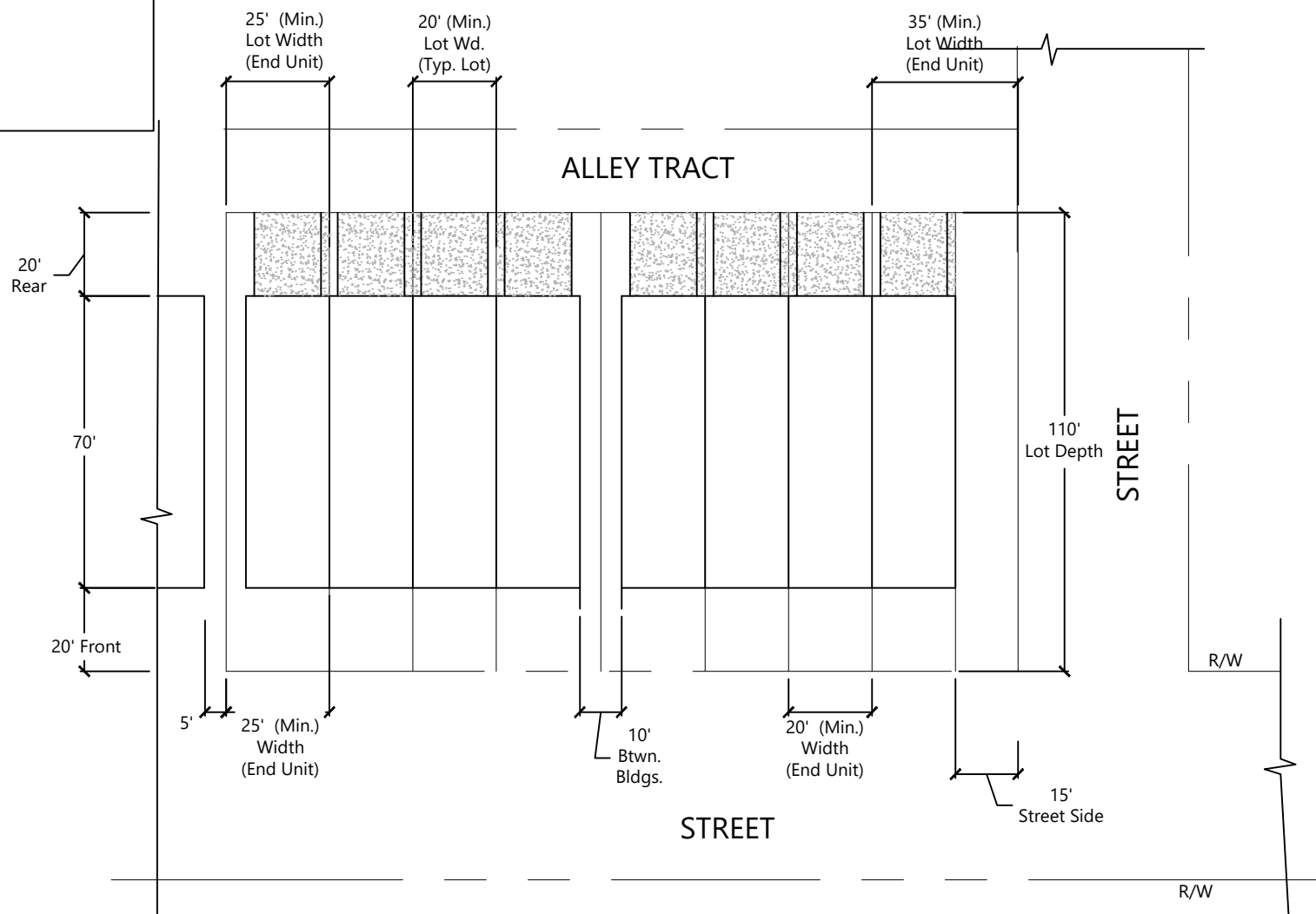
ITE Code	Land Use	Size	Daily Trips		PM Peak Hour Trips			
			method used	Trips	method used	Total	% In	Enter Exit
820	Shopping Center	200,000 SF	rate	7,402	rate	1,038	49%	509 529
210	Single Family	713 DUs	equation	6,148	equation	630	63%	397 233
220	Townhomes	237 DUs	equation	1,594	rate	122	63%	77 45
Total New External Trips				15,144		1,790		983 807
Internal Capture 9.79%/12.3%				1,196		379		190 190
Pass By Trips (34%)				100		100		50 50
Total New External Trips				13,848		1,311		744 568

Source: Institute of Transportation (ITE) Trip Generation Manual, 11th Edition

NCHRP Report 684

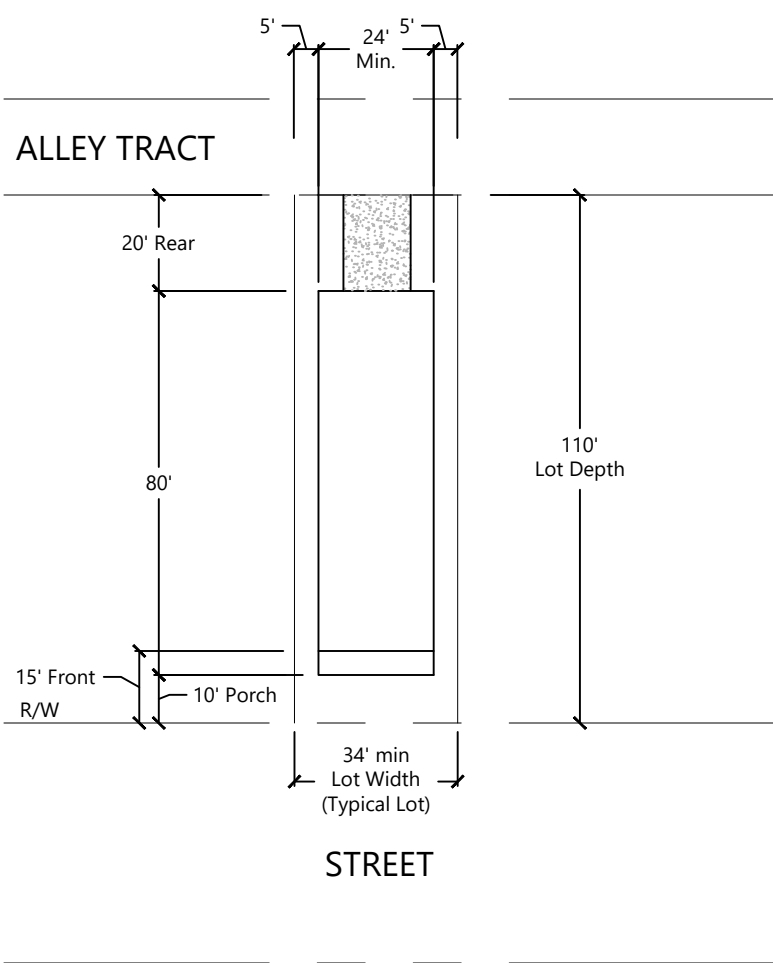
ITE Trip Generation Handbook, 3rd Edition

Note: ¹ Pass By % assumptions: Based on 10% of 2025 background volume (1,004)



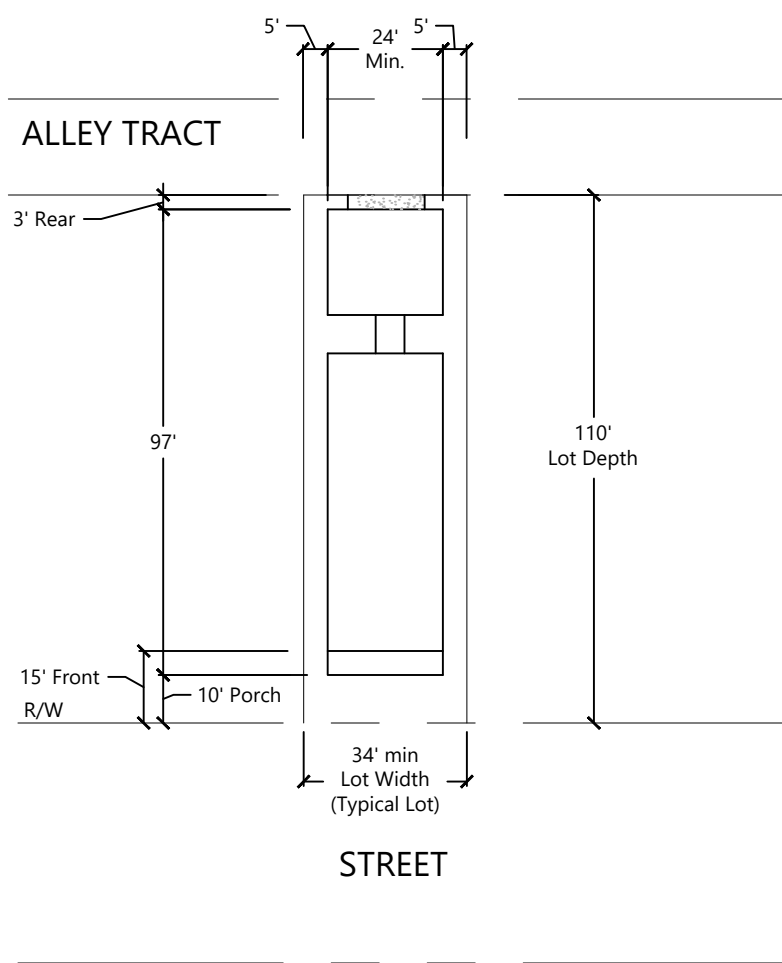
20' x 110' Townhome
(Rear Loaded)

Scale: 1"=40'



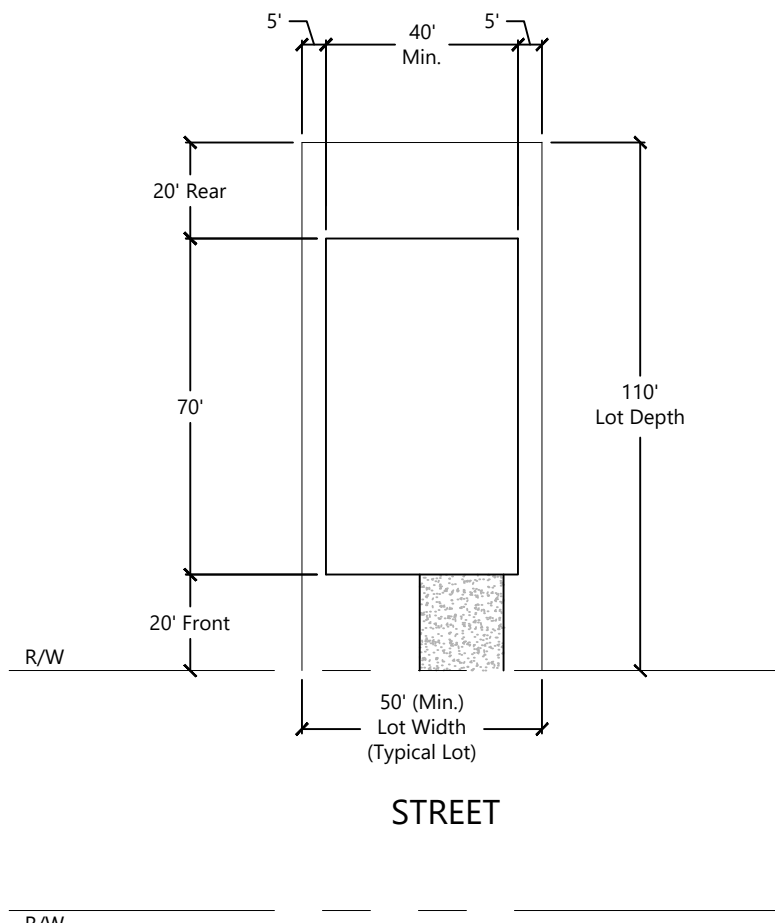
34' - 40' x 110' Single-Family Lot
(Rear Loaded)

Scale: 1"=40'



34' - 40' x 110' Single-Family Lot
(Rear Loaded with Detached Garage)

Scale: 1"=40'



50' - 60' x 110' Single-Family Lot
(Front Loaded)

Scale: 1"=40'

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Lake County, Florida

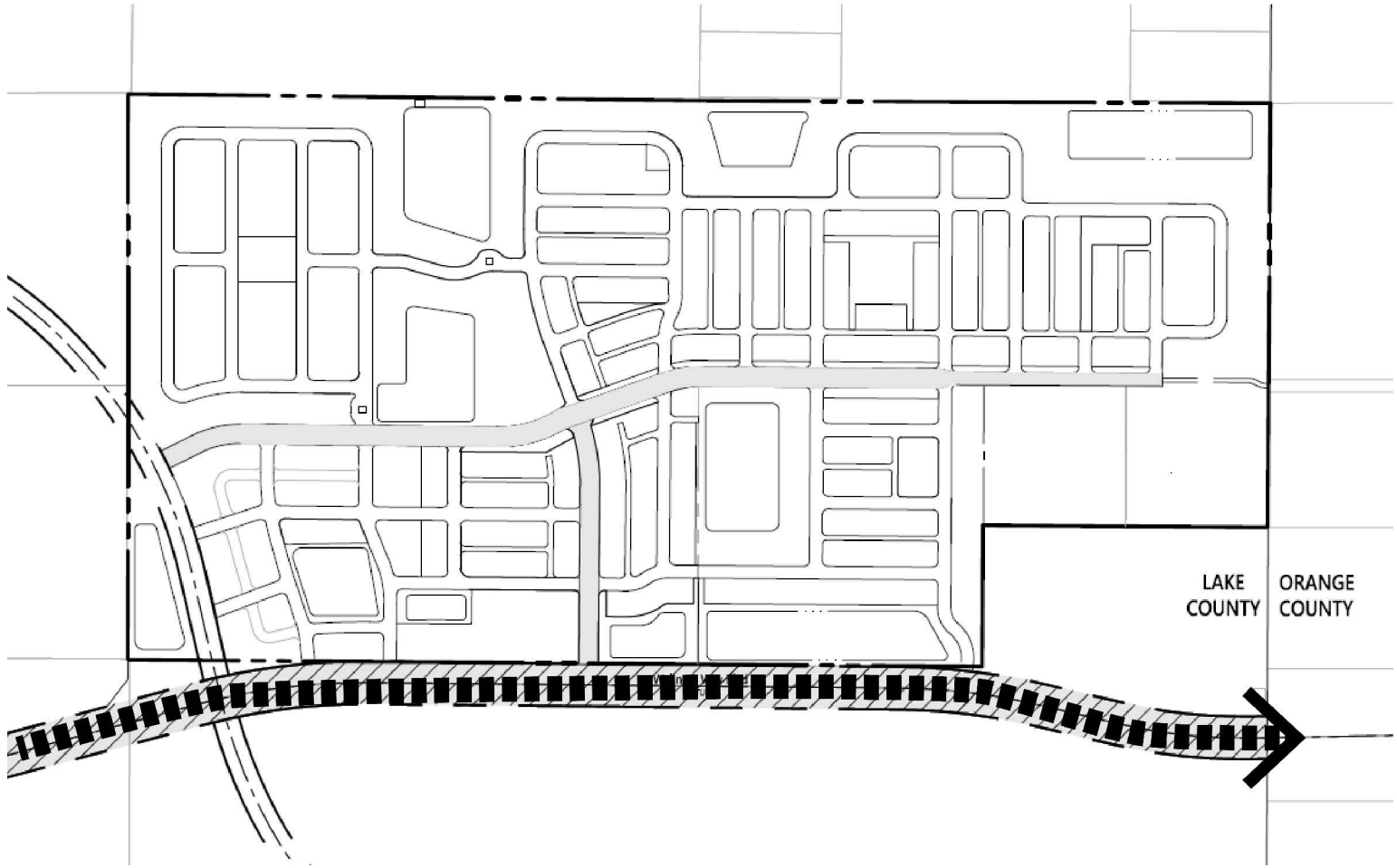
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Development
Standards

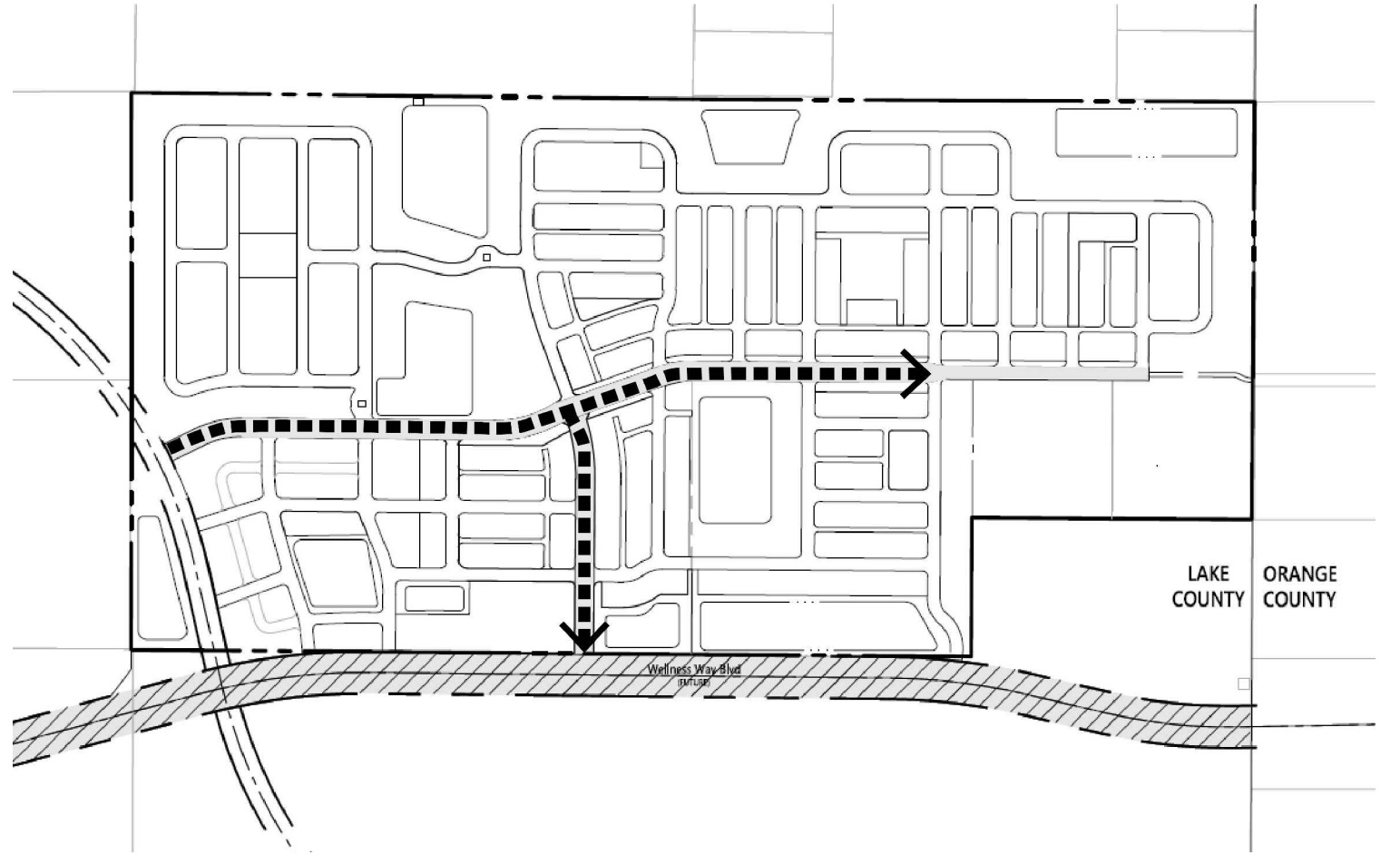
Drawing	
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

6367900-PD-NOTES.DWG

C-7



KEY MAP- Road Section 3.2.2 (b)



KEY MAP- Road Section 3.3.1 (a1)

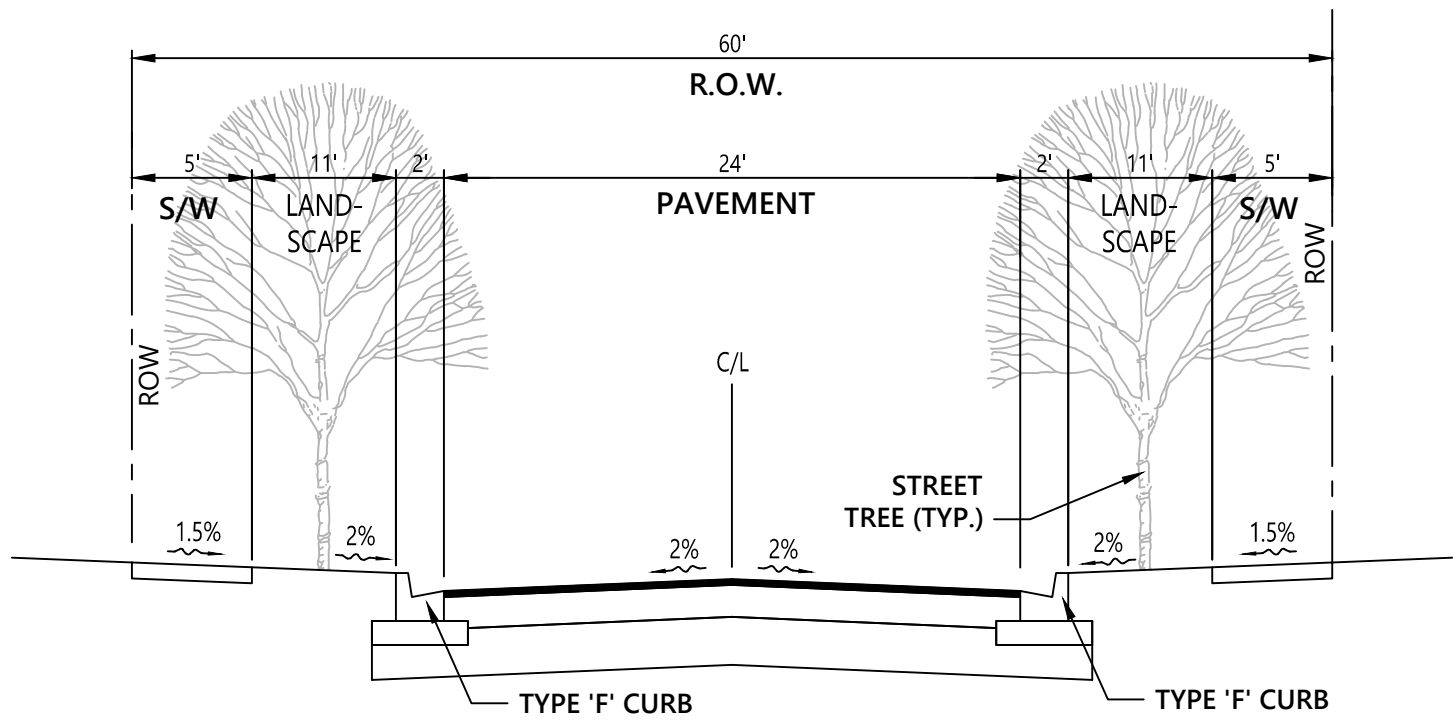


Figure 3.3.1 (b1) Local Street Typical Road Section
N.T.S.

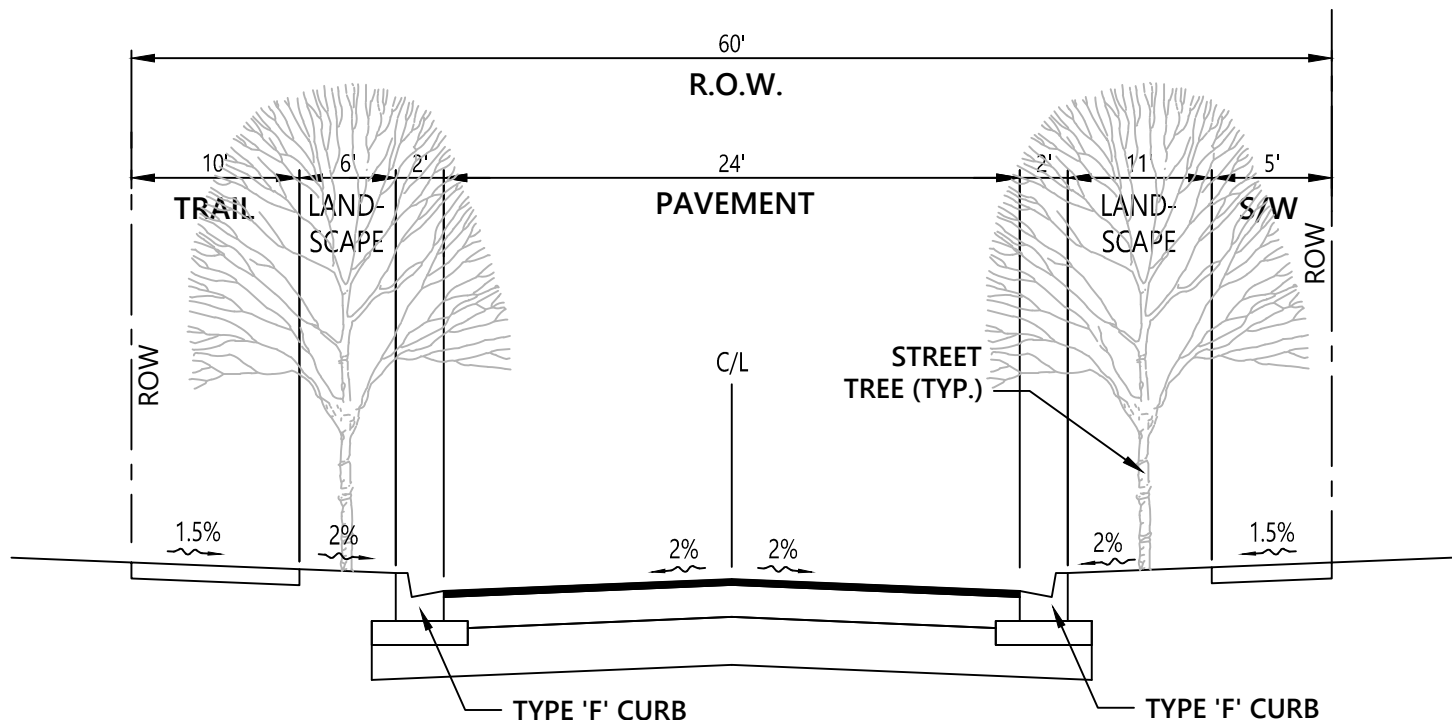


Figure 3.3.1 (b1) Local Street Typical Road Section w/ 10' Trail
N.T.S.

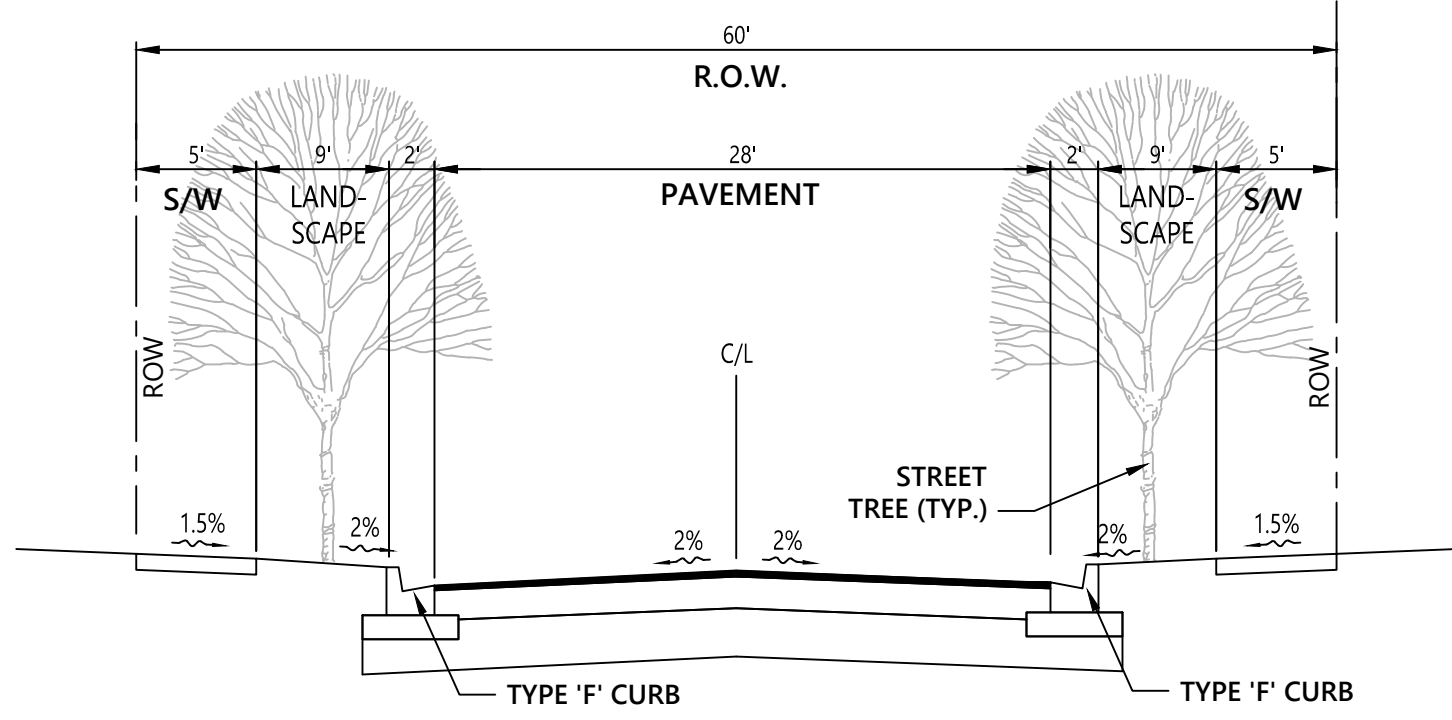
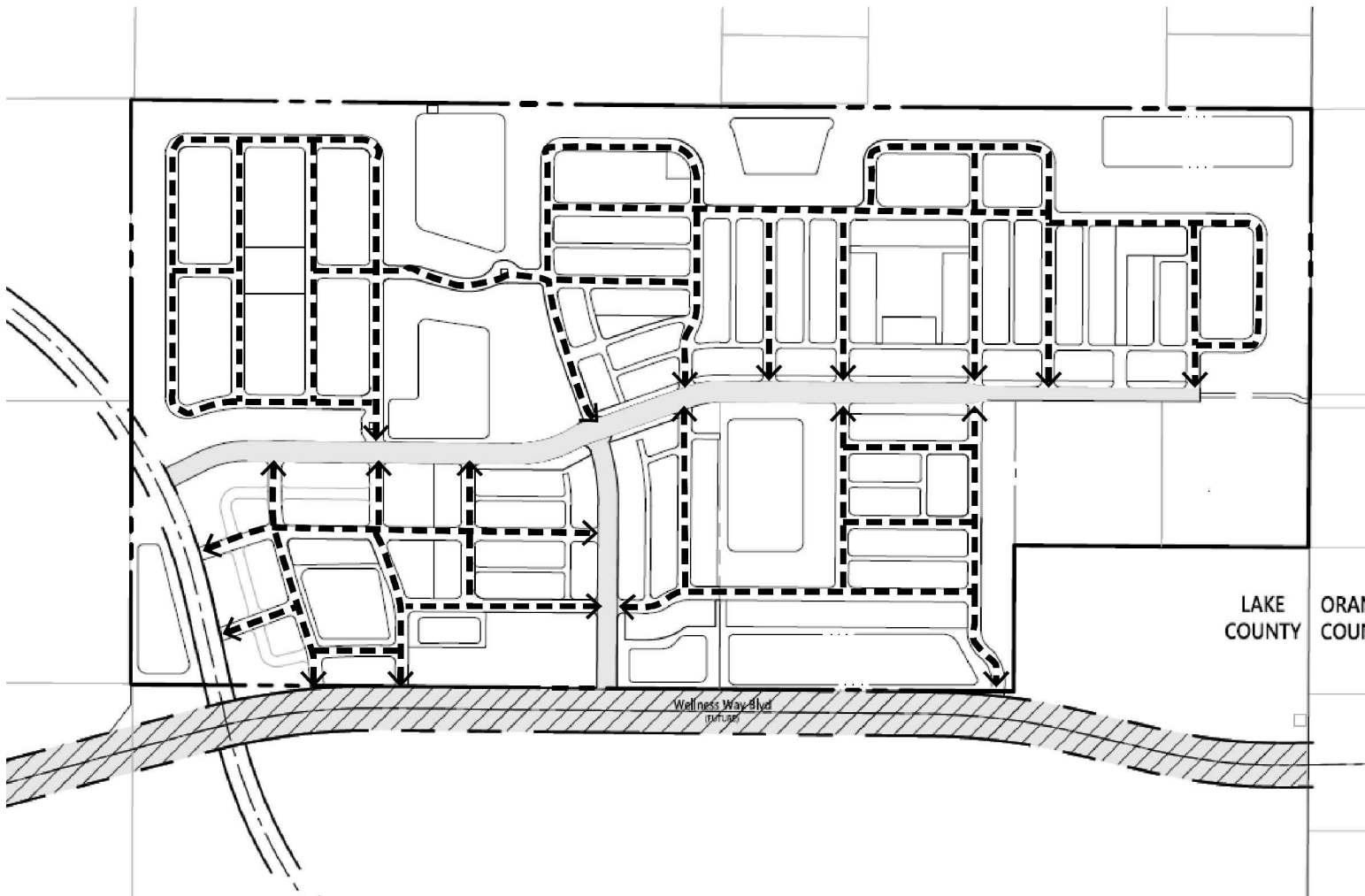
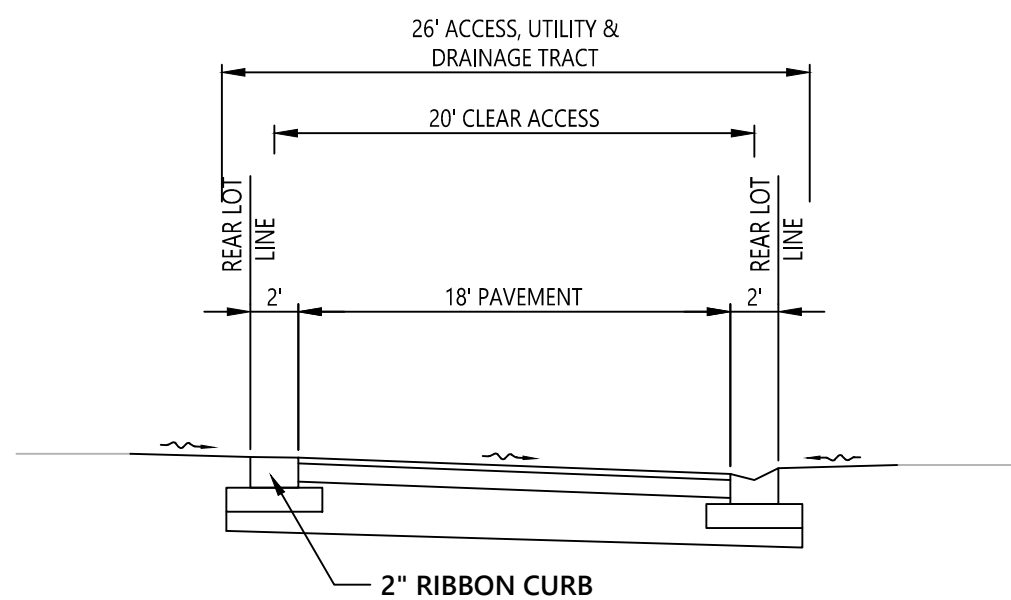


Figure 3.3.1 (b1) Local Street Typical Road Section with On-Street Parking
N.T.S.



KEY MAP- Road Section 3.3.1 (b1)



Two-Way Alley Typical Road Section
N.T.S.

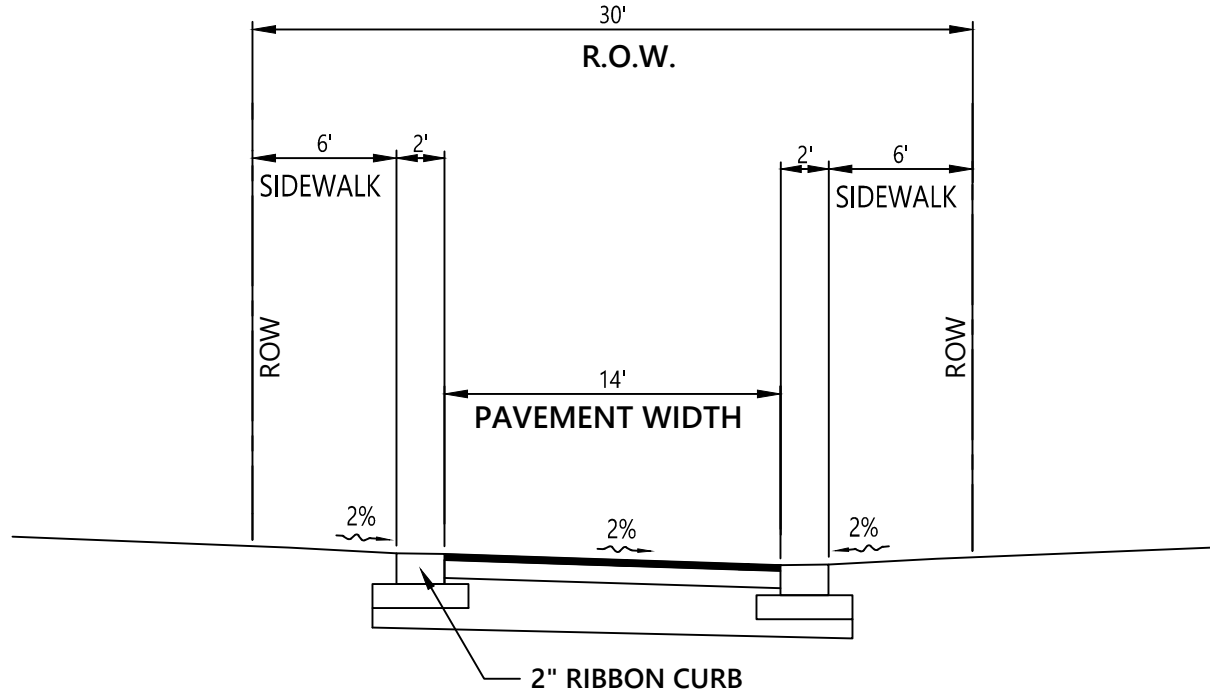


Figure 3.3.1 (c) One-Way Alley Typical Road Section
N.T.S.

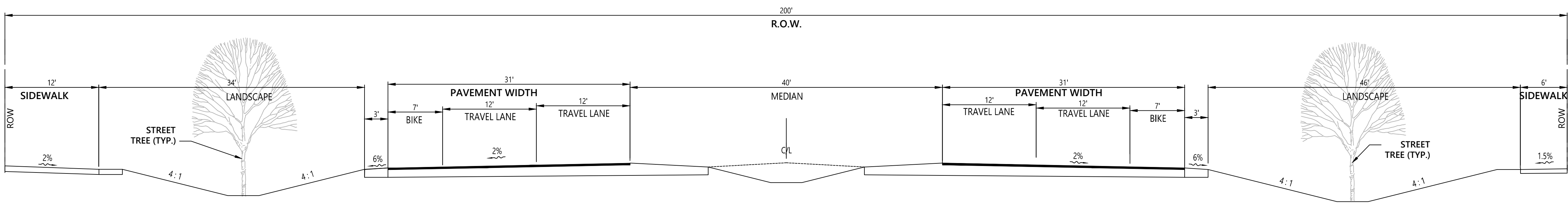


Figure 3.2.2 (b) Regional Roadway Illustrative Rural Section
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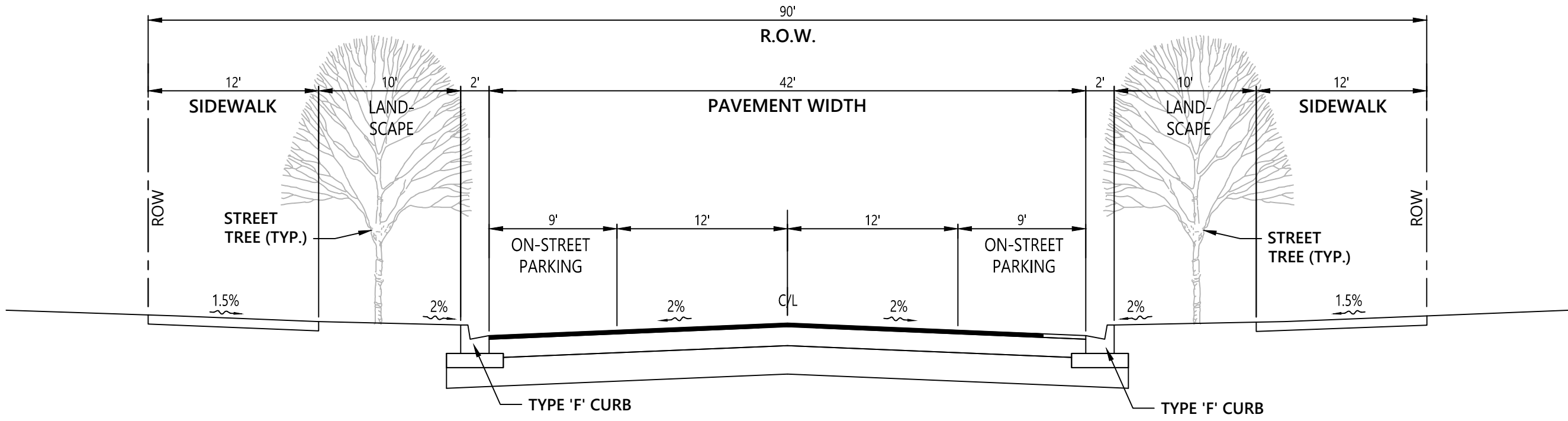


Figure 3.3.1 (a1) Neighborhood Connector Typical Road Section
N.T.S.

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Drawing Title

Typical Road Sections

Drawing

C-8

Scale

Date

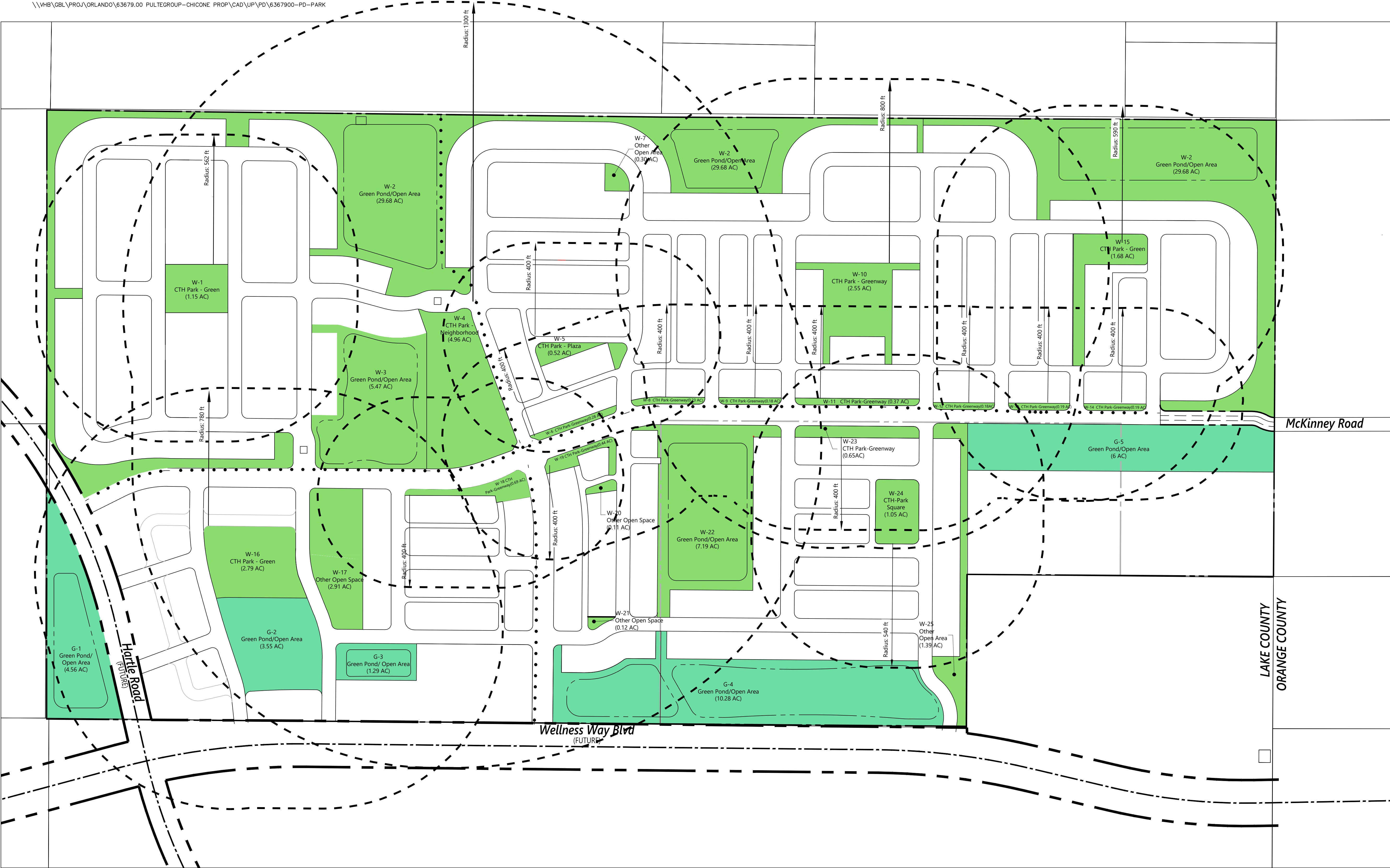
Sept. 1, 2022

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63679.00

6367900-PD-RD SECTS_LOT DIAGRAM.DWG



LEGEND

- WELLNESS SPACE (PARK, AMENITIZED POND/OPEN AREA)
- GREEN SPACE
- PARK SERVICE AREA BOUNDARY
- PEDESTRIAN TRAIL

No.	Revision	Date	Appvd.



Planning + Design Studio
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title
Chicone PUD
Lake County, Florida
Drawing Title

Park Plan

Scale	Drawing
Sept. 1, 2022	C-9
Date	Project Number
Sept. 1, 2022	63679.00
	6367900--PD--PARK.DWG

CHICONE Open Space Table

	Required (ac)	Provided (ac)
Total Open Space	91	91
Wellness Space	61	61*
Green Space	30	30*

*/Per Section 4.1.3 of the Wellness Way Community Design Guidelines and Standards, Wellness Space may count as Green Space to achieve the 10% Green Space requirement.

Notes:

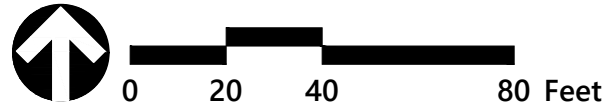
- All proposed stormwater ponds are permeable areas enhances as amenities using native vegetation.
- The linear greenway is designated as wellness space as its located next to the proposed multi-use trail providing additional recreational area.
- Proposed park space shall be designed consistent with Section 4.2 of the WWAP in the LDC.
- The land allocated for open space on parcel 4 and 5 will be 6 acres per Section 4.1.3 of the WWAP.

August 11, 2022 9:35:21 AM GZHEG Plotted Monday, August 29, 2022 4:51:33 PM Grace Zheng



LEGEND

- Potential Areas Exceeding City of
Clermont's 10 FT. Maximum Cut/Fill Criteria
(56.66 AC Total Cut/Fill Area, 18.7% of Net
Developable Area)
- Potential Areas Exceeding City of
Clermont's 15 FT. Maximum Cut/Fill Criteria
(24.03 AC Total Cut/Fill Area, 7.9% of Net
Developable Area)



No.	Revision	Date	App'd



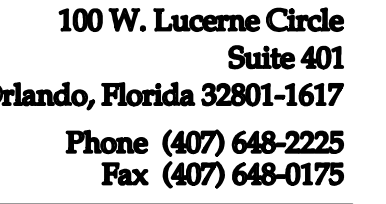
Planning + Design Studio
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title
**Chicone
PUD**

Lake County, Florida
Drawing Title

Cut & Fill Analysis

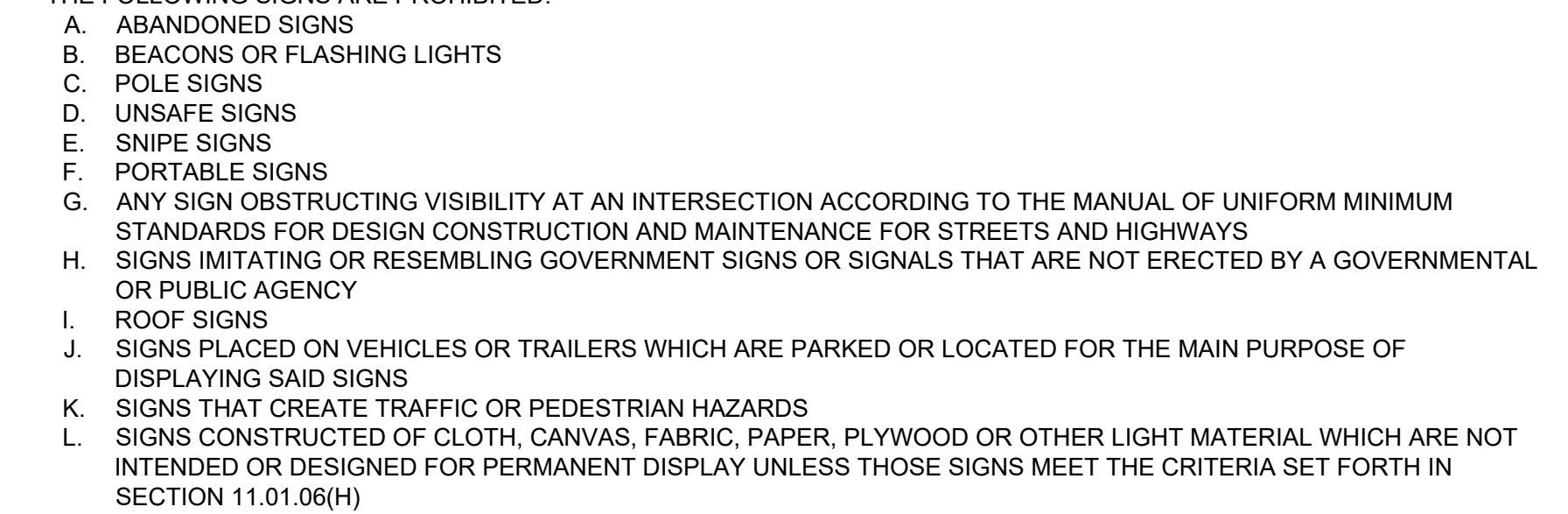
Drawing	C-10
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00
6367900-PD-CUT & FILL ANALYSIS.DWG	



Revisions

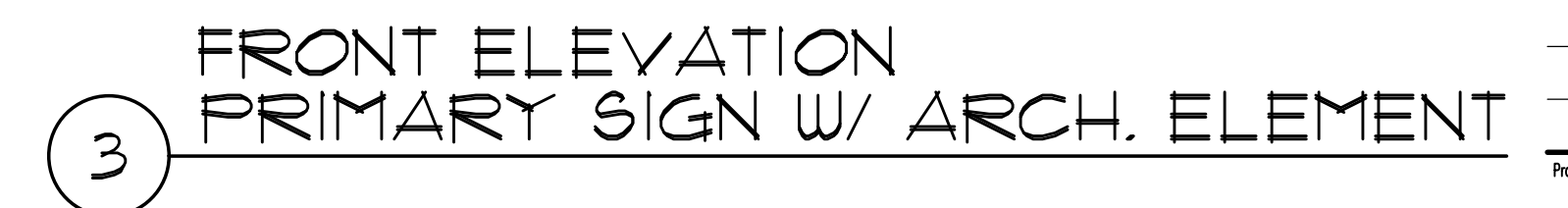
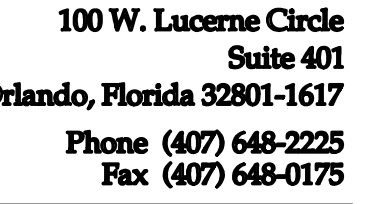
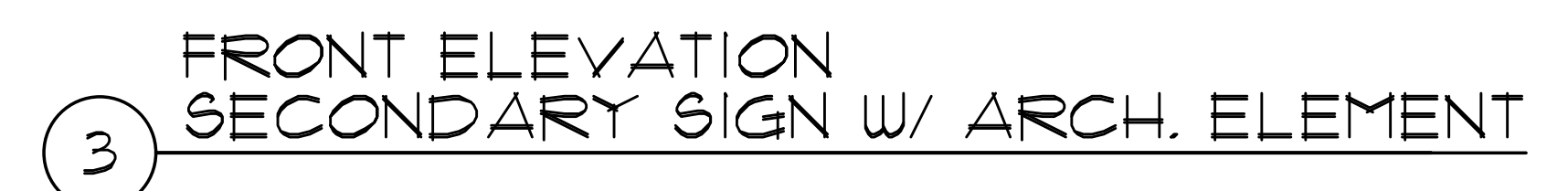
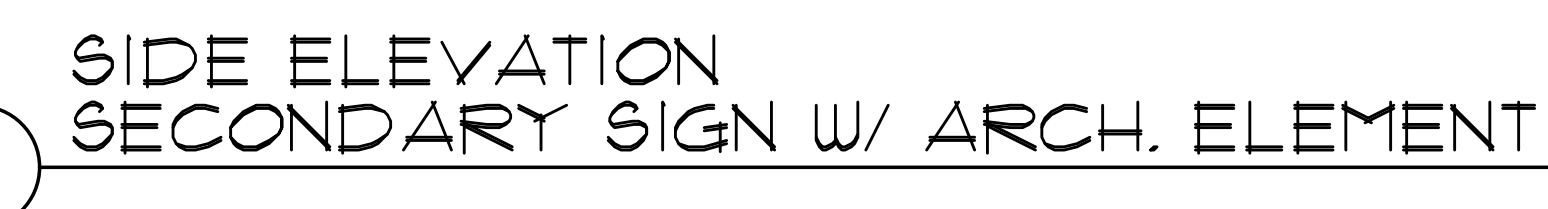
MASTER SIGN
PLAN

SN-100



SYMBOL	GROUND SIGN TYPE	NUMBER OF SIGNS/ ELEMENTS	MAX. HT. TO GROUND ALLOWED PER CODE	MAX. WIDTH ALLOWED PER CODE	MAX. COPY AREA ALLOWED PER CODE
●	PRIMARY RESIDENTIAL	4	10'	20'	48 S.F.
✱	SECONDARY RESIDENTIAL	4	4'	15'	20 S.F.
■	ARCHITECTURAL ELEMENT	5	--	--	--

MAX. HT. TO GROUND PROPOSED	MAX. WIDTH PROPOSED	MAX. COPY AREA PROPOSED
SIGN - PER CODE ALLOWANCE	PER CODE ALLOWANCE	PER CODE ALLOWANCE
SIGN - 6'	PER CODE ALLOWANCE	PER CODE ALLOWANCE
ELEMENT - 20'	--	NO COPY PROPOSED

[illegible]

LAKE COUNTY, FL

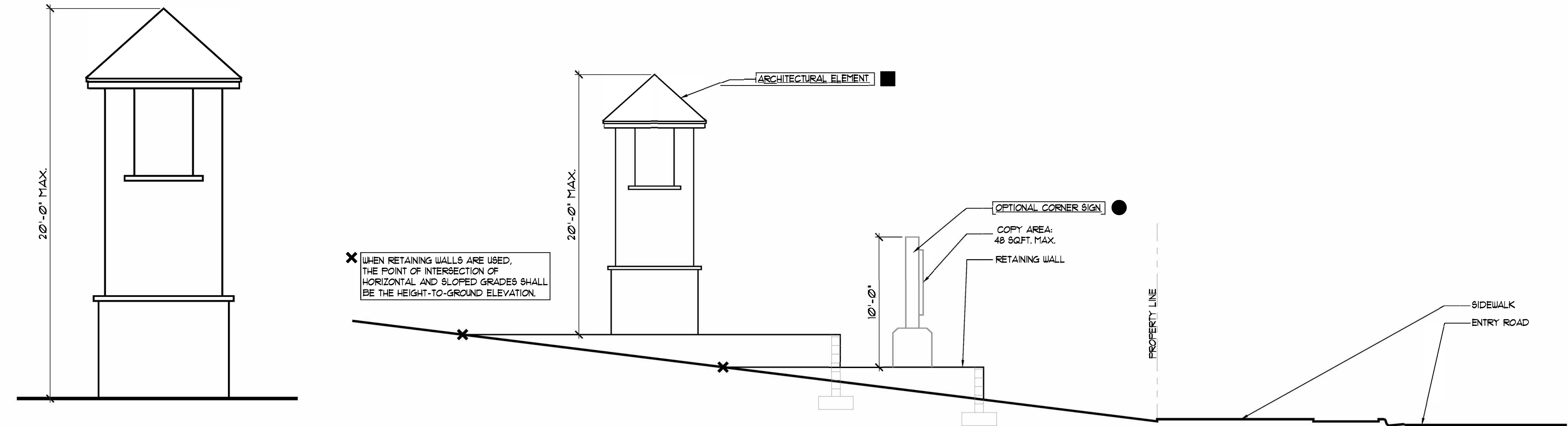
PRIMARY / SECONDARY

Date: 09/01/2022
 Title: NOT TO SCALE
 Drawn: CPB Checked: RRC
 File Name: CHICSN-100.DWG
 North

SN-101

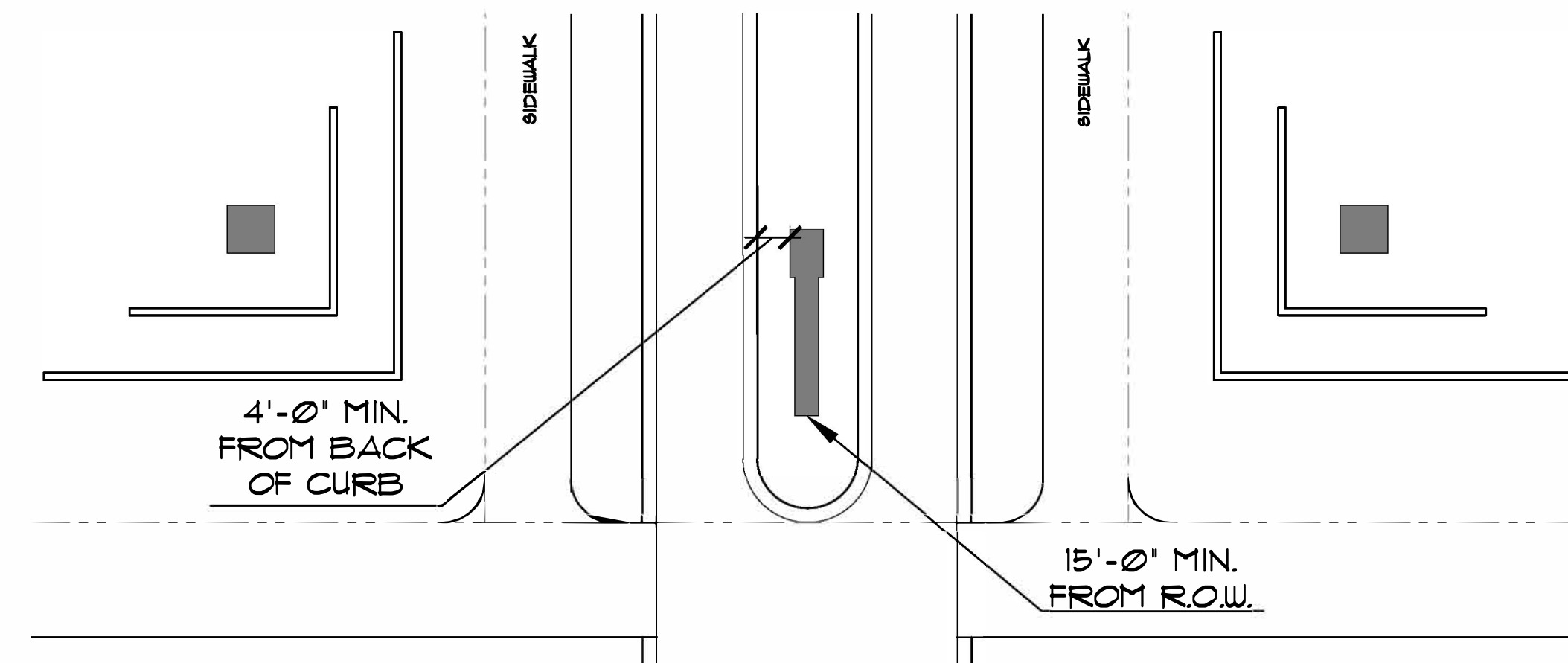


**100 W. Lacerne Circle
Suite 401
Orlando, Florida 32801-1617
Phone (407) 648-2225
Fax (407) 648-0175**

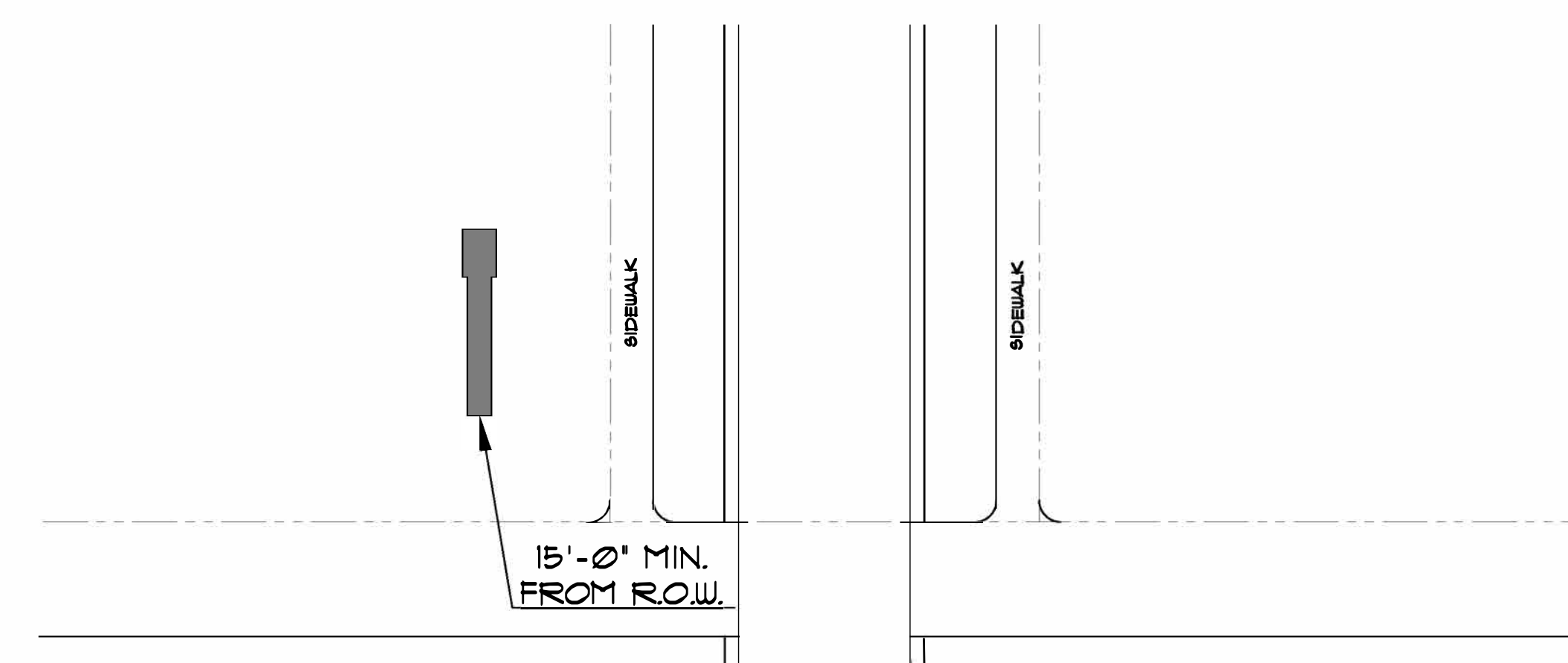


STAND-ALONE
ARCH. ELEMENT

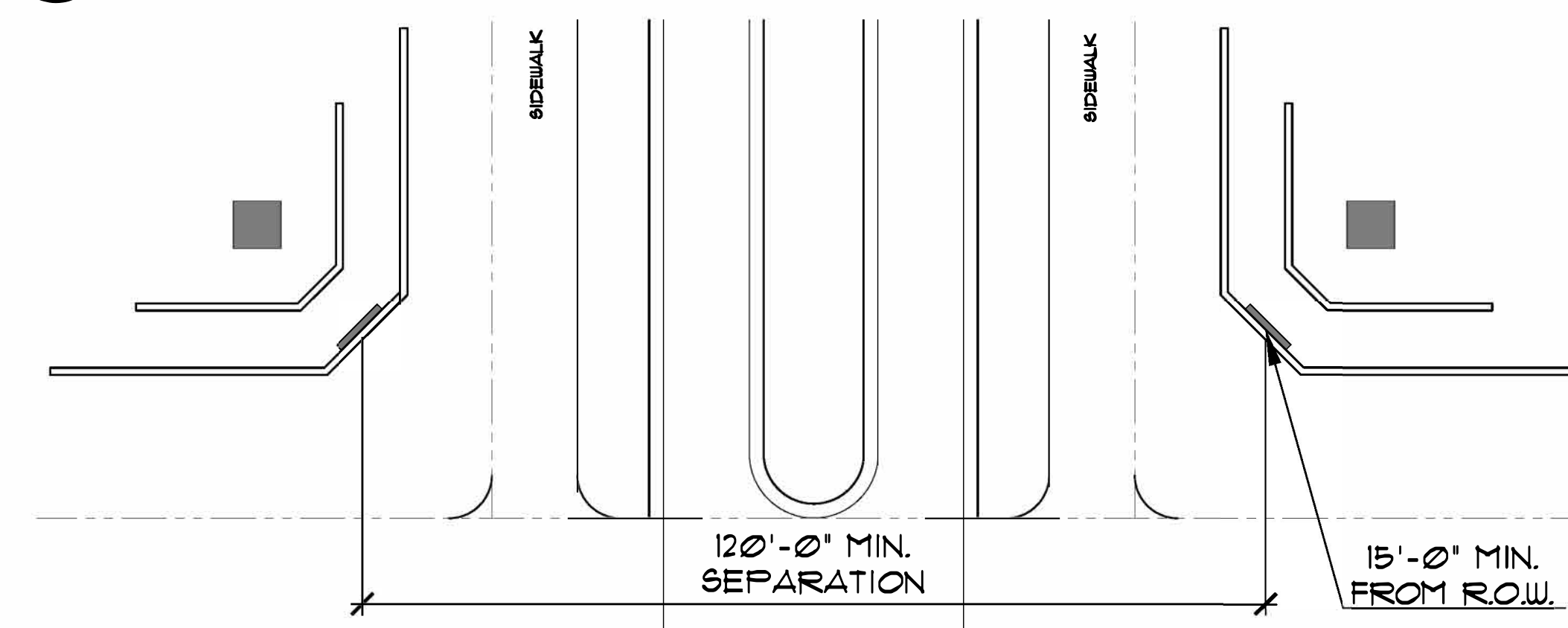
2 ARCH. ELEMENT W/ RETAINING WALLS AND OPTIONAL CORNER SIGN



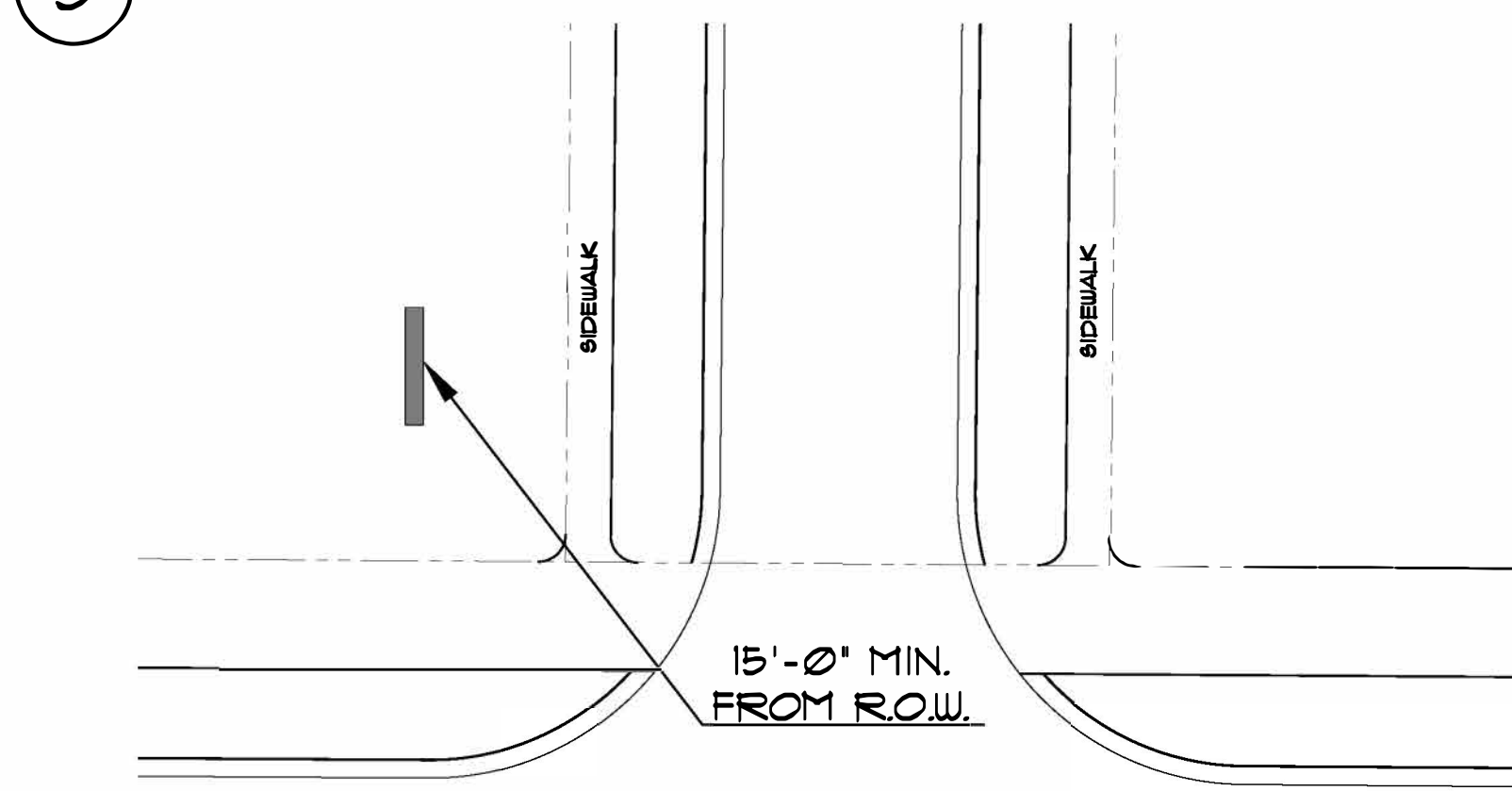
3 PRIMARY RESIDENTIAL
90' R.O.W. ENTRY - OPTION A



5 PRIMARY RESIDENTIAL
60' R.O.W. ENTRY



4 PRIMARY RESIDENTIAL
90' R.O.W. ENTRY - OPTION B



6 SECONDARY RESIDENTIAL
60' R.O.W. ENTRY

PHICONE PROPERTY

LAKE COUNTY, FL

SIGN DETAILS PLAN LAYOUT

Date: 09/01/2022
 Title: NOT TO SCALE
 Drawn: CPB Checked: RRC
 File Name: CHIC6N-100.DWG
 Path:

SN-102

Exhibit - Location Map –Chicone

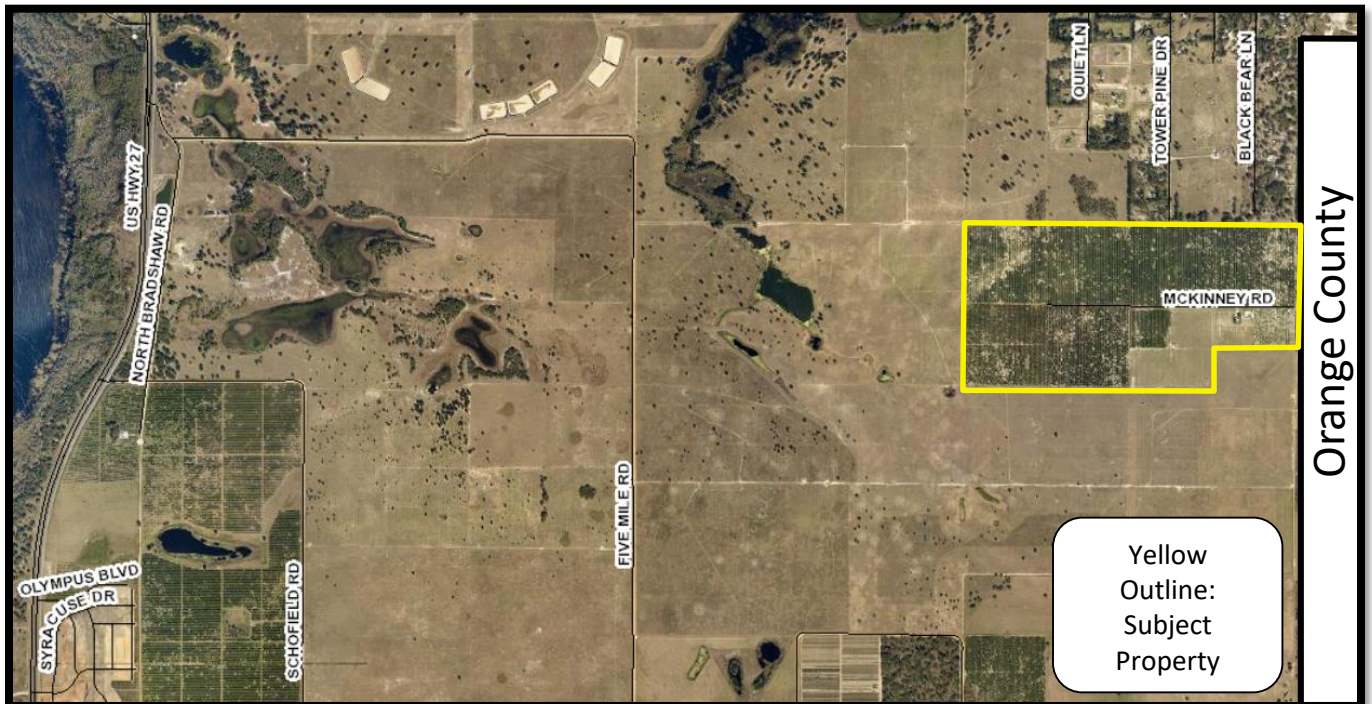
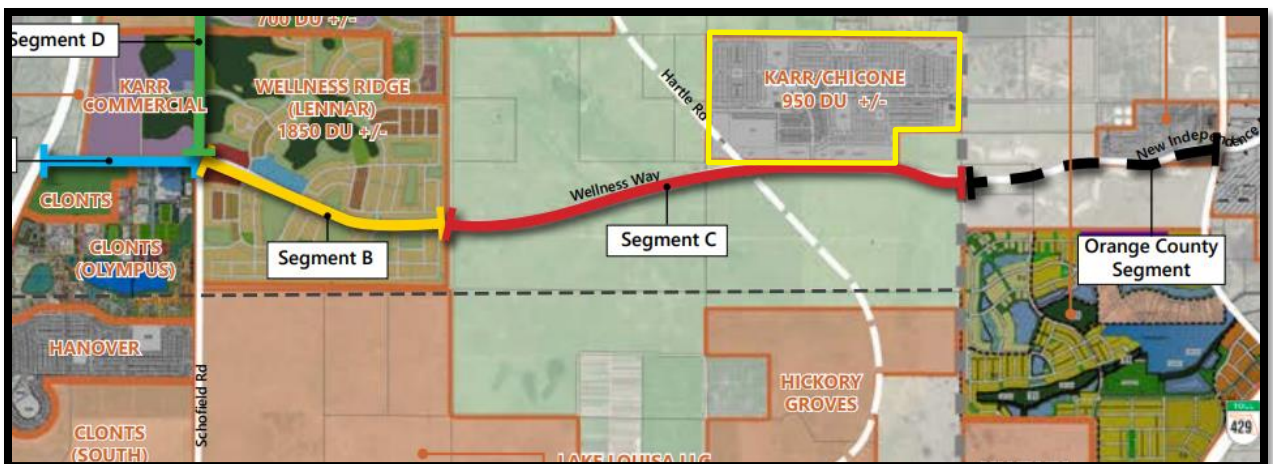
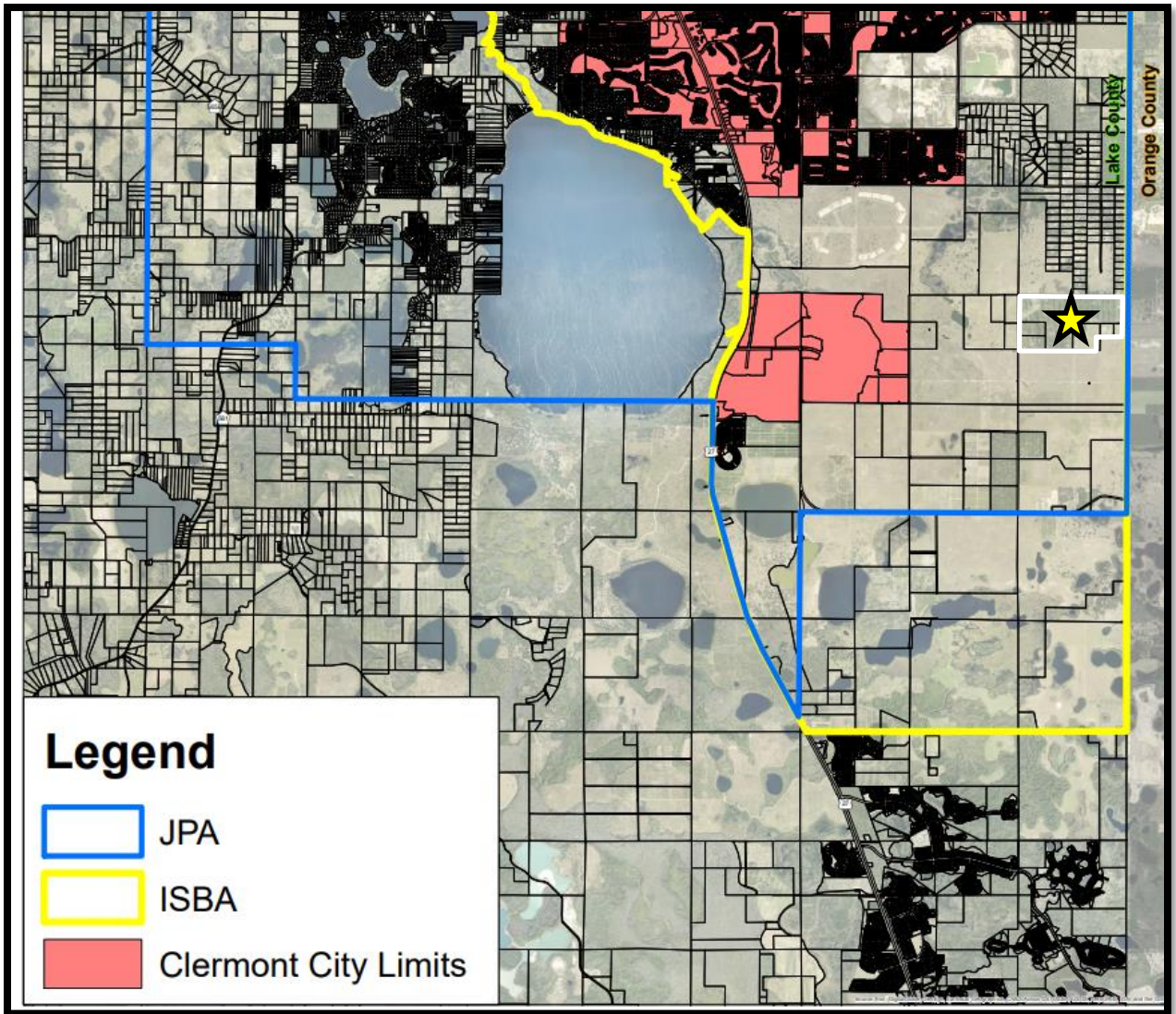


Exhibit - Location Map –Chicone



CHICONE PUD

Lake County, Florida

Parcel ID: 24-23-26-0001-000-00100, 24-23-26-0002-000-00600, 24-23-26-0002-000-01200, 24-23-26-0001-000-00200, 24-23-26-0001-000-00300, 24-23-26-0001-000-00400.

Development Team

Owner:
Chicone Groves LLP
P.O. Box 547636
Orlando, FL 32854-7336

Catherine E Ross Groves Inc
P.O. Box 398
Windermere, FL 34786

Fabry Family Group LLC
4566 N Apopka Vineland Road
Orlando, FL 32818

Paul E Fabry
P.O. Box 784238
Winter Garden, FL 34778

Jerry Jay Chicone Jr
P.O. Box 547636
Orlando, FL 32854

Land Planner/Civil Engineer:
VHB
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
Phone: 407.839.4006 · Fax: 407.839.4008

Landscape Architect:
Foster Conant & Associates
100 W Lucerne Circle, Suite 401
Orlando, Florida 32801

Developer:
Pulte Home Company, LLC
4901 Vineland Road, Suite 500
Orlando, Florida 32811

Land Use Attorney:
Shutts & Bowen LLP
300 South Orange Ave, Suite 1600
Orlando, Florida 32801

Land Use Plan

Issued for	PUD Approval
Date Issued	September 1, 2022
Latest Issue	September 1, 2022

Sheet Index

Number	Drawing Title	Latest Issue
C-2	Legal Description	9/1/2022
C-3	Existing Conditions Plan	9/1/2022
C-4	Environmental Conditions Plan	9/1/2022
C-5	Wellness Way Boulevard	9/1/2022
C-6	Master PUD Plan	9/1/2022
C-7	Development Standards	9/1/2022
C-8	Typical Road Sections & Lot Diagrams	9/1/2022
C-9	Park Plan	9/1/2022
C-10	Cut & Fill Analysis	9/1/2022
SN-100 - SN-102	Signage Plan	9/1/2022

Request:
Rezone the property to PUD for a proposed development program of up to 952 residential units and approximately 15 acres of non-residential uses.



Site Location Map



LEGAL DESCRIPTION: (per title commitment)

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.

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.

SURVEYOR'S NOTES:

Bearings shown hereon are based on the North line of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, as being South 89°31'44" East. (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment provided by First American Title Insurance Company, File Number 2037-4829765 having a commitment date of November 23, 2020 @ 8:00 AM.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flooding according to Flood Insurance Rate Map panel number 12069C0675F, map revised December 18, 2012.
The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Last date in field: December 2, 2019.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no evidence of wetlands. No wetland markers were observed.

Property as shown hereon contains: 13,220,321 square feet or 303.50 acres more or less.



VICINITY MAP NOT TO SCALE

LEGEND & ABBREVIATIONS

- | | | | |
|---|--|--------|--|
| ● | Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB #6723 | LB | Denotes Licensed Business |
| ○ | Denotes found Iron Rod, Iron Pipe or nail with disk as shown | P.S.M. | Denotes Professional Surveyor and Mapper |
| □ | Denotes found concrete monument as shown | FND. | Denotes found |
| Ⓢ | Denotes drainage manhole | FNC. | Denotes fence |
| Ⓜ | Denotes manhole | O.R.B. | Denotes official records book |
| Ⓦ | Denotes water valve | PG. | Denotes page |
| Ⓡ | Denotes reclaimed water valve | PGS. | Denotes pages |
| Ⓡ | Denotes back flow preventer | I.D. | Denotes identification |
| ○ | Denotes bollard | —X—X— | Denotes fence (hogwire) |
| Ⓢ | Denotes cable tv riser | —OU— | Denotes overhead utility line |
| Ⓦ | Denotes wood power pole | | |
| ← | Denotes guy wire | | |
| Ⓡ | Denotes buried electric marker | | |
| Ⓡ | Denotes clay road | | |

SCHEDULE B – SECTION II OF THE HEREON REFERENCED TITLE COMMITMENT:

- Reservations as set forth in that certain Deed recorded September 27, 1943 in Deed Book 209, Page 502. (As to the Ross Parcels) (does not affect subject property)
- Perpetual easement and right of way for ingress and egress as set forth in that certain Warranty Deed recorded August 23, 1950 in Deed Book 302, Page 51. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Terms, conditions and Reservation of perpetual easement as set forth in Warranty Deed recorded November 30, 1967 in Book 348, Page 176. (As to the Chicone Parcel 2) (affects subject property, is blanket in nature, references exception 10 as the only plottable easement)
- Pipeline Easement in favor of Orange County, Florida recorded July 3, 1984 in Book 812, Page 233. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded September 5, 1984 in Book 817, Page 674. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Terms and conditions as set forth in that certain Declaration of Easement by and between RDS Citrus, Inc., a Florida corporation, Gator Pool, Inc., a Florida corporation, Killarney Fruit Co., a Florida corporation, S. Graham Hamilton, John I. Merritt, Ronald H. Watson, Lake Groves, Ltd., a Florida limited partnership, Bayer Groves, Ltd., a Florida limited partnership and Wade Bradford, individually and as Trustee recorded March 22, 1985 in Book 834, Page 1244. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, recorded August 27, 1985 in Book 849, Page 2158. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Permanent Utility Easements in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded March 20, 1987 in Book 915, Page 1252. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Hi-Acres, Inc., a Florida corporation recorded March 31, 1988 in Book 959, Page 79, as amended by that certain Amendment to Easement Agreement recorded May 20, 1988 in Book 965, Page 2004. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded April 20, 1988 in Book 961, Page 1714. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Non-Exclusive Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2007. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2011. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2013. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Jerry J. Chicone, Jr., recorded May 27, 1988 in Book 966, Page 2144. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded February 22, 1989 in Book 1000, Page 326. (As to the Chicone Parcel 1 and the Ross Parcels) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded June 19, 1989 in Book 1015, Page 1385. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Agreement for the Delivery and Use of Reclaimed Irrigation Water by and between the City of Orlando, a municipal corporation, Orange County, a political subdivision of the State of Florida and Jerry J. Chicone, Jr., as trustee recorded September 26, 1989 in Book 1028, Page 285. (As to the Chicone Parcel 2) (affects a portion of the subject property, is blanket, area affected is noted)
- Permanent Underground Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded December 10, 1991 in Book 1139, Page 1468. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Easement for Ingress and Egress in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1762. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1764. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Terms and condition as set forth in that certain unrecorded Option Agreements by and between Chicone Groves, LLP, a Florida limited liability partnership, Jerry Jay Chicone, Jr., Susan E. Chapin f/k/a Susan E. Chicone, Cathryn C. Hoffelder and Craig T. Usler, Catherine E. Ross Groves Inc., a Florida corporation and Thomas J. Karr, Jr., as assigned to Pulte Home Company, LLC, a Michigan limited liability company. Memorandum of Option Agreements recorded November 6, 2020, in Book 5578, Page 1137. (As to the Chicone Parcels 1 and 2 and the Ross Parcels) (affects subject property, is blanket in nature, there are no plottable easements)



No.	Revision	Date	Apprv.



Planning + Design Studio
Transportation
Land Development
Environmental Services

225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone PUD

Lake County, Florida

Drawing Title

Legal Description

Drawing

C-2

Scale

Sheet of

Date

Project Number

Sept. 1, 2022 63679.00

6367900-PD-EC.DWG

Certified to:

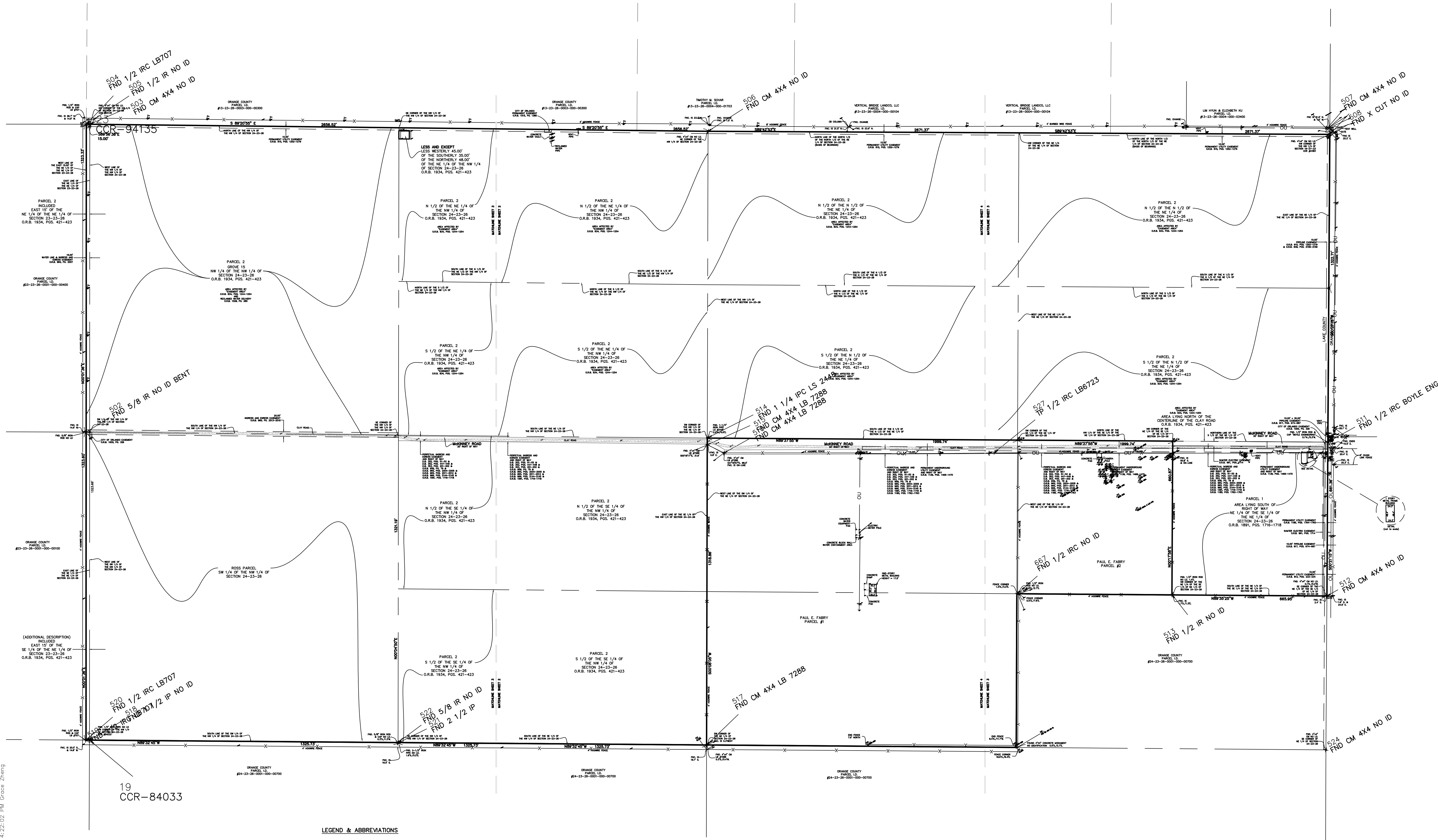
First American Title Insurance Company
Pulte Home Company, LLC, a Michigan limited liability company
Cathryn C. Hoffelder a/k/a Cathryn Chicone Hoffelder,
Susan E. Chapin f/k/a Susan E. Chicone,
Craig Utstler
Jerry Jay Chicone, Jr.
Catherine E. Ross Groves, Inc.
Shutts & Bowen LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 11, 13, 16 and 17 of Table A thereof.

The fieldwork was completed on December 3, 2020.

SIGNATURE _____

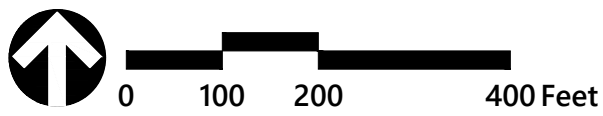
JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOP TITC LICENSCD FIFM OF ALLEN & COMPANY LICENSCD BUSINESS #/6723



19
CCR-84033

LEGEND & ABBREVIATIONS

- Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB #6723
- Denotes found Iron Rod, Iron Pipe or nail with disk as shown
- Denotes found concrete monument as shown
- ⊕ Denotes drainage manhole
- ⊙ Denotes manhole
- ⊙ Denotes water valve
- ⊙ Denotes reclaimed water valve
- ⊙ Denotes back flow preventer
- Denotes bollard
- ⊙ Denotes cable tv riser
- ⊙ Denotes wood power pole
- ⊙ Denotes guy wire
- ⊙ Denotes buried electric marker
- ⊙ Denotes clay road
- LB Denotes Licensed Business
- P.S.M. Denotes Professional Surveyor and Mapper
- FND. Denotes found
- FNC. Denotes fence
- O.R.B. Denotes official records book
- P.G. Denotes page
- P.G.S. Denotes pages
- I.D. Denotes identification
- X-X- Denotes fence (hogwire)
- OU- Denotes overhead utility line



No.	Revision	Date	Appvd.



Planning + Design Studio
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone
PUD

Lake County, Florida

Existing
Conditions
Plan

Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

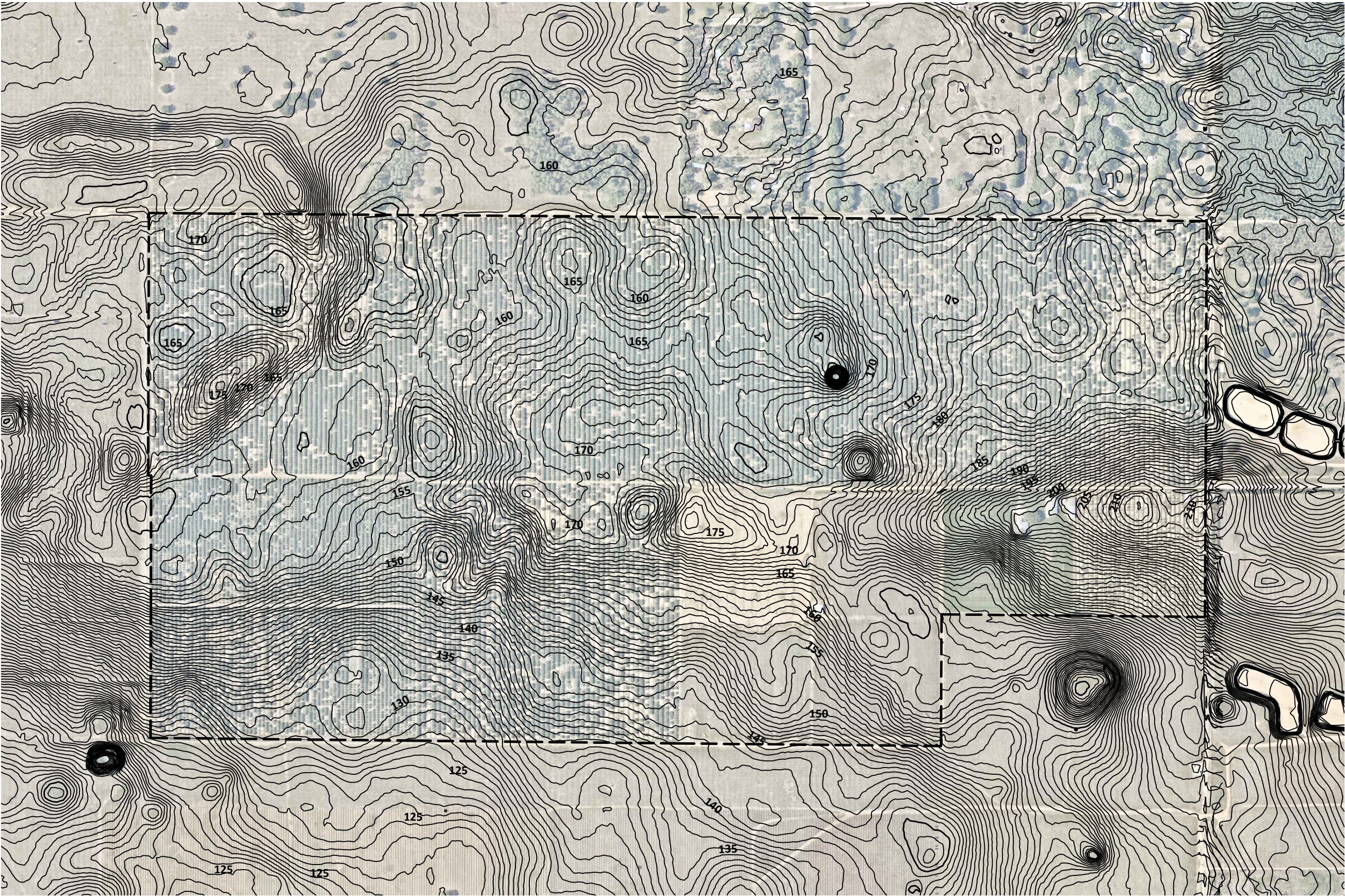
6367900-PD-EC_RECOVER.DWG



SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

FLOODPLAIN MAP
SCALE: 1"= 500'

Legend
ZONE X Areas determined to be outside the
0.2% annual chance Floodplain



SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

TOPOGRAPHY MAP
SCALE: 1"= 500'

Floodplain & Topography:
90' Topographic Contour
Source:
Orange County GIS



SOURCE:
NRCS GIS, 2018

SOILS MAP
SCALE: 1"= 500'

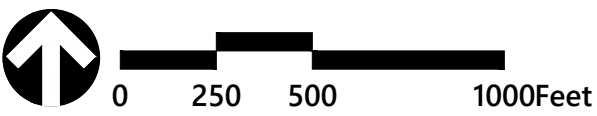
MAP SOIL LEGEND		
Map Unit Symbol	Map Unit Name	Hydrologic Group
4	Andicrete and Myakka Soils	A/D
5	Candler Sand, 5 to 12 Percent Slopes	A
8	Candler Sand, 0 to 5 Percent Slopes	A
9	Candler Sand, 5 to 12 Percent Slopes	A
21	Lake Sand, 0 to 5 Percent Slopes	A



SOURCE:
FDEP STATEWIDE LAND USE COVER GIS, 2017

WETLANDS & VEGETATION MAP
SCALE: 1"= 500'

Legend:		Legend:	
Code	Description	Code	Description
118	Residential, Rural - Less than 2 or equal to 0.5 dwelling units per acre	213	Woodland Pastures
162	Strip Mines	310	Dry Prairies
165	Reclaimed Lands	321	Palmetto Prairies
211	Improved Pastures	330	Mixed Rangeland
215	Field Crops	411	Pine Flatwoods
221	Citrus Groves	530	Reservoirs
224	Abandoned Groves	611	Bay Swamps
243	Cypress	617	Mixed Wetland Hardwoods
310	Dry Prairies	621	Cypress
411	Pine Flatwoods	625	Hydric Pine Flatwoods
441	Coniferous Plantations	630	Wetland Forested Mixed
821	Communications	641	Freshwater Marshes
843	Sewage Treatment	643	Wet Prairies



No.	Revision	Date	Appvd.

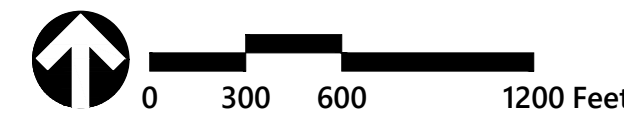
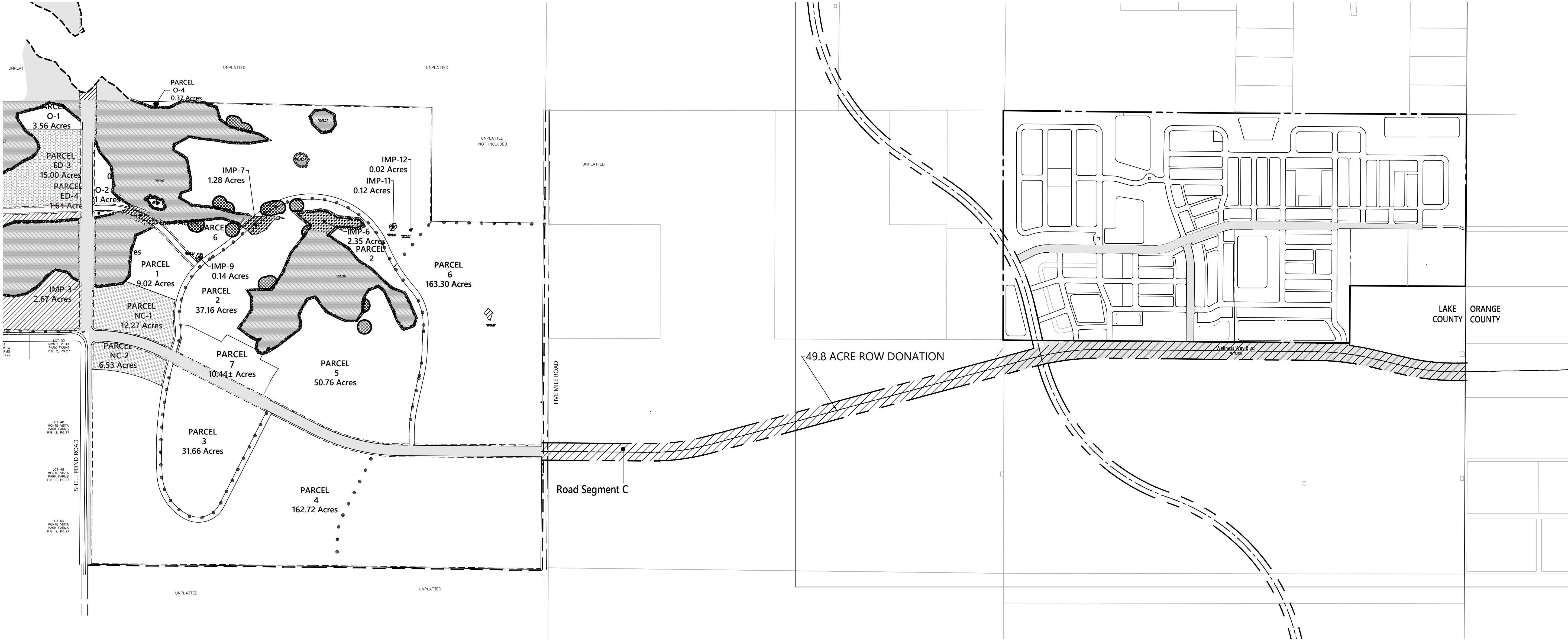


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Chicone
PUD

Lake County, Florida
Environmental
Conditions
Plan

		Drawing	
		C-4	
Scale		Sheet of	
Date		Project Number	
Sept. 1, 2022		63679.00	
6367900-PD-ENVIRONMENTAL.DWG			



No.	Revision	Date	Appvd.



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Project Title

Chicone PUD

Lake County, Florida
Drawing Title

Wellness Way Boulevard

Drawing

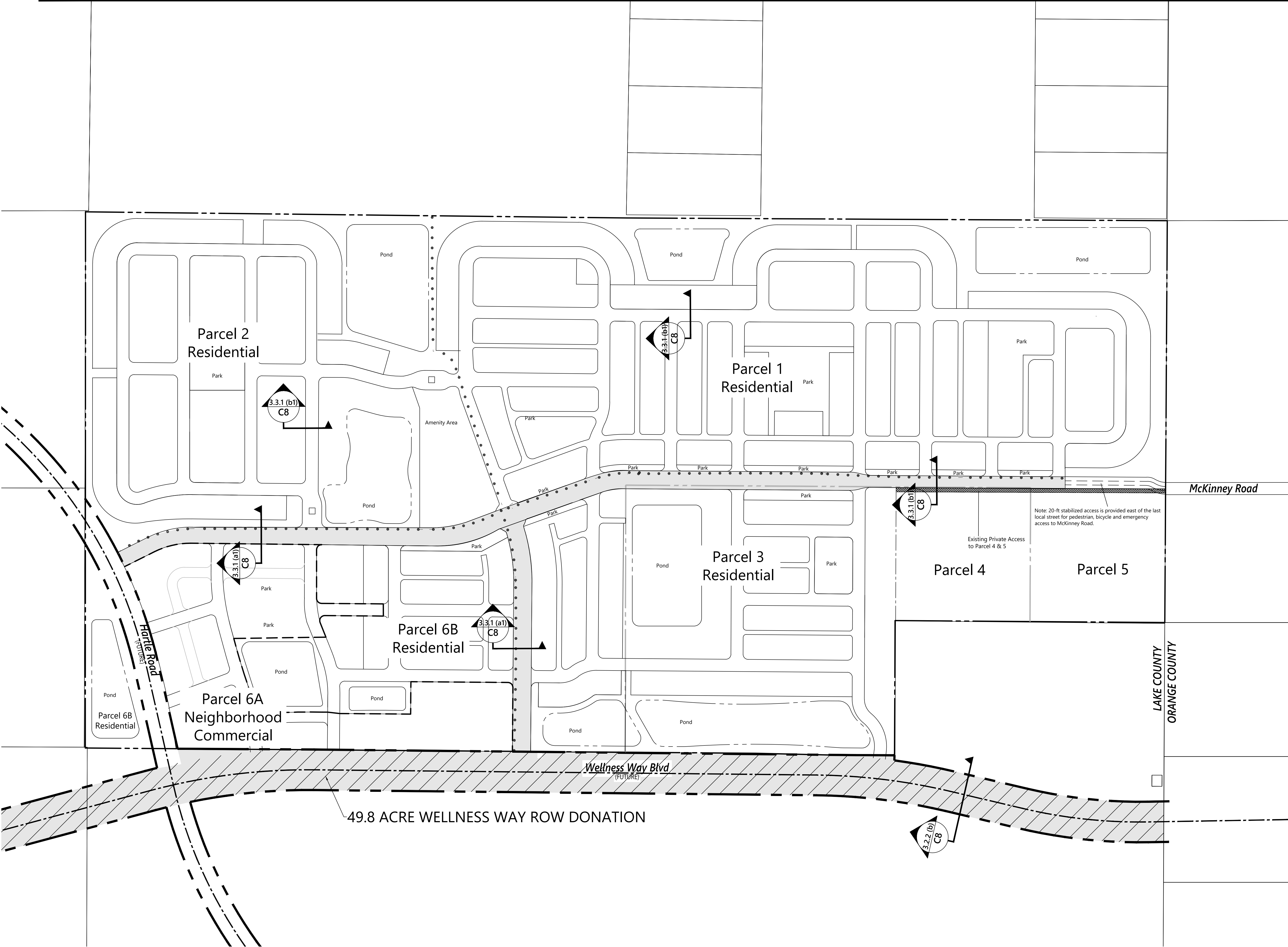
C-5

Scale Sheet of

Date Sept. 1, 2022 Project Number 63679.00

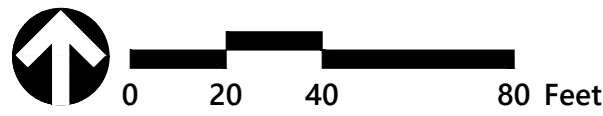
6367900-PD-WW BLVD.DWG

Saved Monday, August 29, 2022 5:08:10 PM GZHENG Plotted Tuesday, August 30, 2022 4:13:33 PM Grace Zheng



LEGEND

- PROPERTY BOUNDARY
- PROPOSED MULTI-USE TRAIL
- ROW DONATION



No.	Revision	Date	Apprd.



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Project Title
**Chicone
PUD**

Lake County, Florida

Drawing Title
Master Plan

Drawing	C-6
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

Site Data

Current Future Land Use:	Wellness Way Neighborhood District (3.6 DU/AC, 0.3 FAR)
Current Zoning:	A (Lake County)
Proposed Zoning:	PUD
Net Developable Area:	303.5 ac
Land Allocation	
Open Space	91.1ac (30%)
Center	15.2 ac (5%)
Residential	197.3 ac (65%)
Program Allocation	
Max Residential Density	4.8 du/ac
Max Residential Units:	952* du
WWAP Units:	711 du
Policy 2.9.1 Density Bonus	99 du (49.8 acres of ROW x 2 du/ac)
Policy 2.3.2 Density Bonus	142 du (711 du x 20% for offsite improvements)
Max Non-Res Intensity:	0.30 FAR
Max Square Feet:	198,634 sf
*1 Parcels 4 & 5 are limited to a total of 4 units.	
Open Space	
Open Space Required:	91 ac (30%)
Wellness Space	61 ac (20%)
Green Space	30 ac (10%)

- Open space is provided in two separate categories - Wellness Space and Green Space. Per Wellness Way Design Guidelines, the suitable Green Space area does not allow PUD to reach the required 10%, the remainder shall be designated as Wellness Space.
- Wellness Space shall include area for trails, open gathering places and active/passive recreation.
- Parks shall be designed consistent with the standards in Section 4.2 of the Wellness Way Area Plan (WWAP) Design Guidelines.
- The stormwater ponds shall meet the requirements under Section 4.2.5 (1) for dry bottom stormwater ponds. Stormwater ponds enhanced as amenities using native vegetation shall count towards Wellness Space.
- Open space tracts are placed in the interior of the PUD to promote public access.

Support Service

Potable Water	City of Clermont.
Central Sewer	City of Clermont.
Reclaimed Water	City of Clermont.
Stormwater Management:	
Retention/Detention:	Facilities will be designed to meet the water quality and water quantity criteria of the St. Johns River Water Management District.
Fire Protection:	Lake County Fire Rescue/City of Clermont Fire Department
Police Protection:	City of Clermont Police Department

Neighborhood Form & Structure

- Neighborhoods shall be pedestrian and bicycle friendly so that homes are generally within a ¼-mile of a Center or open space facility.
- The development will meet the intersection density of at least 80 intersections per square mile inclusive of pedestrian/bicycle crossings and street intersections. Detailed intersection analysis will be shown at PSP.
- The Future Development parcel shall act as the Center for the PUD.
- Permitted uses shall include those listed in Section 2.2 of the WWAP Design Guidelines.

General Notes

- Acreages shown are approximate and subject to change with final design and platting.
- Project Phasing: The project will be developed in multiple phases. Each phase shall have sufficient infrastructure to standalone.
- The applicant shall comply with all City of Clermont fire protection requirements.
- Buffers shall be provided consistent with Section 118-73 of the City of Clermont LDC. Interior landscape buffers between abutting property boundaries may have a shared ten (10) foot wide landscape buffer with a five (5) foot wide buffer on each lot to achieve a minimum ten (10) foot wide buffer.
- School concurrency shall be met prior to final plat approval in accordance with the Comprehensive Plan and LDC, as amended.
- Any residential development above 952 units shall process a PD amendment with the City.
- Parking shall be provided per the table of minimum parking space requirements in Section. 98-14 of the City's LDC.
- No block face should have more than two consecutive single-family homes with the same house model, façade and/or exterior materials of color.
- Front facing facades may not be dominated by the garage portion of the elevation.
- Front loaded garage lots must randomly alternate the location of driveways in relation to front façade to avoid repetition, unless utility layouts cause conflicts.

Proposed Uses

Residential:	Uses shall include but not limited to single-family detached, townhomes and apartments within the Center. In no event shall the overall program exceed 952 residential units.
Center:	Center permitted uses shall include those listed in Table 2.2.2 of the Wellness Way Standards.

Waiver Requests

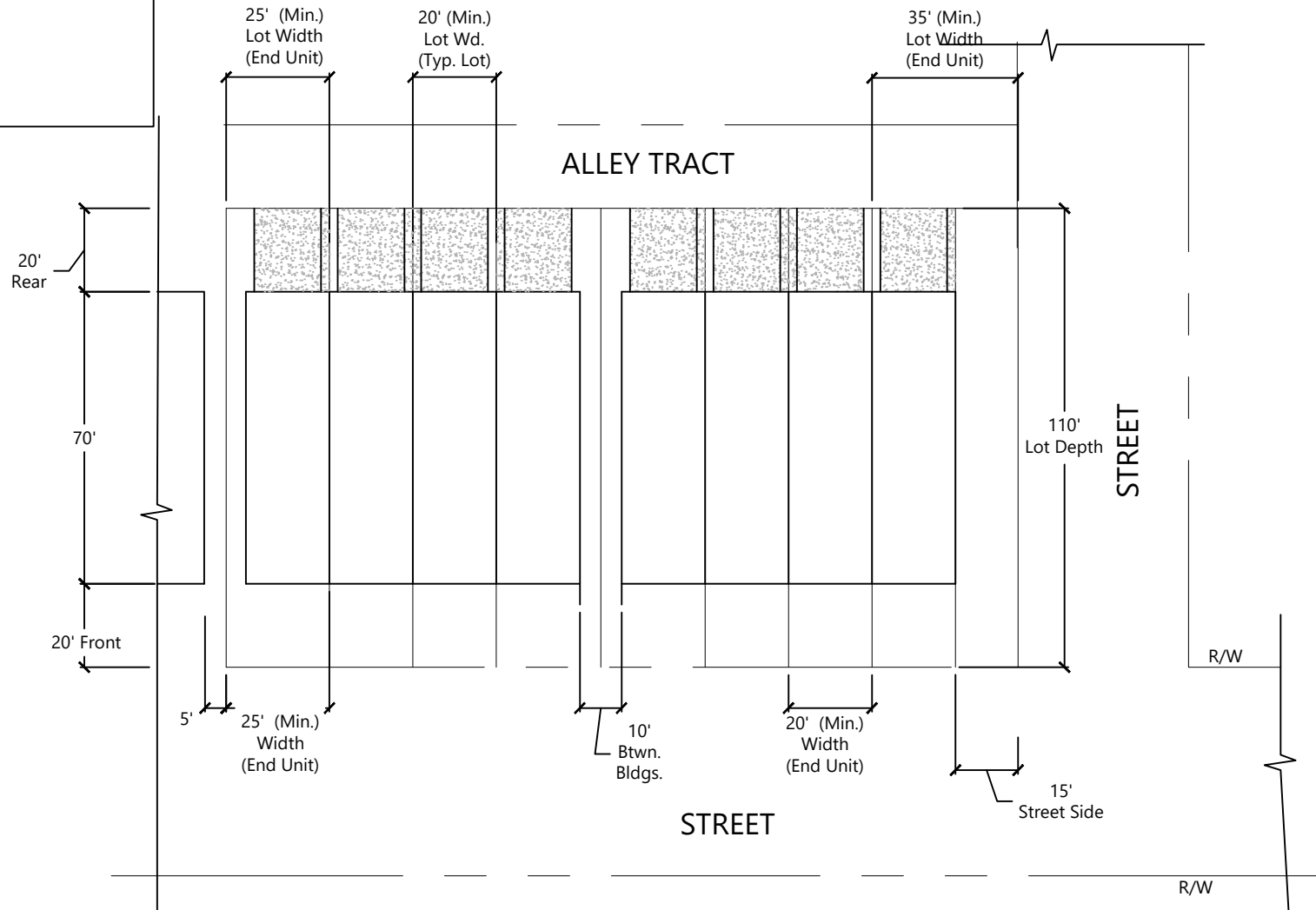
- A waiver to Section 110-192(1) of the City Code is requested to allow private streets with gates for vehicular access. Pedestrian and bicycle access shall be provided.
- A waiver to Section 110-192(7) of the City Code is requested to allow private dead-end streets of less than one hundred fifty (150) feet in length to terminate without a cul-de-sac.
- A waiver to Section 110-195(b) of the City Code is requested to allow construction of twenty (20) foot wide one-way alleys with twelve (12) feet of pavement as long as twenty (20) feet of unobstructed emergency access is maintained.
- A waiver to Section 118-71(1) of the LDC is requested to allow street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than 6 feet from curbs and sidewalks as long as a minimum of 5 feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
- A waiver to Section 94-195(b)(3) of the City Code is requested to allow for maximum depth of cut or fill for construction of any roadway to exceed fifteen (15) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.
- A waiver to Section 94-195(c)(2) of the City Code is requested to allow elevation changes in topography to exceed ten (10) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.

Development Standards

Residential Development Standards			
	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units	
		Rear Loaded	Front Loaded
Minimum Lot Width	20 ft	34 ft	50 ft
Minimum Living Area (square feet)	1,000	1,200	1,500
Minimum Lot Depth	100 ft	110 ft	120 ft
Minimum Front Building Setback (front load/rear load)	20 ft/15 ft	15 ft	20 ft
Minimum Front Porch Setback	8 ft	8 ft	8 ft
Minimum Garage Setback (front/rear) (measured from edge of pavement)	20 ft/3 ft	3 ft	25 ft
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft
Setback From Side Street	10 ft	10 ft	10 ft
Minimum Rear Yard Setback	15 ft	N/A	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft
Rear Setback from Edge of Alley Pavement ³	3 ft	3 ft	N/A
Minimum Building Separation	10 ft	10 ft	10 ft
Maximum Impervious Surface Ratio (ISR) ¹	0.85	0.75	0.75
Maximum Building Height ²	40 ft	40 ft	40 ft
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft
¹ The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.			
² The maximum height for recreational amenity buildings shall be 55 ft.			
³ Detached garages shall be setback a minimum of 3 feet			
⁴ Minimum side setback shall be 4 feet on lots less than 40 feet as allowed by the LDC.			

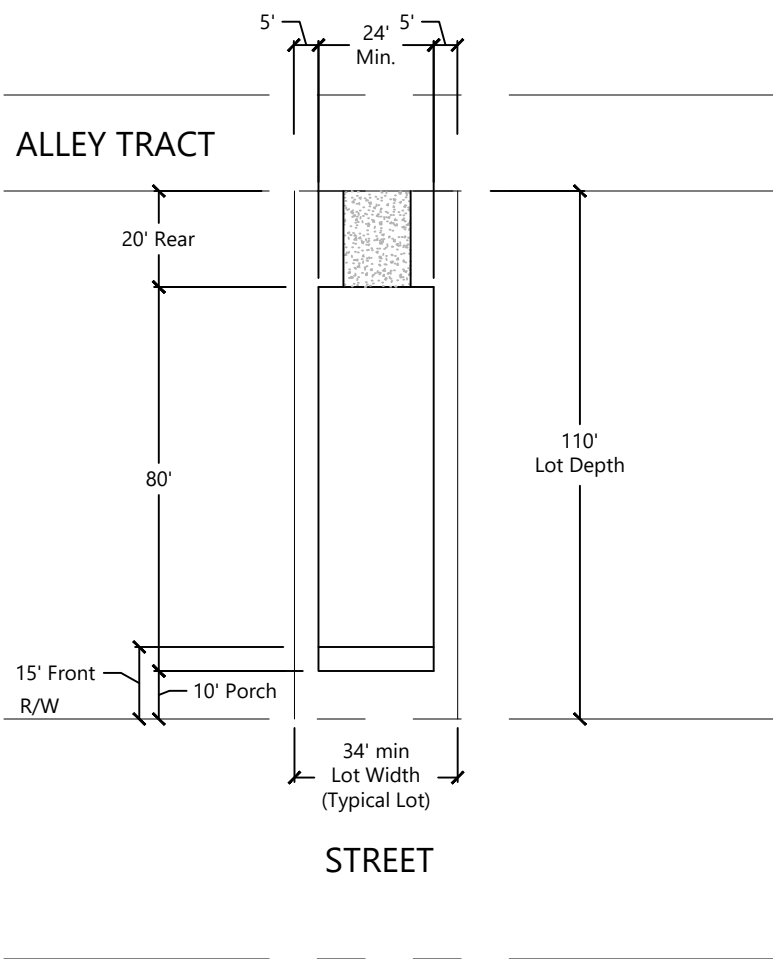
Trip Generation Comparison

			Daily Trips		PM Peak Hour Trips				
ITE Code	Land Use	Size	method used	Trips	method used	Total	% In	Enter	Exit
820	Shopping Center	200,000 SF	rate	7,402	rate	1,038	49%	509	529
210	Single Family	713 DUs	equation	6,148	equation	630	63%	397	233
220	Townhomes	237 DUs	equation	1,594	rate	122	63%	77	45
Total New External Trips				15,144		1,790		983	807
Internal Capture 9.79%/12.3%)				1,196		379		190	190
Pass By Trips (34%)				100		100		50	50
Total New External Trips				13,848		1,311		744	568
Source: Institute of Transportation (ITE) Trip Generation Manual, 11th Edition									
NCHRP Report 684									
ITE Trip Generation Handbook, 3rd Edition									
Note: ¹ Pass By % assumptions: Based on 10% of 2025 background volume (1,004)									



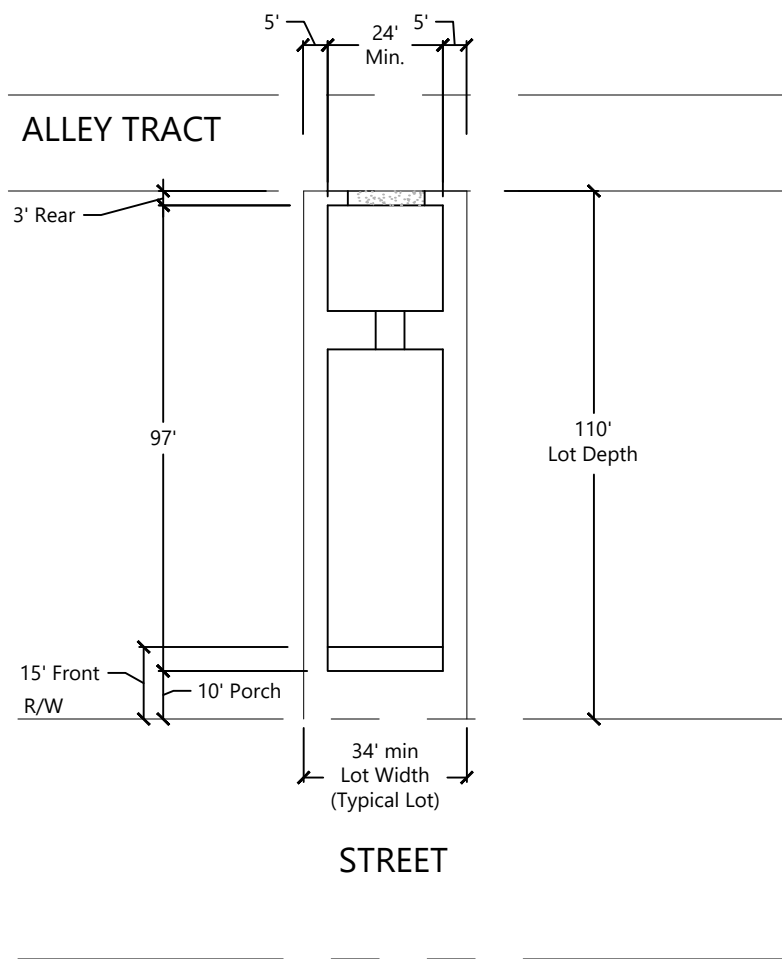
20' x 110' Townhome
(Rear Loaded)

Scale: 1"=40'



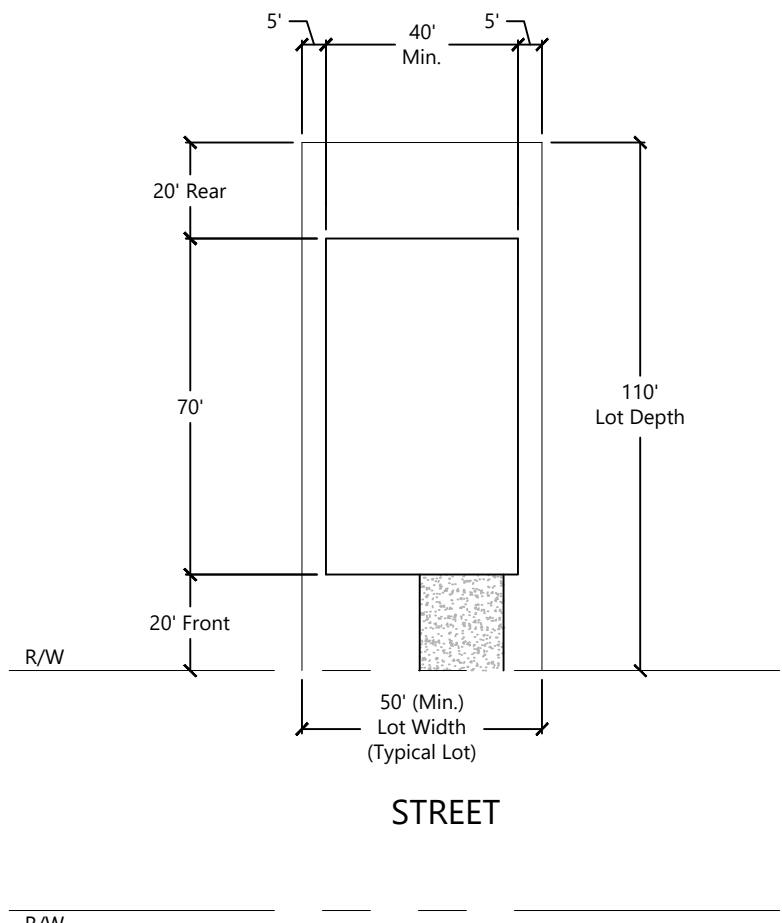
34' - 40' x 110' Single-Family Lot
(Rear Loaded)

Scale: 1"=40'



34' - 40' x 110' Single-Family Lot
(Rear Loaded with Detached Garage)

Scale: 1"=40'



50' - 60' x 110' Single-Family Lot
(Front Loaded)

Scale: 1"=40'

No.	Revision	Date	Appvd.



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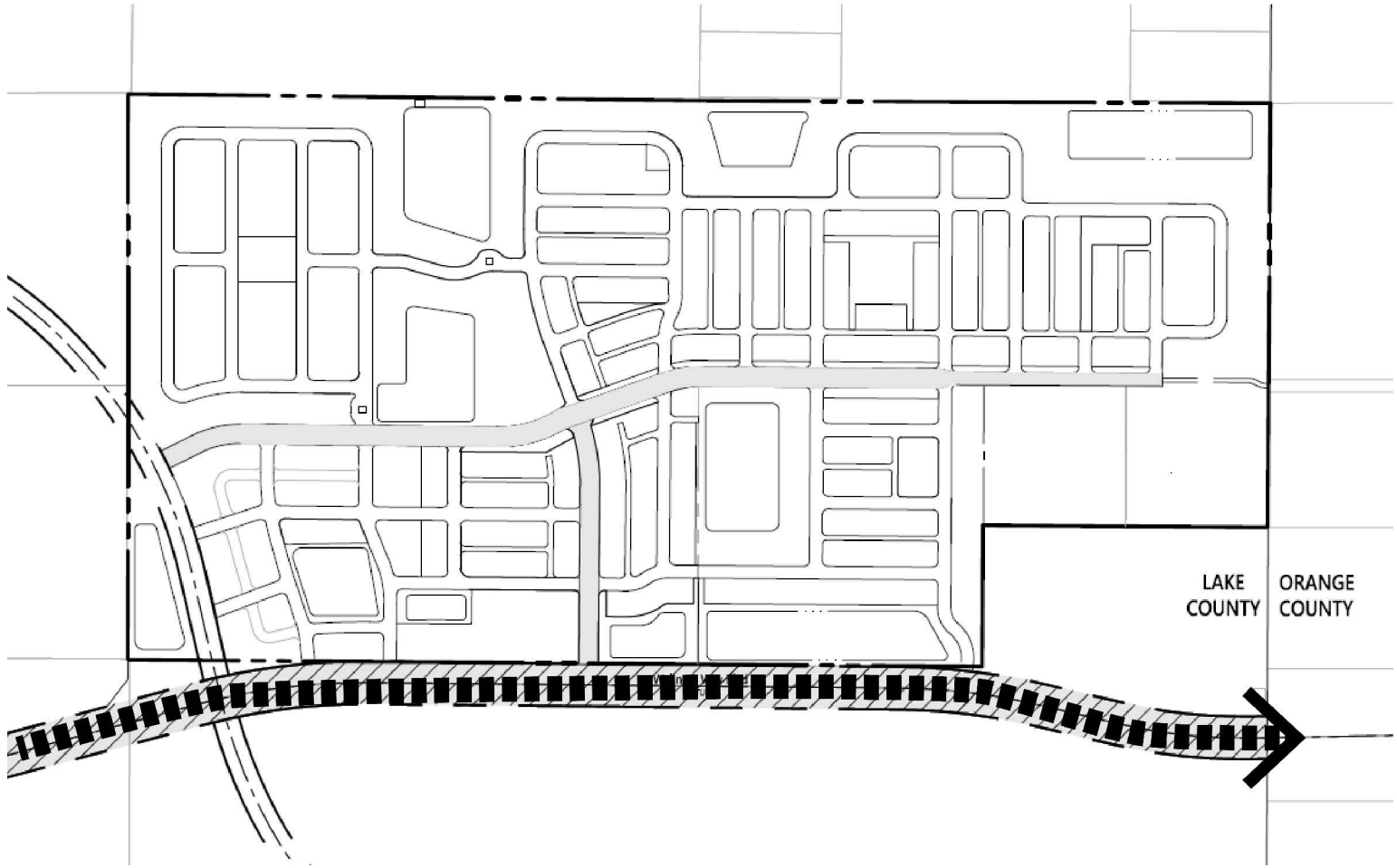
Chicone
PUD

Lake County, Florida
Drawing Title

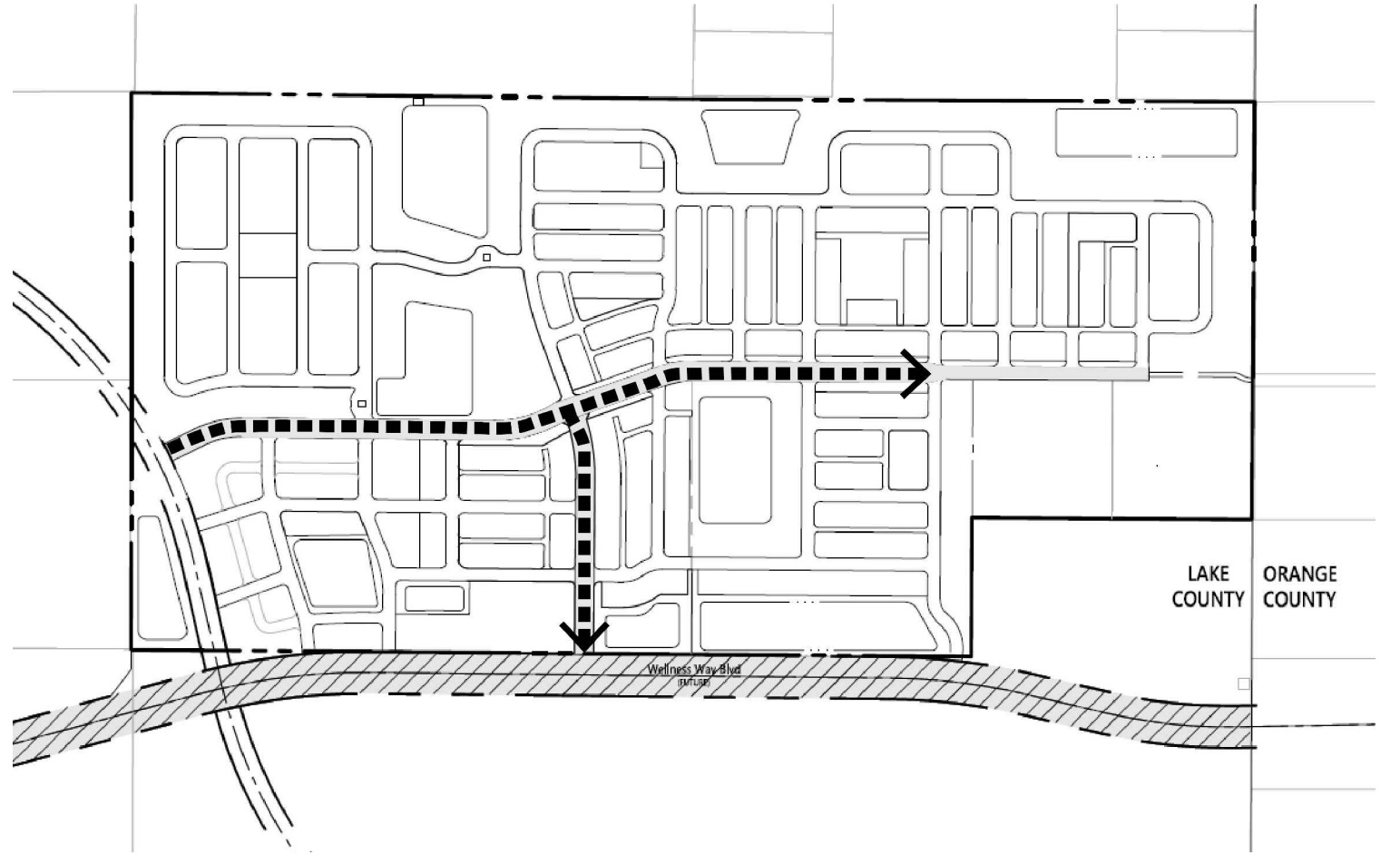
Development
Standards

Drawing	
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00
6367900-PD-NOTES.DWG	

C-7



KEY MAP- Road Section 3.2.2 (b)



KEY MAP- Road Section 3.3.1 (a1)

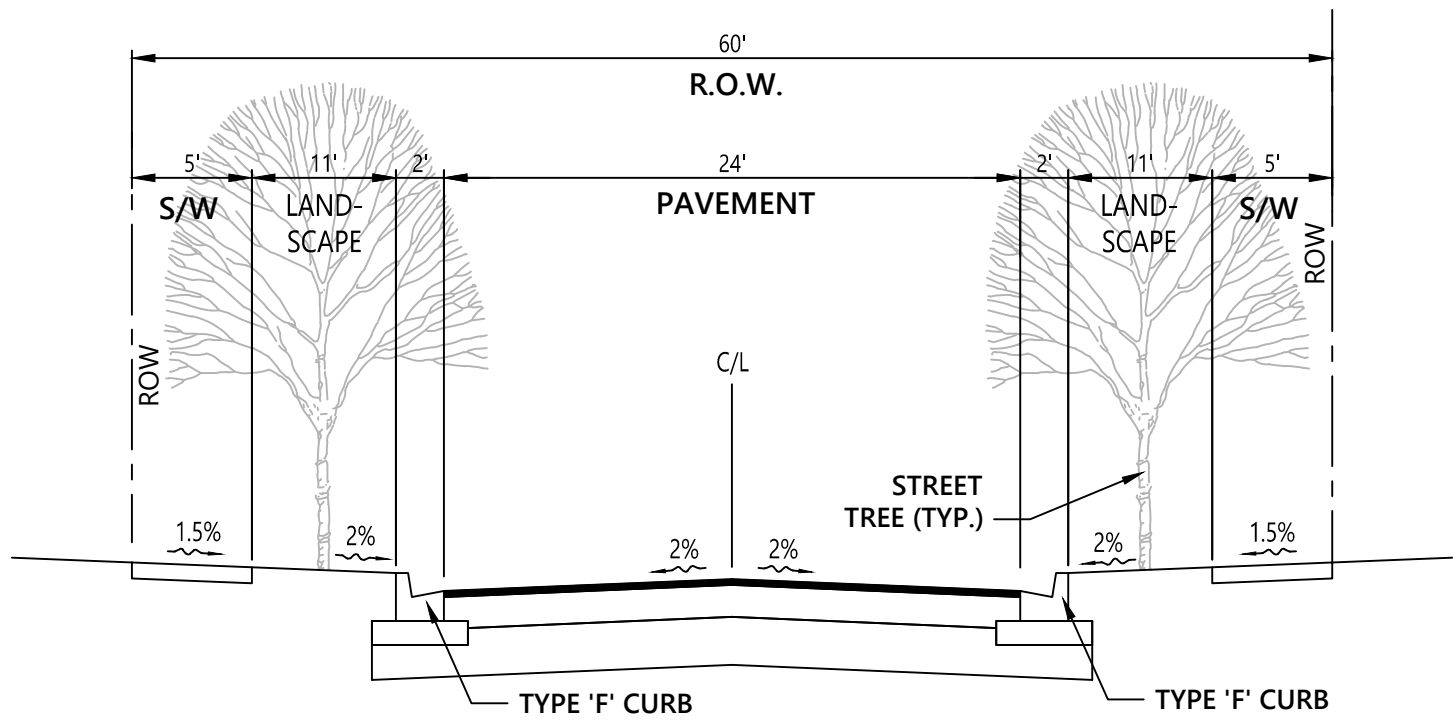


Figure 3.3.1 (b1) Local Street Typical Road Section
N.T.S.

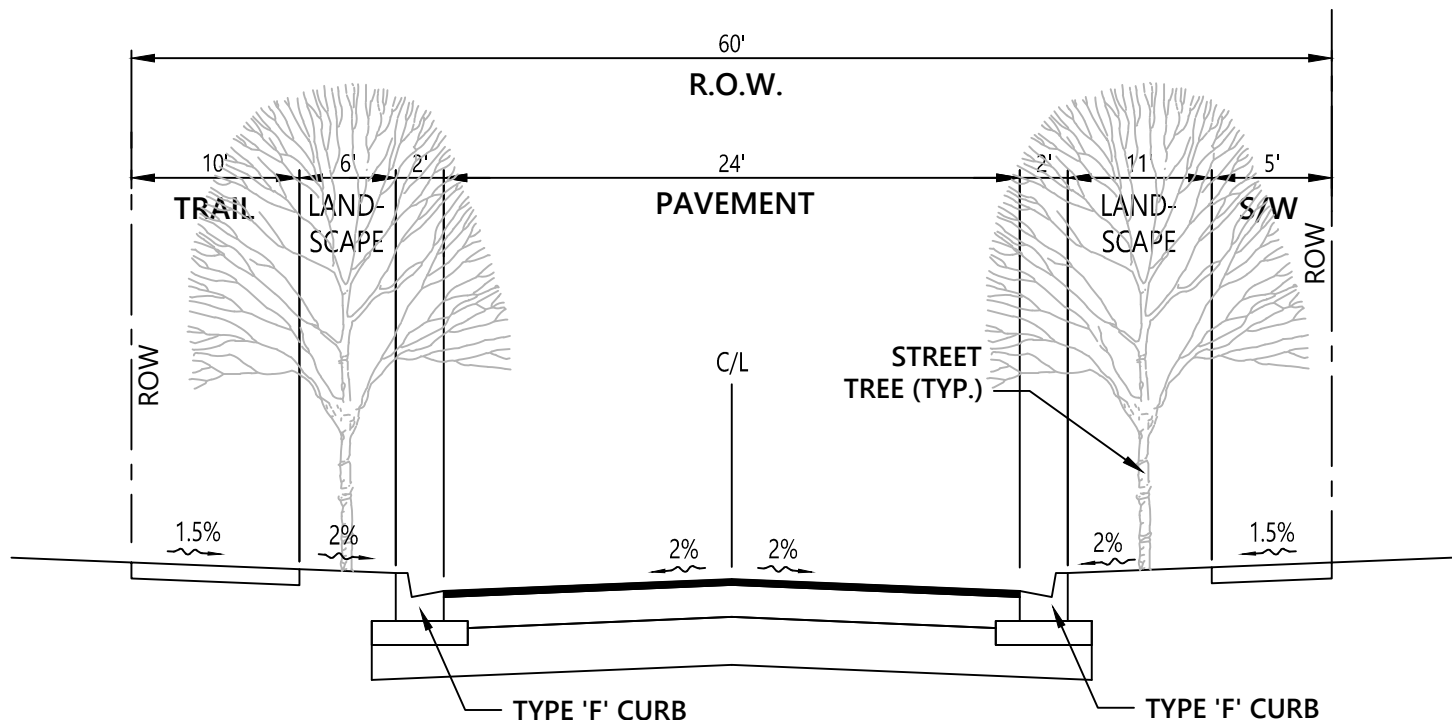


Figure 3.3.1 (b1) Local Street Typical Road Section w/ 10' Trail
N.T.S.

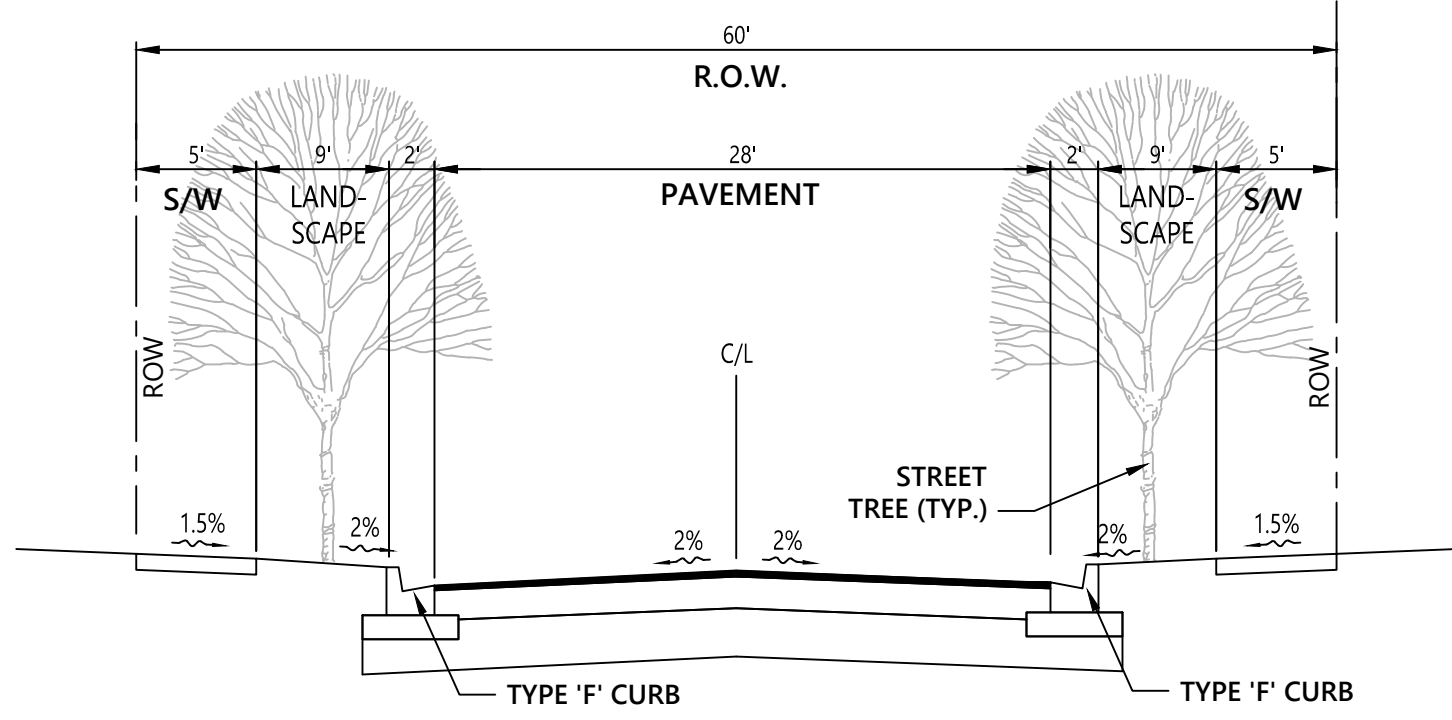
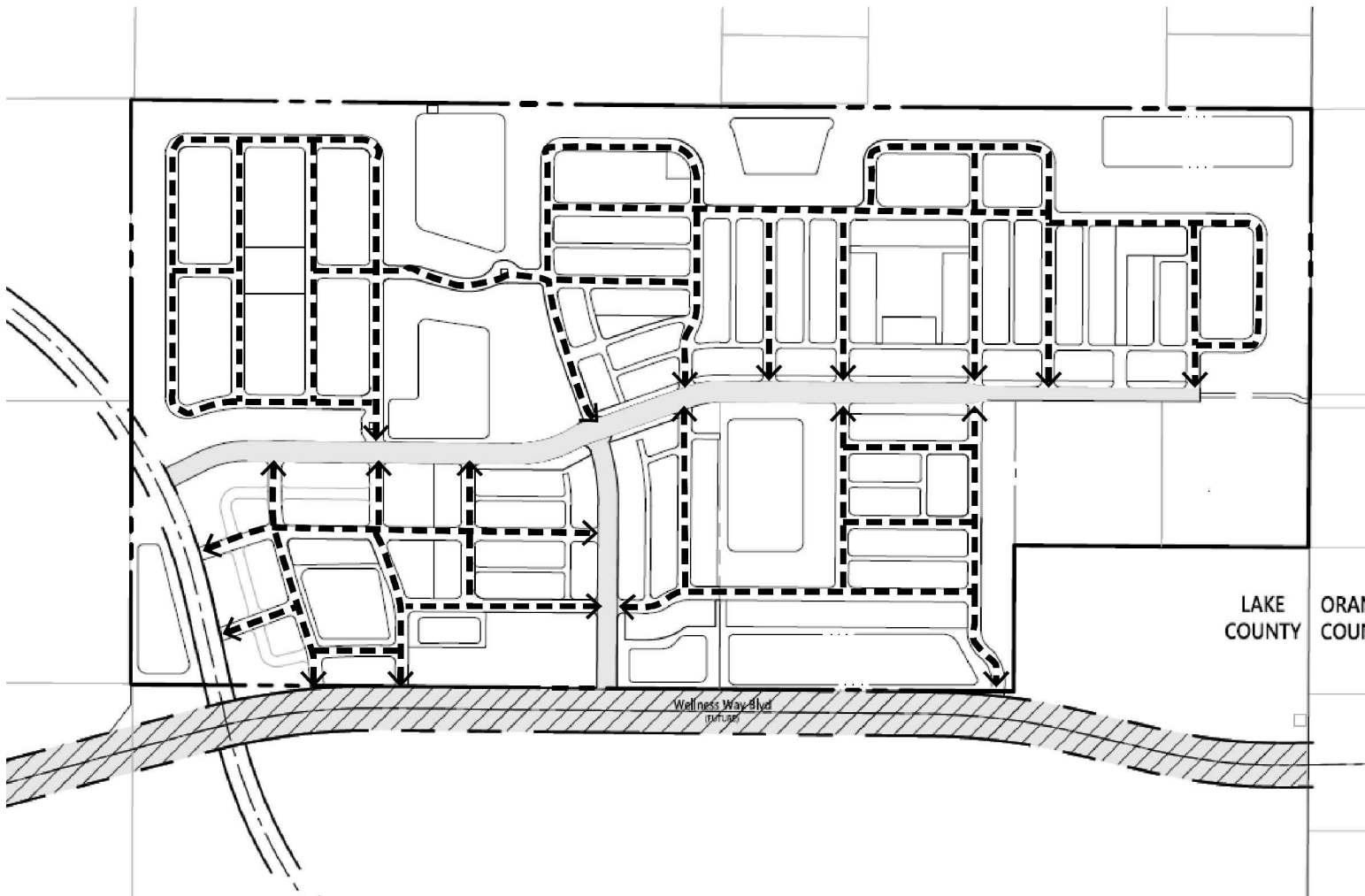
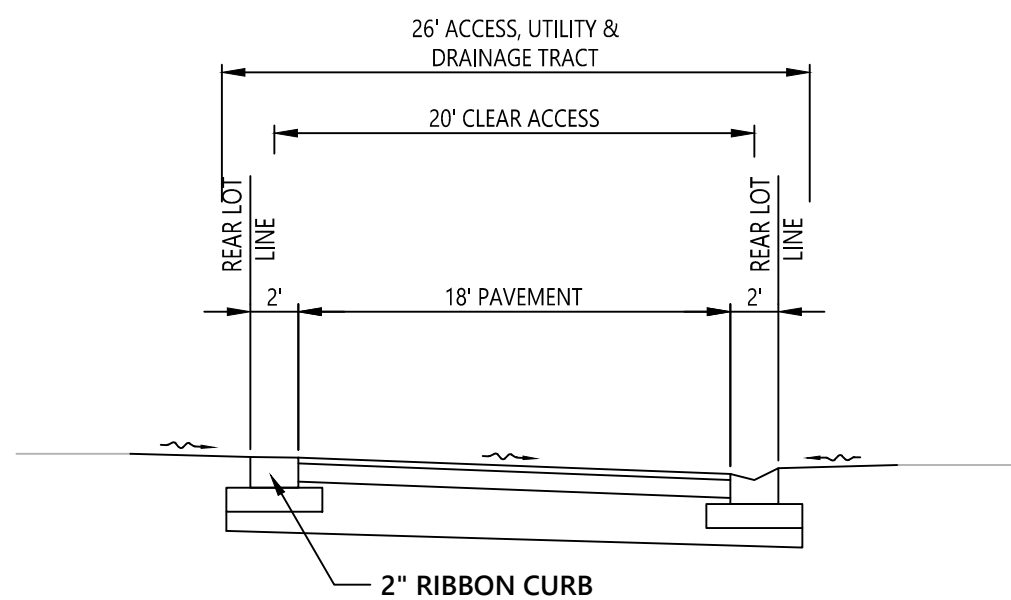


Figure 3.3.1 (b1) Local Street Typical Road Section with On-Street Parking
N.T.S.



KEY MAP- Road Section 3.3.1 (b1)



Two-Way Alley Typical Road Section
N.T.S.

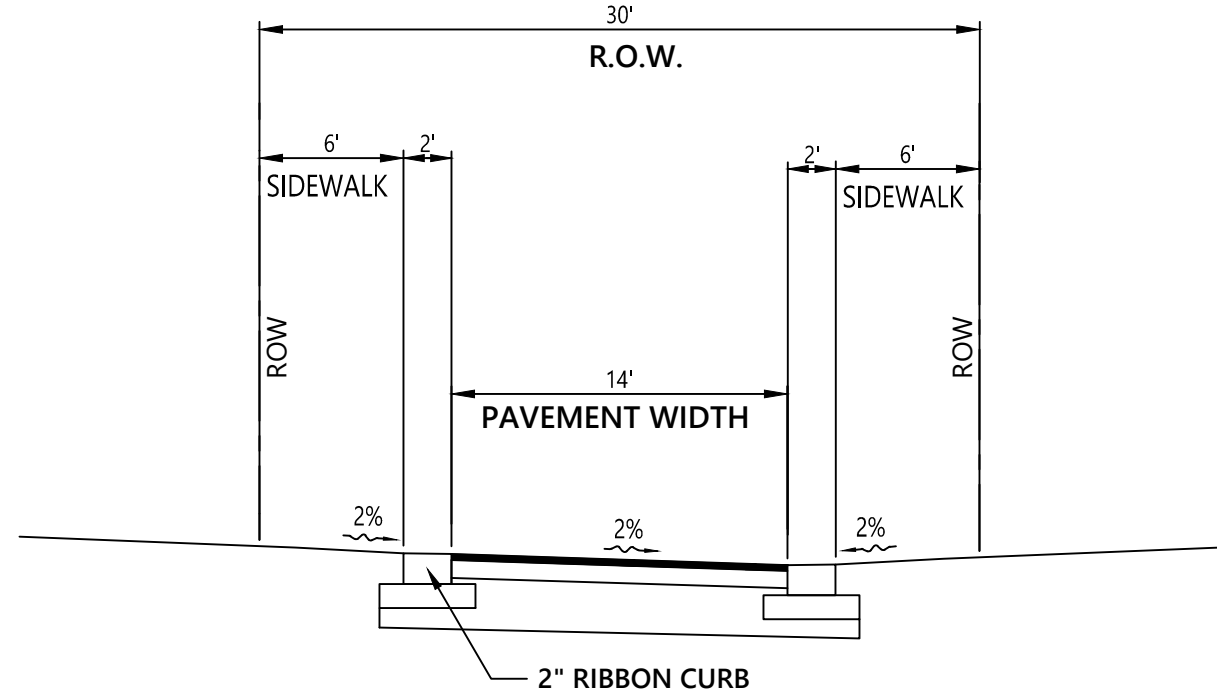


Figure 3.3.1 (c) One-Way Alley Typical Road Section
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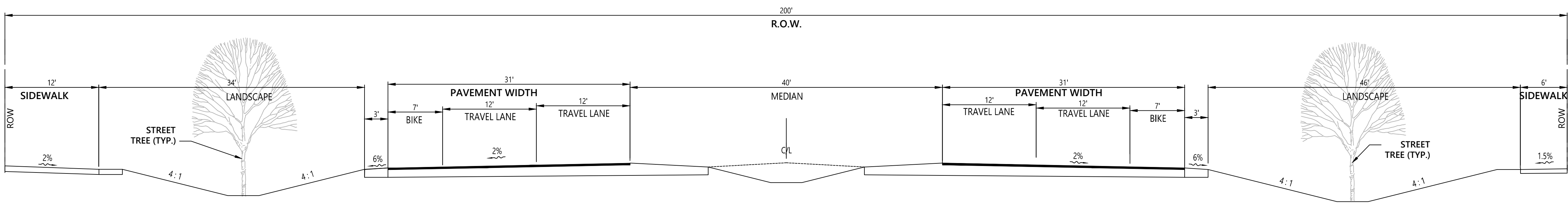


Figure 3.2.2 (b) Regional Roadway Illustrative Rural Section
N.T.S.

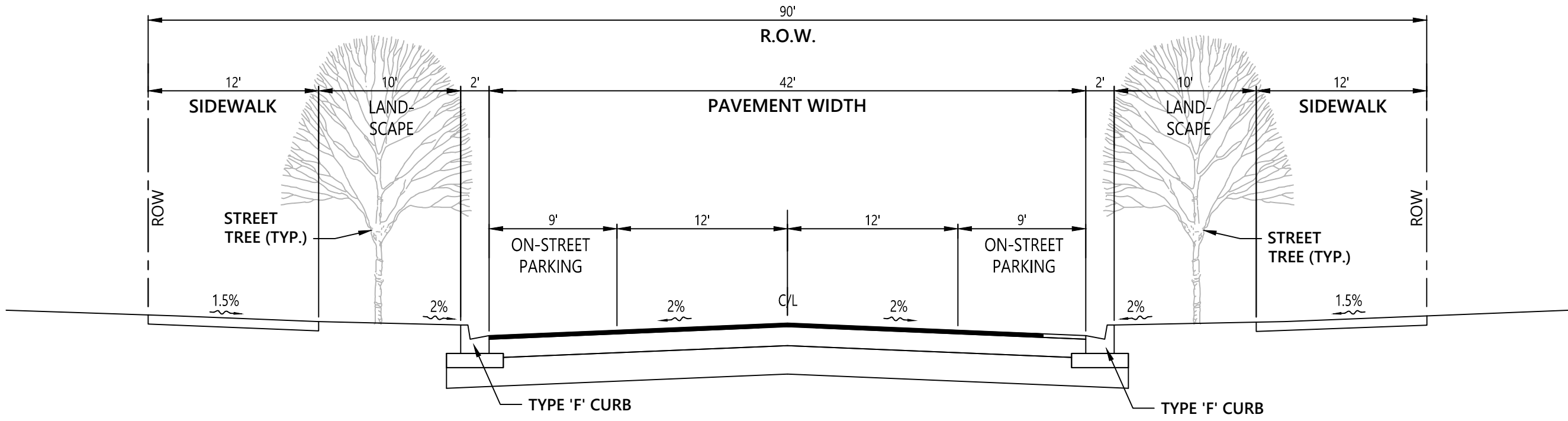


Figure 3.3.1 (a1) Neighborhood Connector Typical Road Section
N.T.S.

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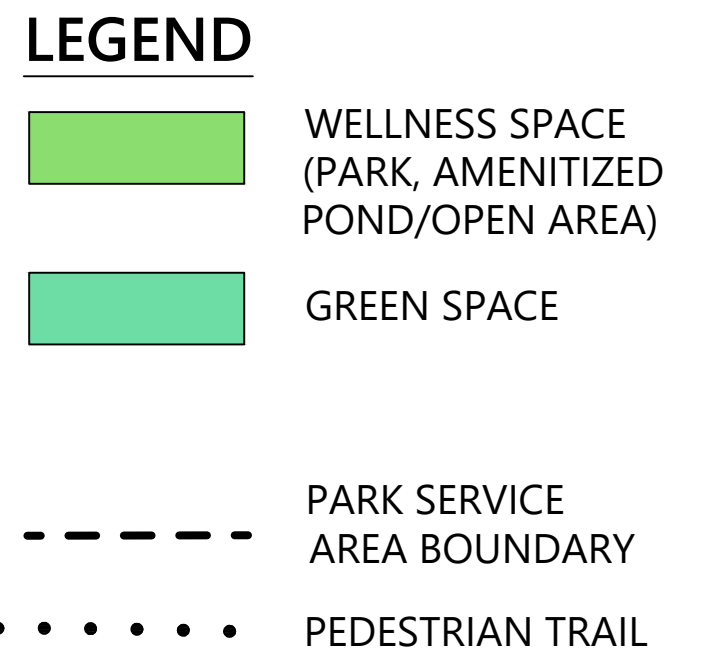
Typical Road Sections

Drawing
C-8

Scale Sheet of

Date Project Number
Sept. 1, 2022 63679.00

6367900-PD-RD SECTS_LOT DIAGRAM.DWG

[illegible]

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Project Title

Chicone PUD

Lake County, Florida

Drawing Title

Park Plan

Drawing	
C-9	
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00
6367900-PD-PARK.DWG	

	Required (ac)	Provided (ac)
Total Open Space	91	91
Wellness Space	61	61*
Green Space	30	30*

Notes:

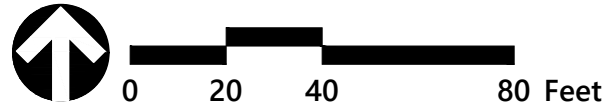
- Page 50

August 11, 2022 9:35:21 AM GZHENG Plotted Monday, August 29, 2022 4:51:33 PM Grace Zheng



LEGEND

- Potential Areas Exceeding City of
Clermont's 10 FT. Maximum Cut/Fill Criteria
(56.66 AC Total Cut/Fill Area, 18.7% of Net
Developable Area)
- Potential Areas Exceeding City of
Clermont's 15 FT. Maximum Cut/Fill Criteria
(24.03 AC Total Cut/Fill Area, 7.9% of Net
Developable Area)



No.	Revision	Date	Appr'd



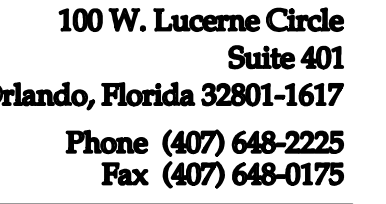
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Environmental Services
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Certificate of Authorization Number 3932

Project Title
**Chicone
PUD**

Lake County, Florida
Drawing Title

Cut & Fill Analysis

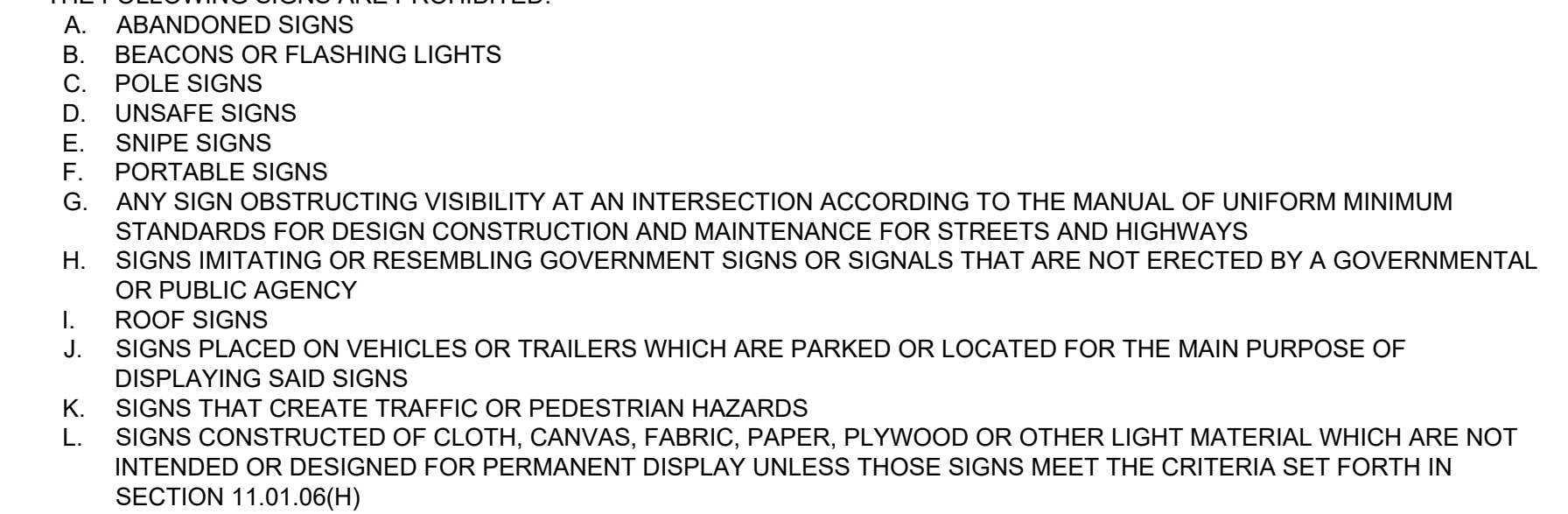
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Sept. 1, 2022	63679.00
6367900-PD-CUT & FILL ANALYSIS.DWG	



Revisions

MASTER SIGN
PLAN

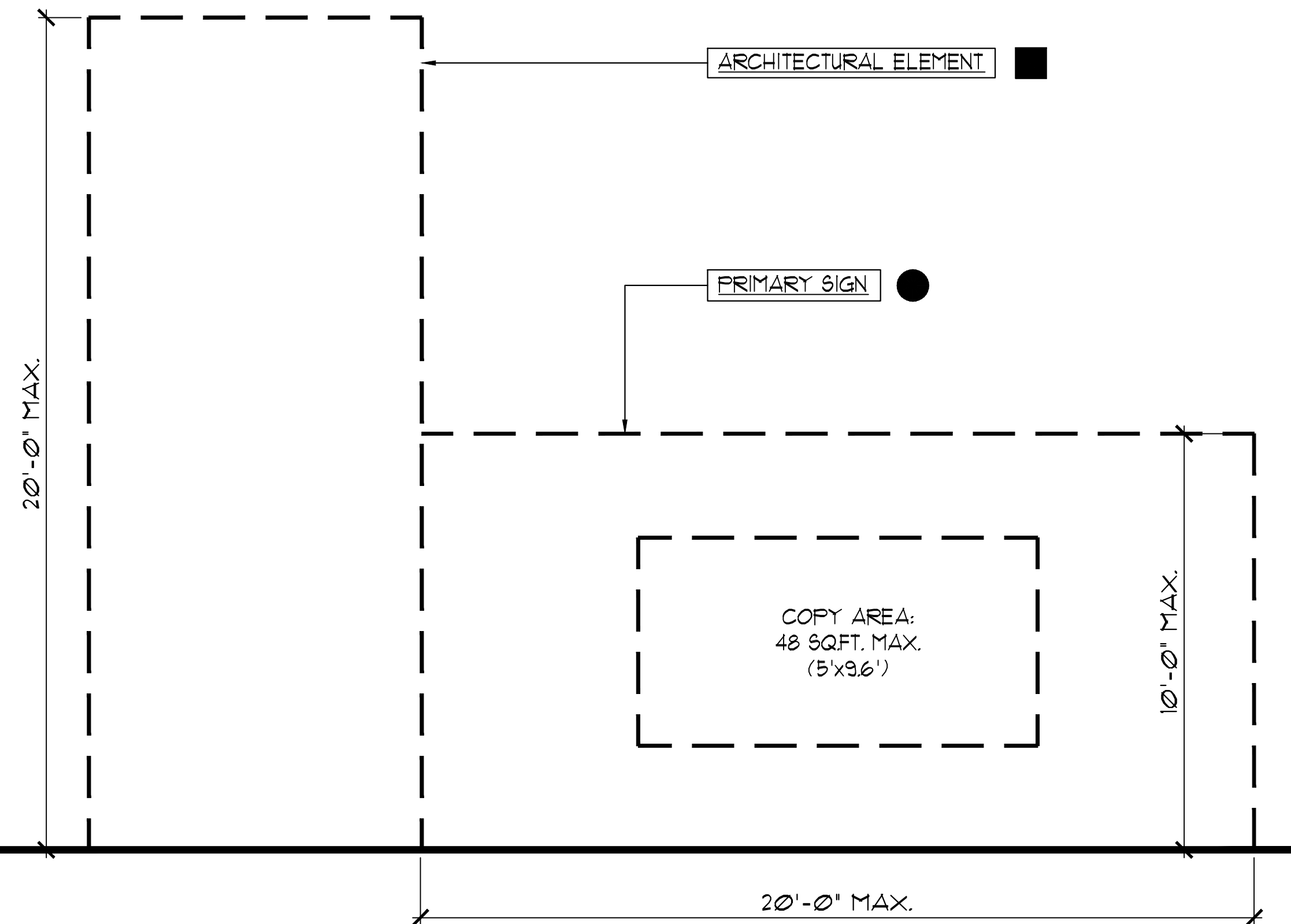
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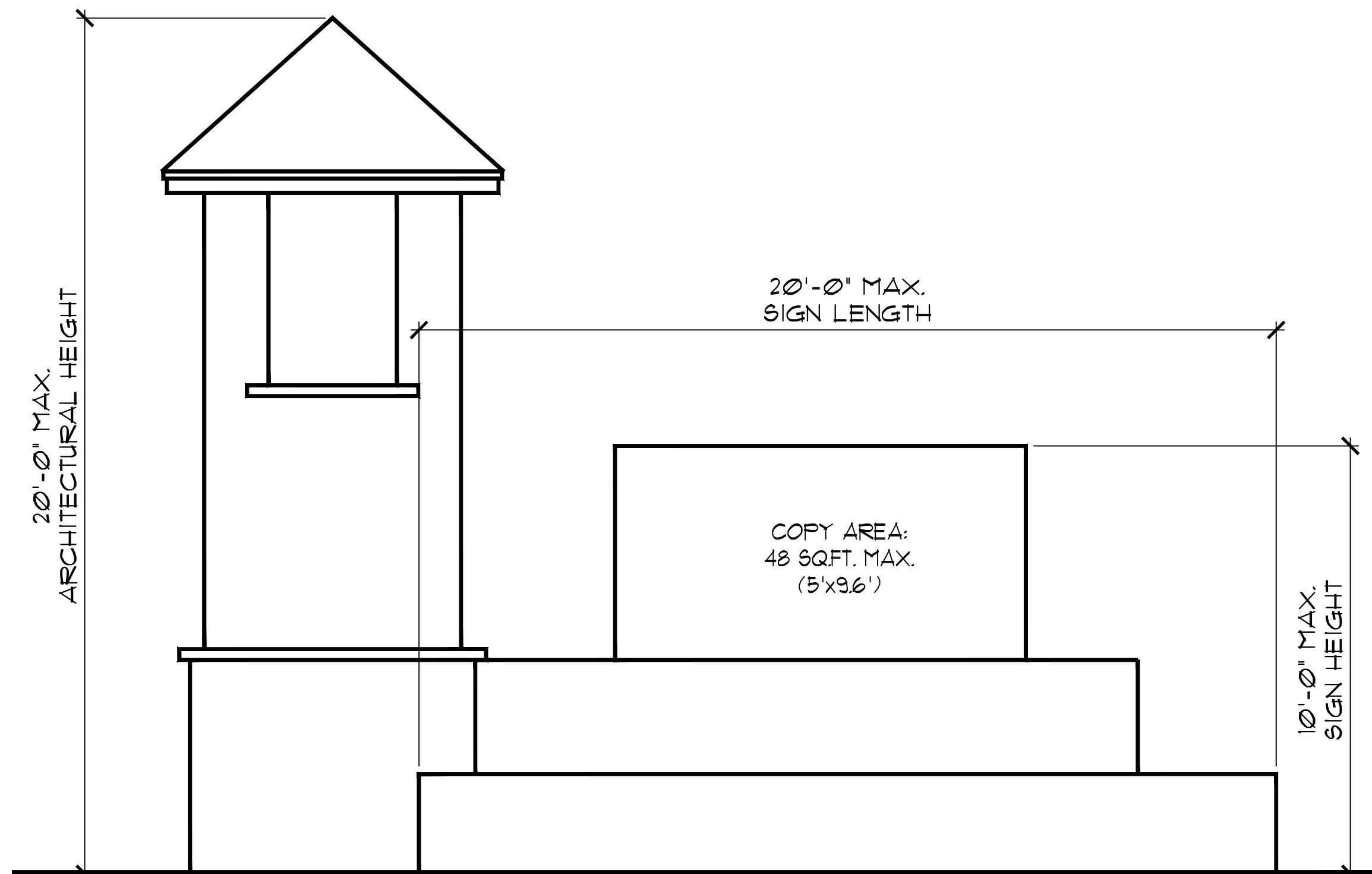
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✱	SECONDARY RESIDENTIAL	4	4'	15'	20 S.F.
■	ARCHITECTURAL ELEMENT	5	--	--	--

MAX. HT. TO GROUND PROPOSED	MAX. WIDTH PROPOSED	MAX. COPY AREA PROPOSED
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SIGN - 6'	PER CODE ALLOWANCE	PER CODE ALLOWANCE
ELEMENT - 20'	--	NO COPY PROPOSED

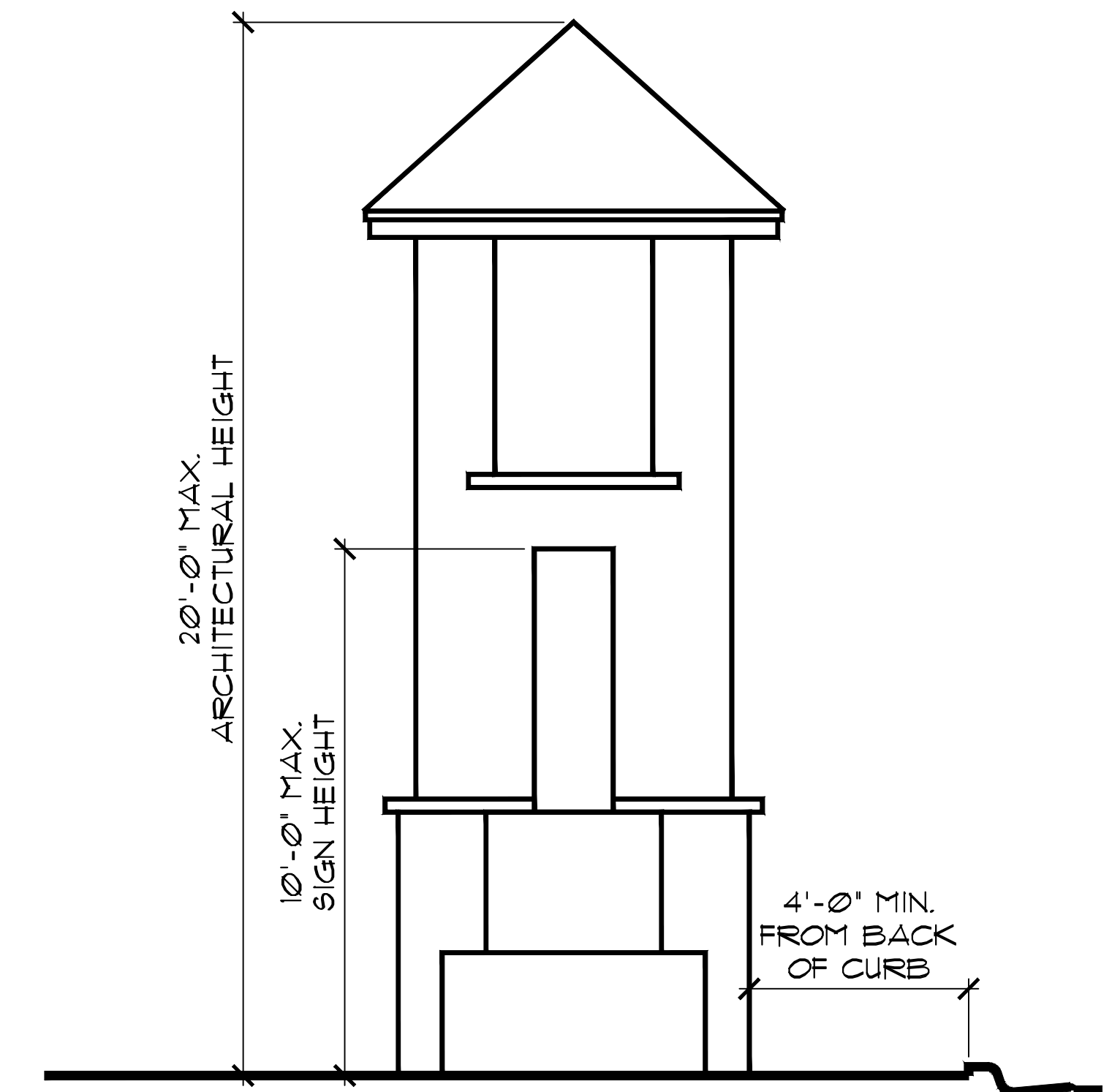
● PRIMARY RESIDENTIAL



1 PRIMARY SIGN AREA

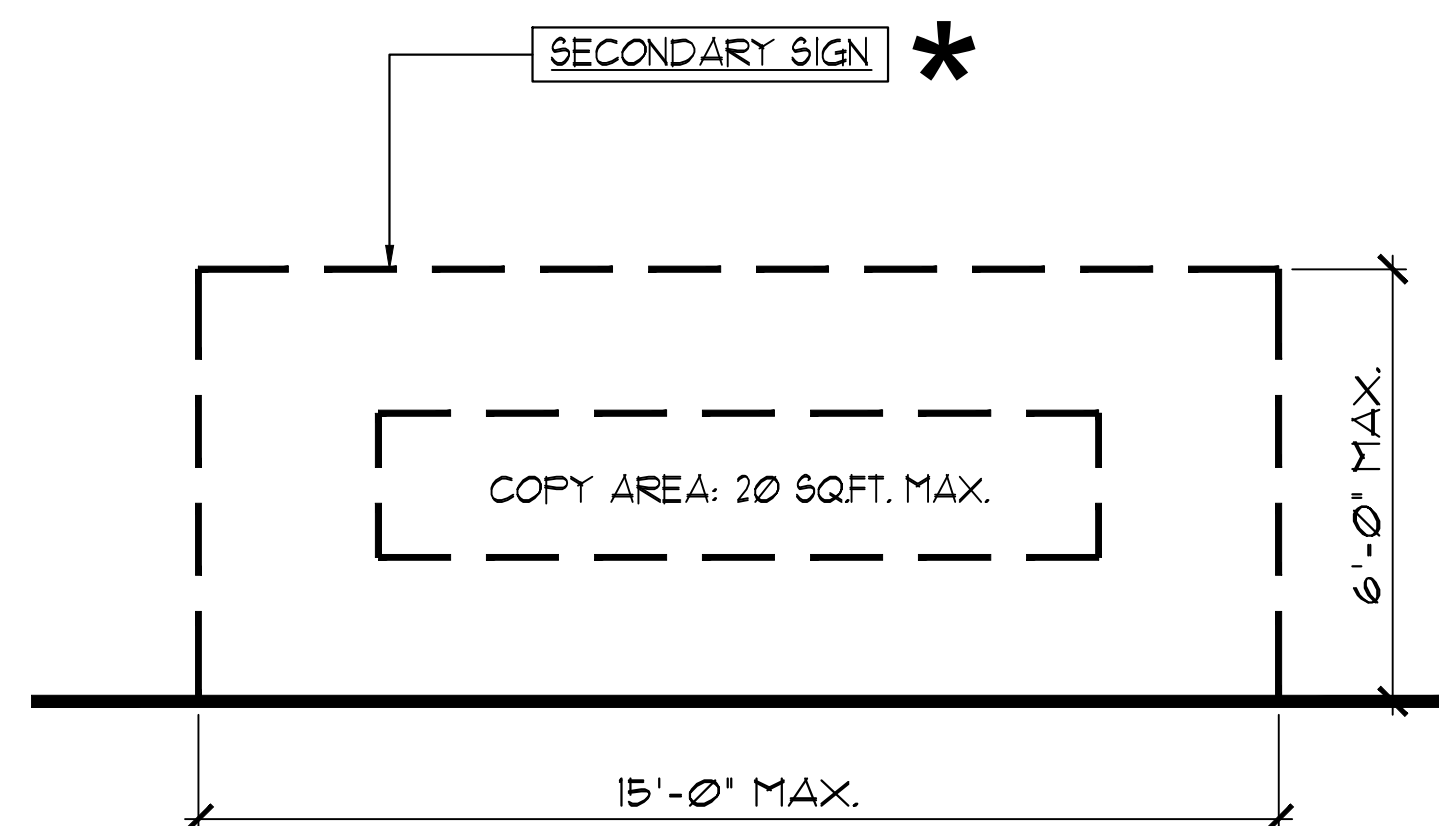


2 SIDE ELEVATION
PRIMARY SIGN W/ ARCH. ELEMENT

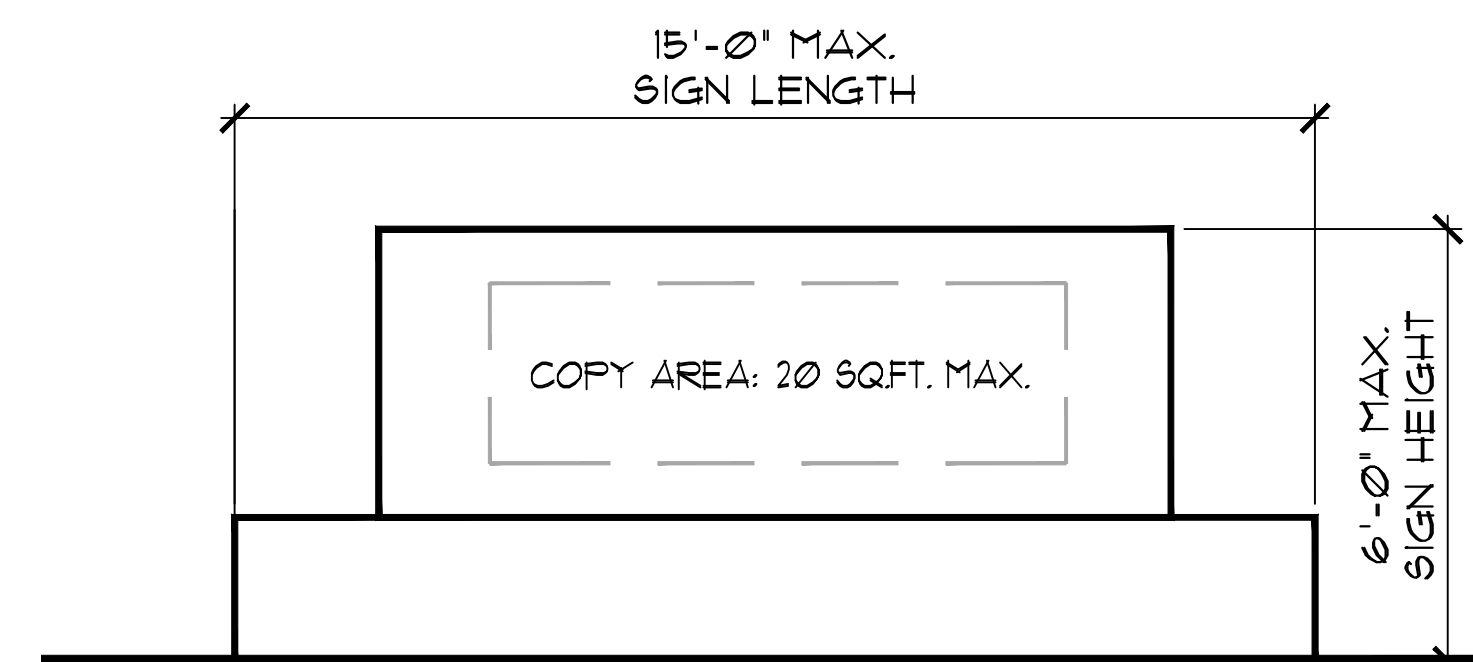


3 FRONT ELEVATION
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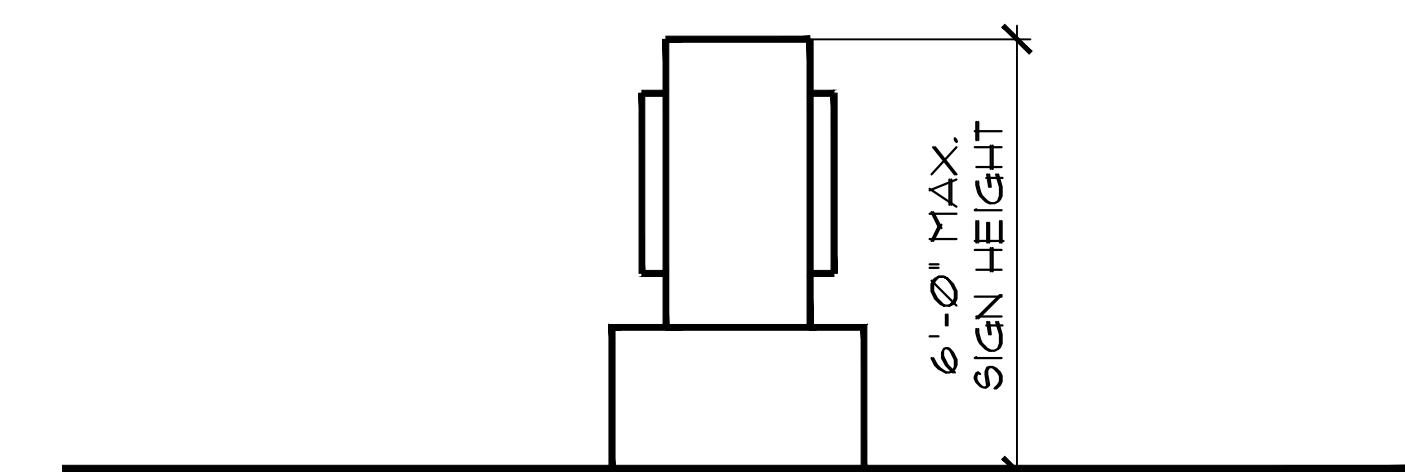
* SECONDARY RESIDENTIAL



1 SECONDARY SIGN AREA



2 SIDE ELEVATION
SECONDARY SIGN W/ ARCH. ELEMENT



3 FRONT ELEVATION
SECONDARY SIGN W/ ARCH. ELEMENT

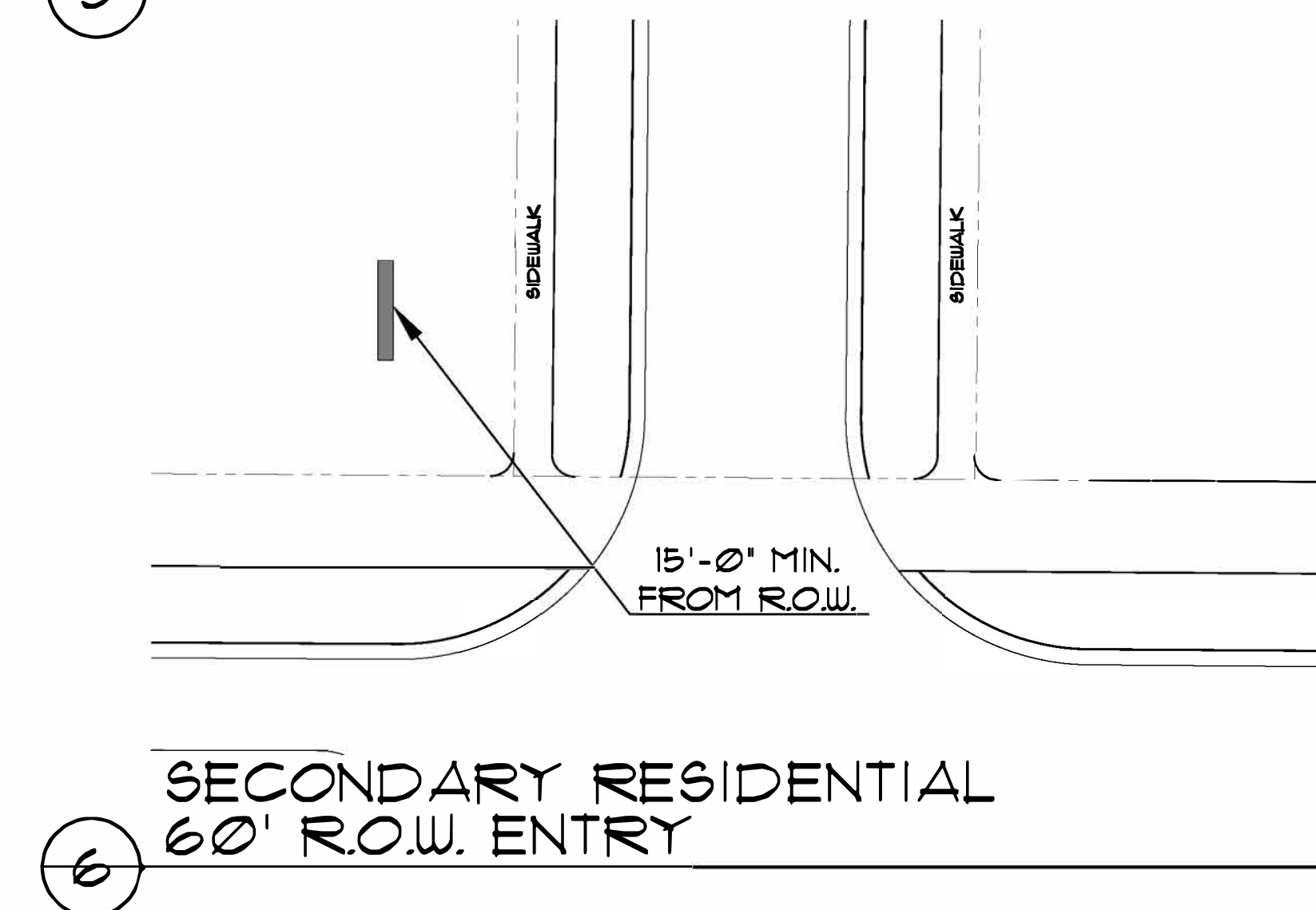
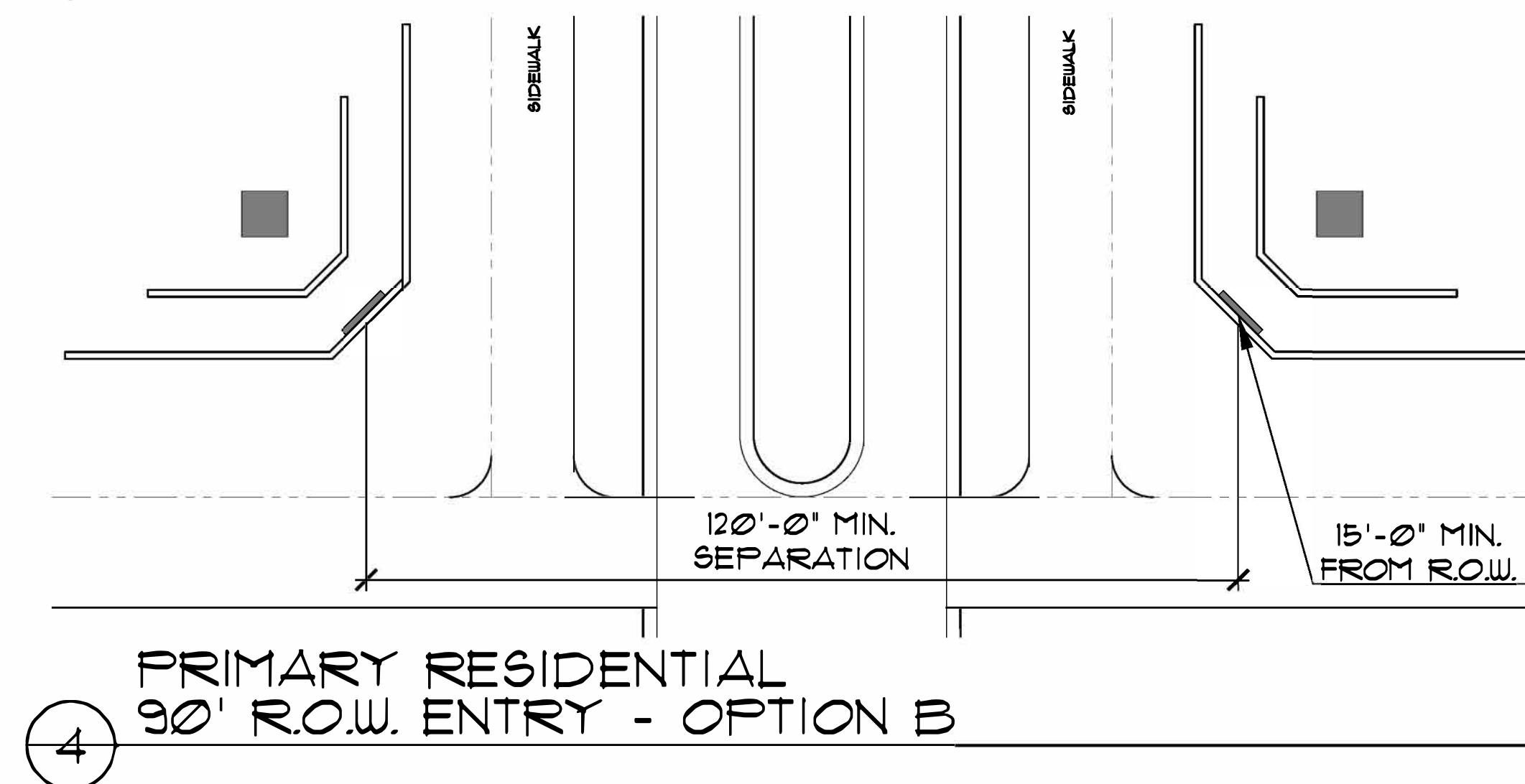
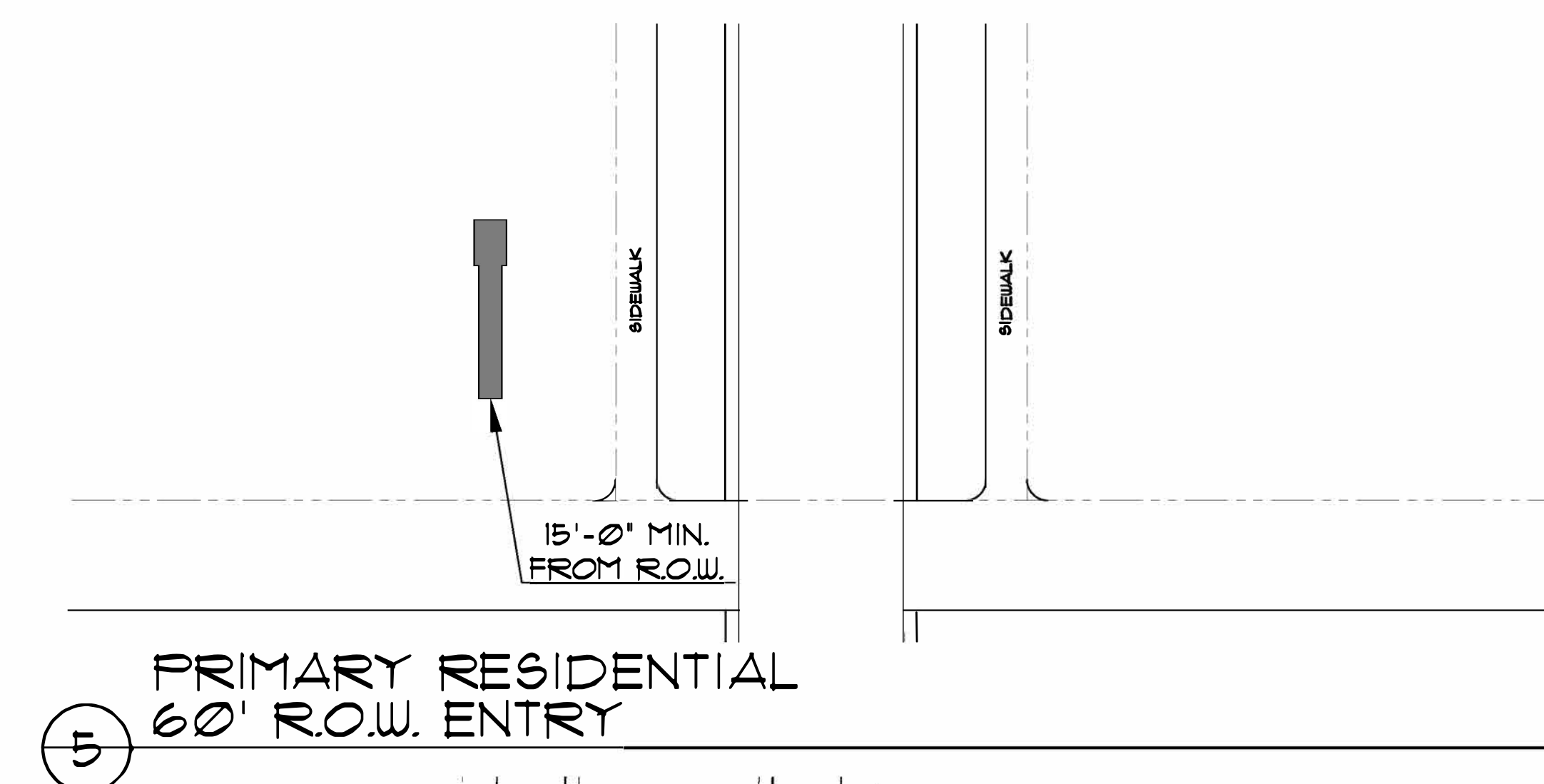
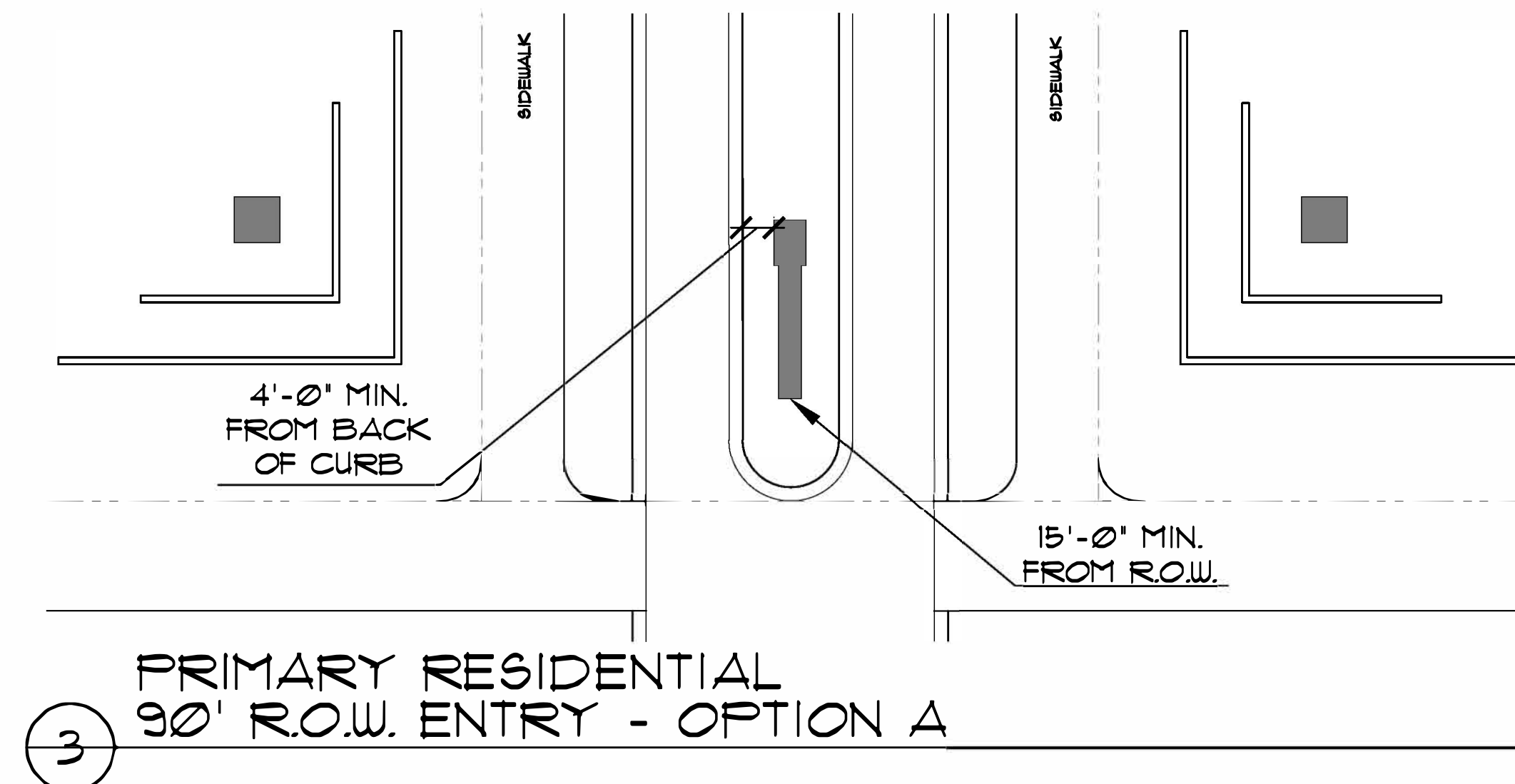
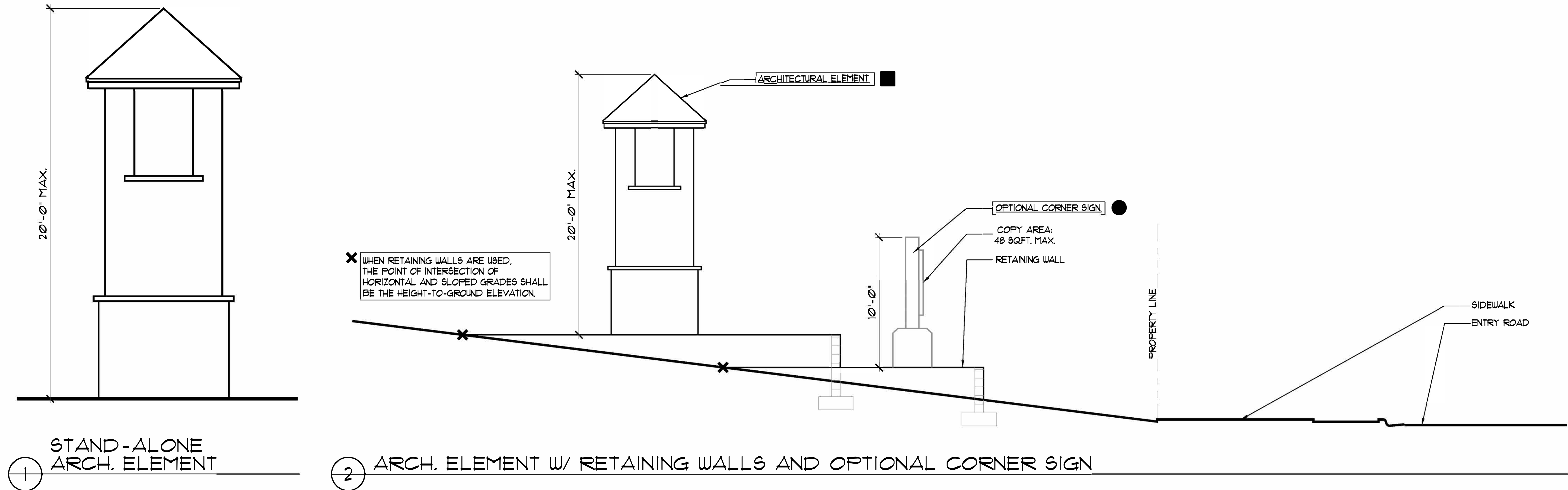
CHICONE
PROPERTY

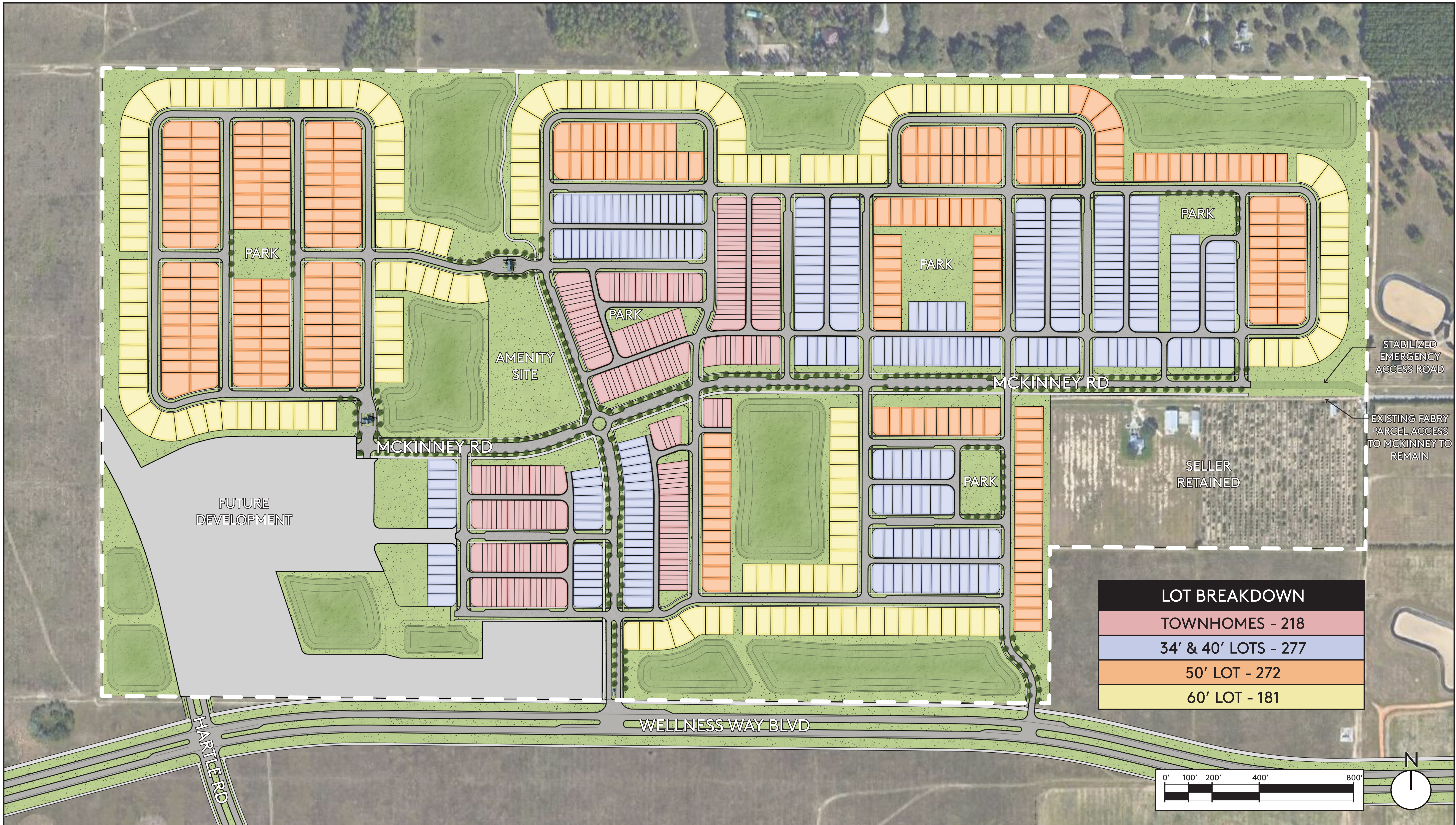
LAKE COUNTY, FL

PRIMARY / SECONDARY
SIGN AREA & DETAILS

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Scale: NOT TO SCALE
Drawn: CFB Checked: RRC
File Name: CHICSN-100.DWG
North

Sheet
SN-101





CHICONE

SITE PLAN

LAKE COUNTY, FL





3/28/2021

City of Clermont

Re: Chicone, Ross & Fabry Parcels – Density Bonus Proposal

To Whom it May Concern,

Pulte Homes is the contract purchaser of portions of the Chicone, Ross and Fabry parcels on the north side of the future Wellness Way Boulevard Extension, just west of the Orange/Lake County line. This property is to be annexed into the city of Clermont as part of our development application. As part of the application, Pulte Homes is seeking a density bonus in exchange for taking on extraordinary development obligations beyond the scope the project. Based upon the 303.5 acres included in the properties, the Chicone, Ross and Fabry parcels are entitled to 710 units based upon a neighborhood designation with 3.6 units to the acre with 65% of the acreage allocated as residential.

Additionally, a density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads. Based on this methodology the parcels under consideration are entitled to a density bonus of 100 units based upon the 50-acre purchase of ROW for Wellness Way Boulevard from Conserv II, bringing the total allowable unit count to 810 units.

A second component of the density bonus for the Chicone, Ross and Fabry properties is our desire to take on extraordinary development obligations beyond the scope of the project. Pursuant to the Wellness Way Area Plan Amendment Policy 2.3.2, Pulte proposes to contribute extraordinary upfront capital contribution to the goals of the Wellness Way Area Plan as detailed in the aforementioned policy to secure a density bonus of up to 20%, or 142 units (710 x 20%). Specifically, Pulte offering a payment of \$15,000 per bonus unit obtained, to the City, to assist in funding construction of the fire station needed to serve the Wellness Way Area. This payment would occur at the later of recording of the first plat or commencement of construction for the fire station. The exact terms and agreement are to be finalized later and the final agreement shall be a condition of approval for the PUD.

Overall, Pulte seeks to work with the City of Clermont bring the Wellness Way Area Plan to fruition. In total, with the 710 units allocated to the Chicone, Ross and Fabry parcels consist with the Wellness Way Area Plan plus the 242 units proposed to be achieved through density bonuses as noted above, the Chicone, Fabry & Ross parcels are seeking a total residential entitlement of up to a maximum of 952 units.

Sincerely,

A handwritten signature in cursive script that reads "Aaron Struckmeyer".

Aaron Struckmeyer
Director of Land Development
Pulte Homes – Central Florida Division

MEMORANDUM

Date: August 19, 2022

Project #: 24449.15

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

From: Stephanie Shealey, PE, PTOE, PTP
Project: Chicone PUD Traffic Study
Subject: TIS Report Review

This memorandum has been prepared to document the review of the revised Chicone PUD Traffic Study Transportation Impact Study (TIS). The TIS was completed by VHB and is dated June 2022. The project proposes to build a planned use development with 950 housing units and 200,000 square feet of retail in Clermont, FL. The project is to be completed by 2030.

Chicone PUD Transportation Impact Study Report Comments:

1. **Introduction (page 4):** The methodology and project description indicate 75,000 square feet of commercial, yet other parts of the report indicate 200,000 square feet. Please confirm the size of the commercial proposed as part of this project, as it is not listed on the conceptual site plan.
Response: Proposed commercial is 200,000 square feet.
No further comments.
2. **Planned, Programmed, and Committed Projects (page 6):** Close parenthesize after “(TIP”.
Response: Revised per comment.
No further comments.
3. **Future Conditions (page 10):** Clarify which version of CFRPM was used.
Response: Version 7.0 was added per comment.
No further comments.
4. **Appendix E:** Add raw traffic count data from Lake County Annual Traffic Counts. Add reference to “FDOT 2019 District Level of Service (Online)” as this was used for historical AADT counts along US 27/SR 25.
Response: Added Lake County Annual Traffic Count to Appendix E per comment.
No further comments.

5. **Future Intersection Capacity Analysis Background Traffic (page 15):** Please update the titles in the table to reference 2030 instead of 2025. Please update the build out intersection delay at Hancock Road & Wellness Way to 26.7 and the EB LOS at Project Entrance W & Wellness Way to LOS B, per the Synchro reports.

Response: Revised per comment.

No further comments.

6. **Future Intersection Queue Analysis (page 16):** The “Decel Length” from the PM Peak Period section does not match the deceleration length shown three columns to the left. Please remove one of the deceleration length columns and use the 155 foot deceleration length for 40 mph roadways and a 145 foot deceleration length for 30 mph roadways.

Response: Revised per comment.

The second “decel length” column is still incorrect; however the total length shown in the table was calculated using the correct deceleration length.

7. **Conclusions (page 17):** Please conduct a proportionate share analysis of the construction of a 4-lane segment of Wellness Way from Hancock Rd to the Orange County Line and provide cost estimates for the construction of a 2-lane Wellness Way (designed to be able to be widened) to show that the proposed improvement is equal to or greater than the proportionate share.

Response: A proportionate share estimate has been included per comment. However, the development will work with the County on roadway agreement to construct the two-lane with future 4-lanes section of Wellness Way from the section that South Lake Crossings section (Hancock Road to east property line). This work will be eligible for impact fee credits.

No further comments.

8. **Conclusions (page 17):** Turn-lane improvements at the project driveways on Wellness Way are not subject to a proportionate share contribution and will be the responsibility of the development. Both recommendations list the west project driveway. Please update this section to remove the reference to proportionate share for these improvements and update the location of the recommended turn lanes.

Response: Revised per comment.

No further comments.

9. **Recommendations (page 17):** Please provide a bulleted list of the transportation improvements for the project, including roadway construction, turn lane construction, and signalization.

Response: Revised per comment.

No further comments.

10. **NEW COMMENT** – The City of Clermont has passed a new ordinance (No 2022-019) to amend the Wellness Way Community Design Guidelines and Standards. In Section 3, four facilities are identified as part of the Wellness Way Regional Roadway Network (Wellness Way, Hancock Road extension, Schoefield Road, and CR 455 extension). The model network used for the analysis does not include the CR 455 extension. Please update the regional

model run to include all of the Wellness Way Regional Roadway Network and expand the roadway segment analysis to include the percentage of project trips on all segments within the Wellness Way Regional Roadway network.

LEGAL NOTICE

On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

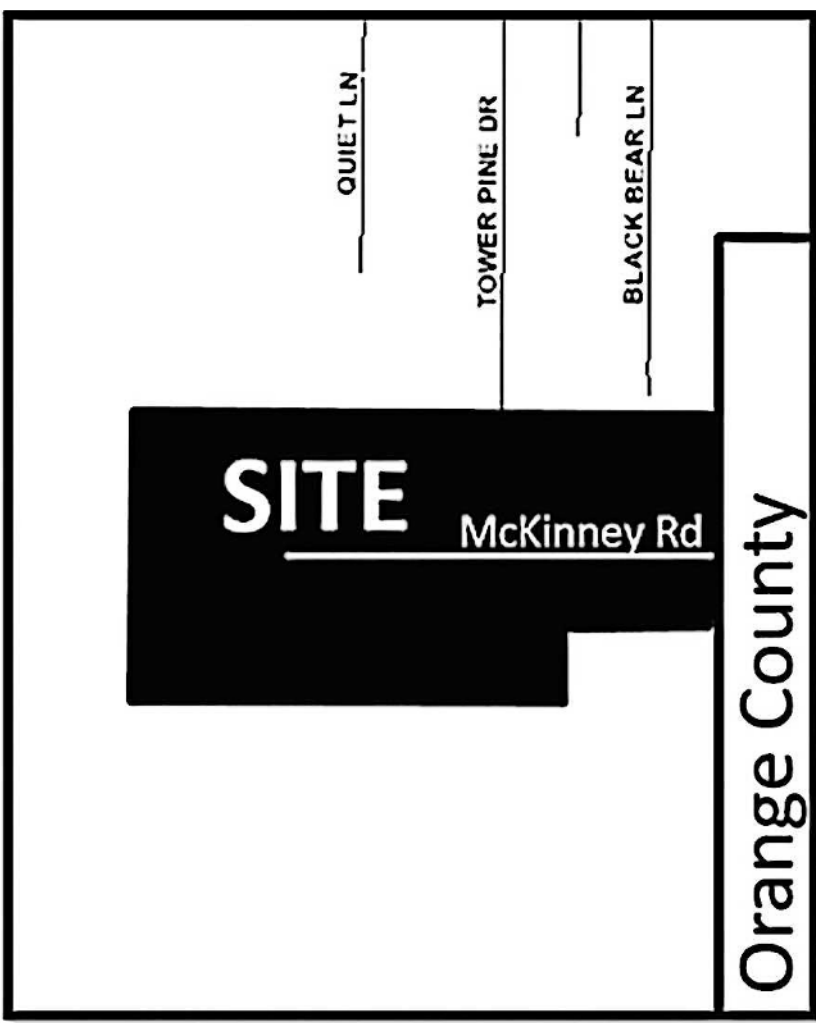
ORDINANCE NO. 2022-011

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 EFFECTIVE DATE.

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



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.

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

PROPERTY REZONING

From: Lake County Agriculture

To: City of Clermont (PUD) Planned Unit Development

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

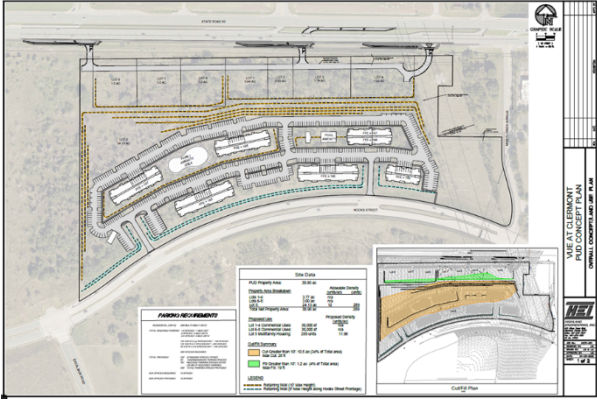
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 6, 2022	
Agenda Item Name	
Ordinance 2022-032 <i>The Vue Rezoning</i>	
Requested Action	
Staff recommends approval of Ordinance 2022-032	
Staff Report	
The applicant, Jimmy Crawford, is requesting an amendment to PUD Ordinance 2017-24 to develop lots 7-13 with multi-family apartments. The PUD project is known as the VUE and is located west of Miss Florida Avenue and Hooks Street intersection, north of Hooks Street and East Ridge High School. The PUD consists of 30.9 acres and was allowed C-2 General Commercial uses on Lots 1-6 that are adjacent to SR 50. The PUD Ordinance has language under section 3, item 14 that states “Any future development on parcels 7 through 13 (south side of project) requires a PUD amendment to be approved by City Council.” The applicant has an end user for parcels 7 through 13, an apartment complex consisting of 289 units. Ordinance 2017-24 has language under section 2 that states “this application for a Planned Unit Development to allow for a <u>multi-family residential</u> Planned Unit Development along with C-2 General Commercial uses” and section 3, item 2 indicates the setback for <u>multi-family</u> and commercial use. Based upon this language, it is indicative that multi-family use was considered within the project. An updated site plan prepared by Highland Engineering shows the project consisting of seven (7) commercial lots along SR 50 and one larger lot for multi-family use. The revised site plan consists of 8 lots total. The multi-family project will be constructed on the former lots 7 through 13, with the retaining wall shifting a bit to the north to assist in grading and parking of the multi-family project. This change reduced the retaining wall height from 13 feet to 10 feet and also removed the ability of having one commercial retailer greater than 20,000 square feet within the project on lots 1-4 and 6-8. The retaining wall will be terraced with landscaping to break up the hardscape.  Several waivers that were previously approved under Ordinance 2017-24 are still applicable to develop the site and the applicant is not requesting any additional waivers or increases in the current approved waivers. See the Staff Analysis Report for more detailed information. The multi-family project will consist of four-story split buildings to transition the grade with three-story on the upper half and four-story on the lower half. The apartment buildings will have elevators for the residents. The overall project area is 30.90 acres. The multi-family proposal will consist of 289 total units on 24.13 acres, which is a density of 11.98 dwelling units per acre, which is less than the maximum of 12 dwelling units per acre. The remaining acreage adjacent to SR 50 will be developed as C-2 General Commercial uses.	

Access to the multi-family portion will be from two access points from Hooks Street. There will be no interconnectivity between the commercial use and multi-family use due to the elevation change. The access points on Hooks Street are existing and the applicant intends to use these points for ingress and egress. Project access improvements (turn lanes) will be warranted at the SR 50. The applicant has provided an amenity package that was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Commercial allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The western portion of this project was identified in the City's "Strategic Economic Development Plan" as having topography challenges that make development difficult. The applicant has reduced the retaining wall height request from 13 feet to 10 feet by working with the extensive grade on the site. In addition, the applicant intends to offset some of the grading through the construction of split level buildings. Staff is able to support the request and recommends approval of Ordinance 2022-032.

Additional Analysis

Fiscal Impact Summary

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

1.	Ord. 2022-032 the Vue Rezoning (08.30.2022)	Ord. 2022-032 the Vue Rezoning (08.30.2022).pdf
2.	The VUE Draft Maps 2022	The VUE Draft Maps 2022.pdf
3.	The Vue at Clermont PUD Concept Plan - 6-22-22	The Vue at Clermont PUD Concept Plan - 6-22-22.pdf
4.	Attachment A - Amenity Package The VUE	Attachment A - Amenity Package The VUE.pdf
5.	Ord 2022-032 - The VUE Staff Analysis Report	Ord 2022-032 - The VUE Staff Analysis Report.pdf
6.	TIA Summary	TIA Summary.pdf
7.	2022-07-07_Clermont Vue TIA Review Kittelson	2022-07-07_Clermont Vue TIA Review Kittelson.pdf
8.	Application	Application.pdf
9.	The Vue legal ad	The Vue legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-032

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 – AC COMMERCIAL
ALTERNATE KEY 3334566

PARCEL 1

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBES AS FOLLOWS:

COMMENCE AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 28; THENCE RUN NORTH $00^{\circ}42'51''$ EAST ALONG THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 28; THENCE RUN SOUTH $89^{\circ}24'16''$ WEST ALONG THE NORTH LINE OF SAID SOUTH $\frac{1}{4}$ FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND CHORD BEARING OF SOUTH $01^{\circ}23'58''$ WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $23^{\circ}36'59''$ FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH $63^{\circ}07'26''$ WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $99^{\circ}49'56''$ FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH $87^{\circ}56'35''$ WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ}57'58''$ FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS



CITY OF CLERMONT
ORDINANCE NO. 2022-032

COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 120.11 FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF THE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23" W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50. (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21" W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21" E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.



CITY OF CLERMONT
ORDINANCE NO. 2022-032

AND

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACT 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'14", A DISTANCE OF 15.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°52'48" W, 15.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 723.70 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.



CITY OF CLERMONT
ORDINANCE NO. 2022-032

PARCEL 5

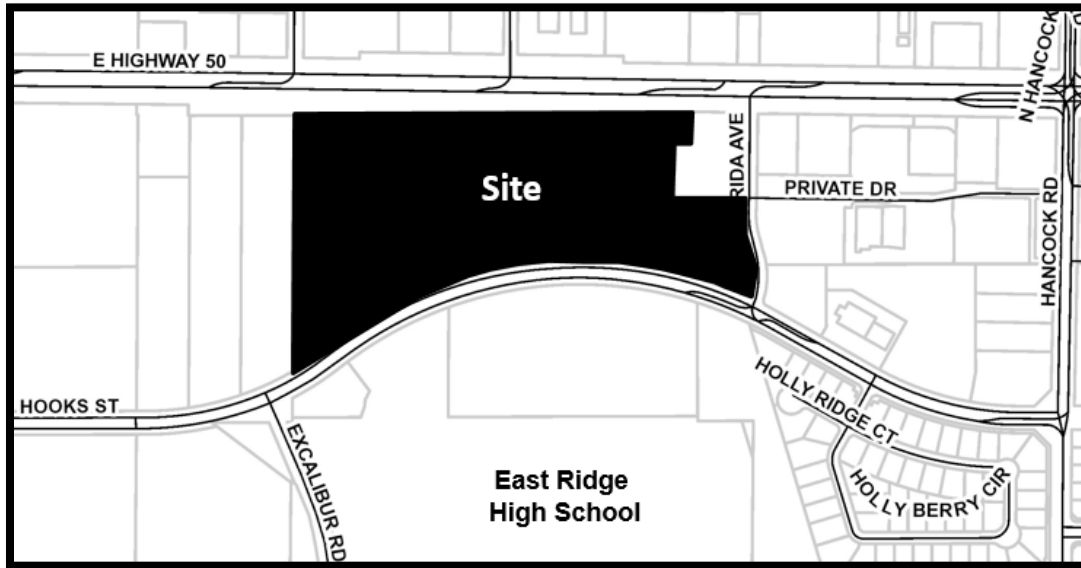
THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WITH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 467.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'23", A DISTANCE OF 16.02 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°39'14" E, 16.02 FEET.

ALTERNATE KEY 1028272

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION:

Site located south of SR 50 and west of Miss Florida Avenue
North of Hooks Street and East Ridge High School
Approx. 29.10 +/- Acres
Alternate Keys 3334566 & 1028272



PROPERTY REZONING

**Amend PUD Ordinance to allow development on parcels
7 through 13 (south side of project), as indicated in Section 3,
item 14 contained in Ordinance 2017-24**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses:

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 and this Ordinance shall repeal and replace Ordinance 2017-14.
2. The property shall be developed in substantial accordance with the “Vue at Clermont PUD Concept Plan” prepared by Highland Engineering, Inc., dated 04-05-2022. 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS:

1. The property adjacent to Highway 50, Lots 1-4 and 6-8 on the "Vue at Clermont PUD Concept Plan", will be permitted for C-2 General Commercial use. Lot 5 will consist of the multi-family use along Hooks Street and will consist of 24.13 acres at a density of 12 dwelling units/acre for a total of 289 dwelling units.
2. Phasing of Development: The project may be developed in one or more phases.
3. The project may have a maximum cut of up to 28 feet over 34% of the project area, as indicated on the PUD Concept Plan, Cut/Fill Plan. These changes will be submitted to the City Engineer at the time of final engineering.
4. The project may have a maximum fill of up to 19 feet over 4% of the project area, as indicated on the PUD Concept Plan, Cut/Fill Plan. These changes will be submitted to the City Engineer at the time of final engineering.
5. Setbacks for Multi-family and Commercial

From Highway 50	50 feet from the property line
From Hooks Street:	50 feet from the property line
Side:	12 feet from the property line
Rear:	25 feet from the property line
6. Maximum building height will be 55 feet, measured at the highest point for the multi-family portion.
7. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of Highway 50 and will be subject to the approval of the City Engineer.
8. Retaining wall heights up to 10 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of parking requirements.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
11. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.



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12. Cross-access easements with the adjoining eastern property owner from the existing Duke Energy curb cut along Highway 50 shall be provided subject to Duke Energy approval.
13. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.
14. 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.
15. The Developer shall be required to submit a tree inventory and proposed tree removal and replacement plan at the time of site plan submittal so that due consideration may be given for preservation and protection of trees during the site plan design process.
16. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development expires, the property will revert to the C-2 General Commercial Zoning Designation and the multi-family use on Lot 5 will be null and void.
18. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project, subject to City Manager approval, or designee approval.
19. The buildings shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
20. 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.
21. The Developer shall construct turn lanes at all access points on SR 50, with coordination from FDOT, as identified in the submitted Traffic Impact Study. Turn lanes may be warranted along Hooks Street and will be determined by Lake County at the time of site plan review and approval. 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 and may change from the conceptual plan.



CITY OF CLERMONT
ORDINANCE NO. 2022-032

22. The proposed amenities shall be constructed in substantial accordance to Attachment A – Amenity Package. The amenities shall be open prior to the final certificate of occupancy of the last apartment building.
23. The project shall be developed according to C-2 General Commercial Zoning Designation in the Land Development Code, unless expressly stated above.
24. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar language shall also be included that the tenant acknowledges.

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 at the expense of the Developer.

SECTION 8: 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. 2022-032

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

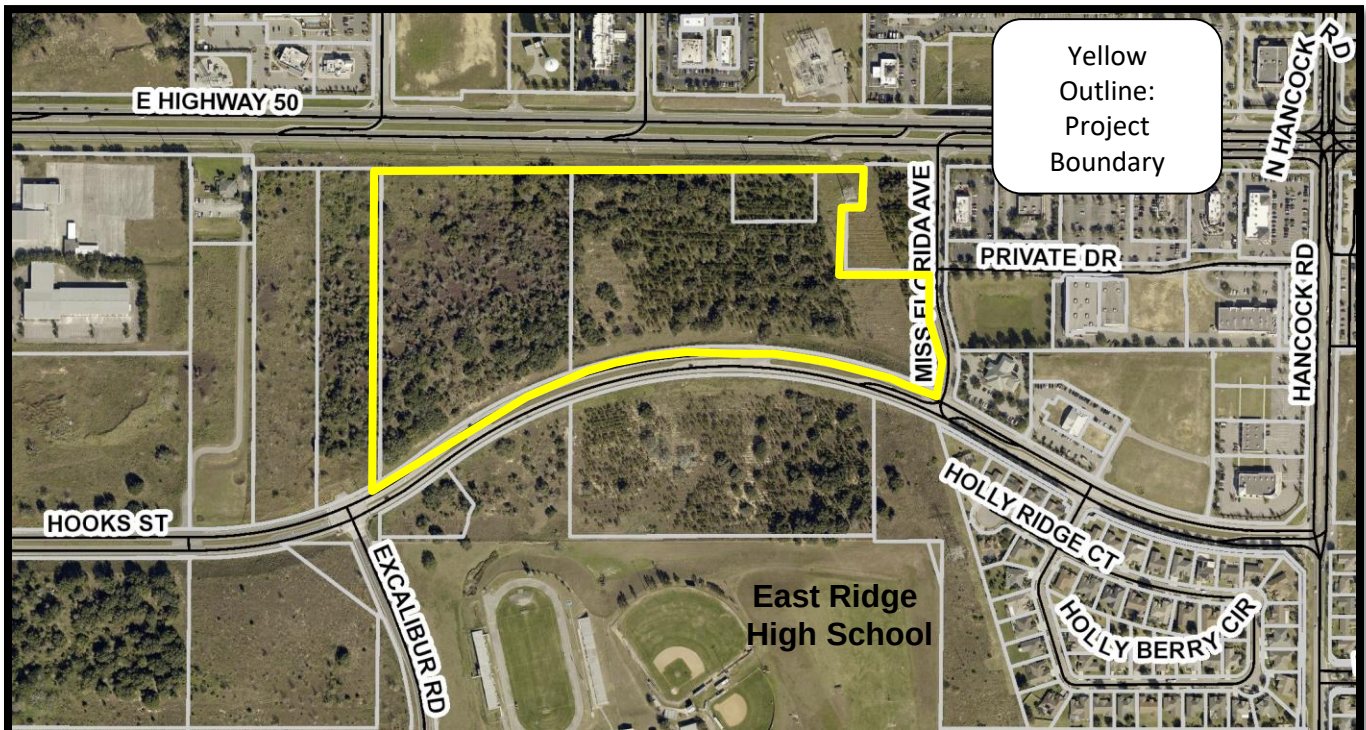
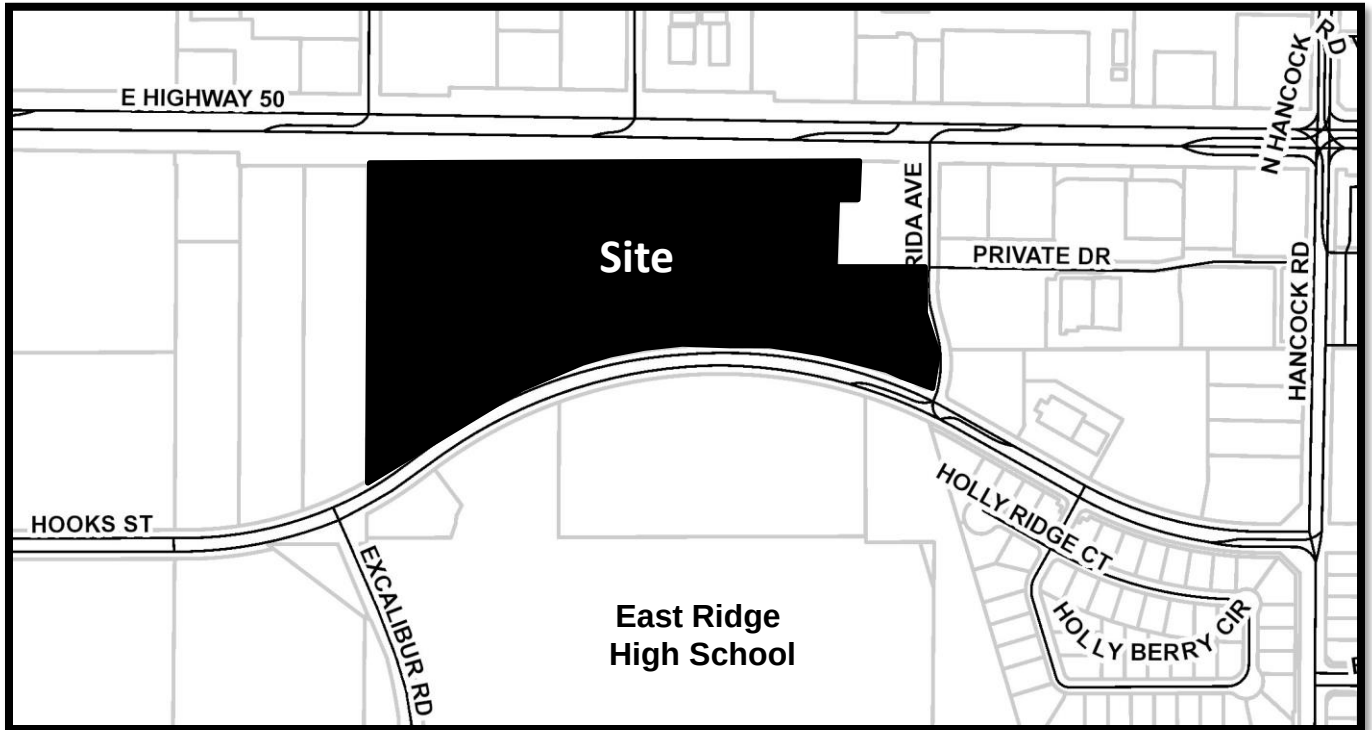
ATTEST:

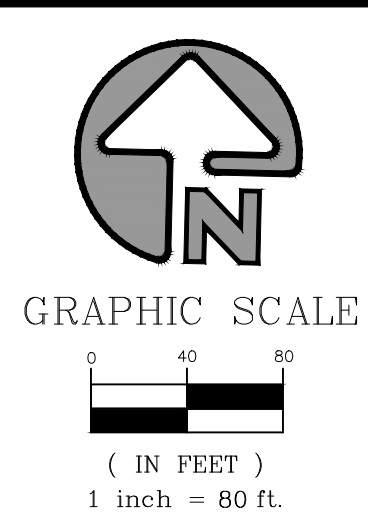
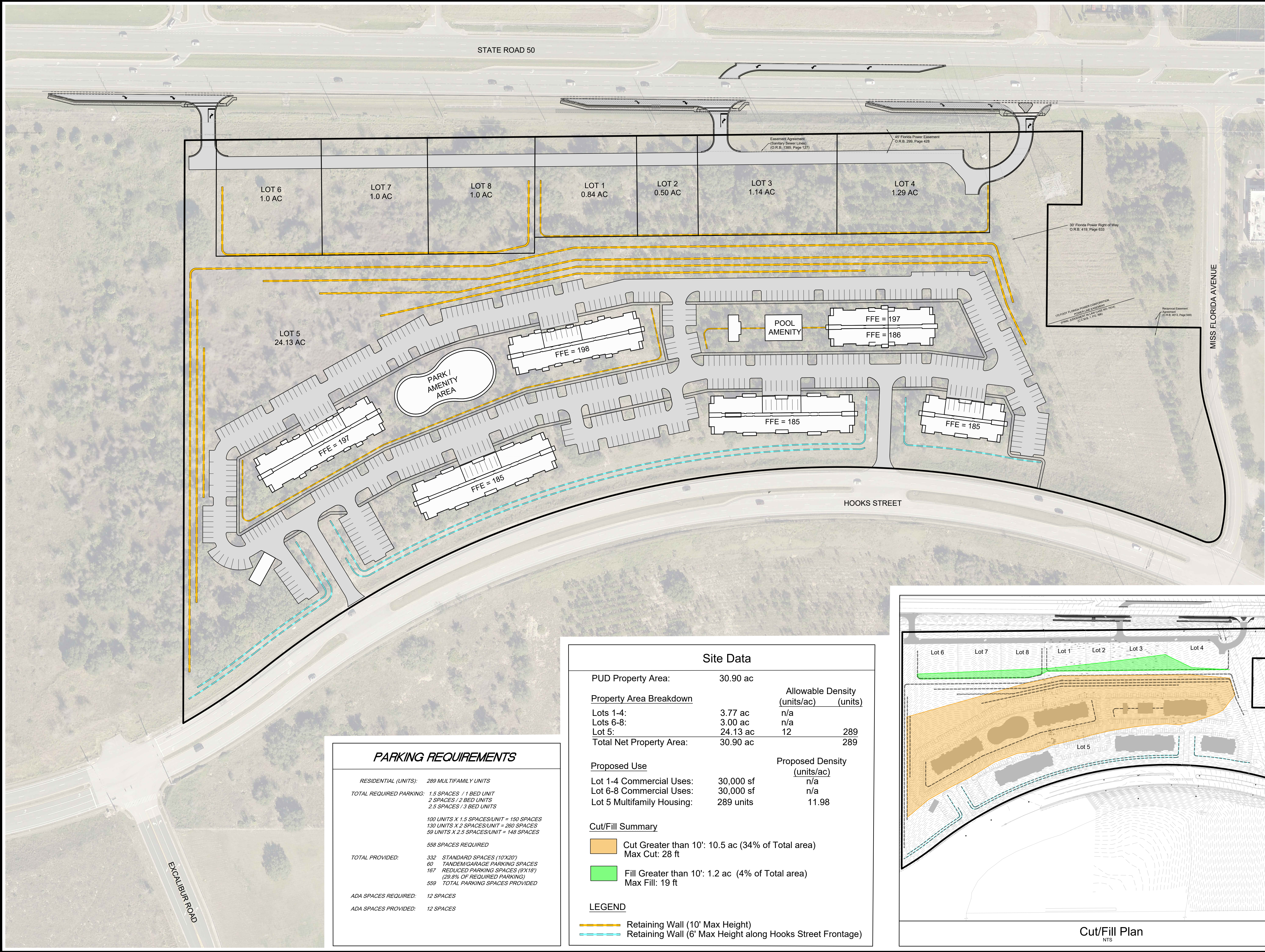
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

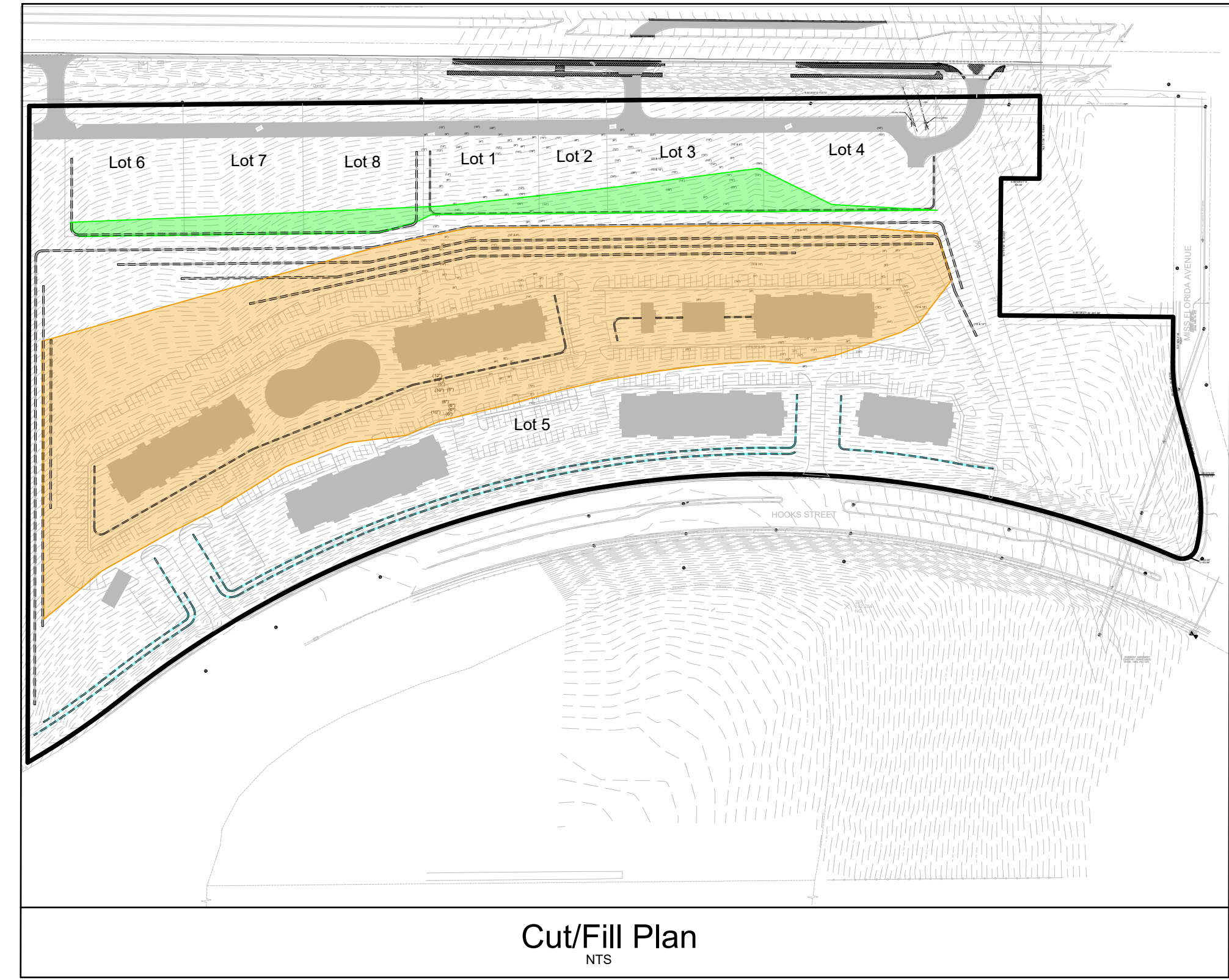
Exhibit - Location Map – The Vue PUD Rezoning Amendment





PARKING REQUIREMENTS	
RESIDENTIAL (UNITS):	289 MULTIFAMILY UNITS
TOTAL REQUIRED PARKING:	1.5 SPACES / 1 BED UNIT 2 SPACES / 2 BED UNITS 2.5 SPACES / 3 BED UNITS
	100 UNITS X 1.5 SPACES/UNIT = 150 SPACES 130 UNITS X 2 SPACES/UNIT = 260 SPACES 59 UNITS X 2.5 SPACES/UNIT = 148 SPACES
	558 SPACES REQUIRED
TOTAL PROVIDED:	332 STANDARD SPACES (10'X20') 60 TANDEM/GARAGE PARKING SPACES 167 REDUCED PARKING SPACES (8'X18') (29.8% OF REQUIRED PARKING)
	559 TOTAL PARKING SPACES PROVIDED
ADA SPACES REQUIRED:	12 SPACES
ADA SPACES PROVIDED:	12 SPACES

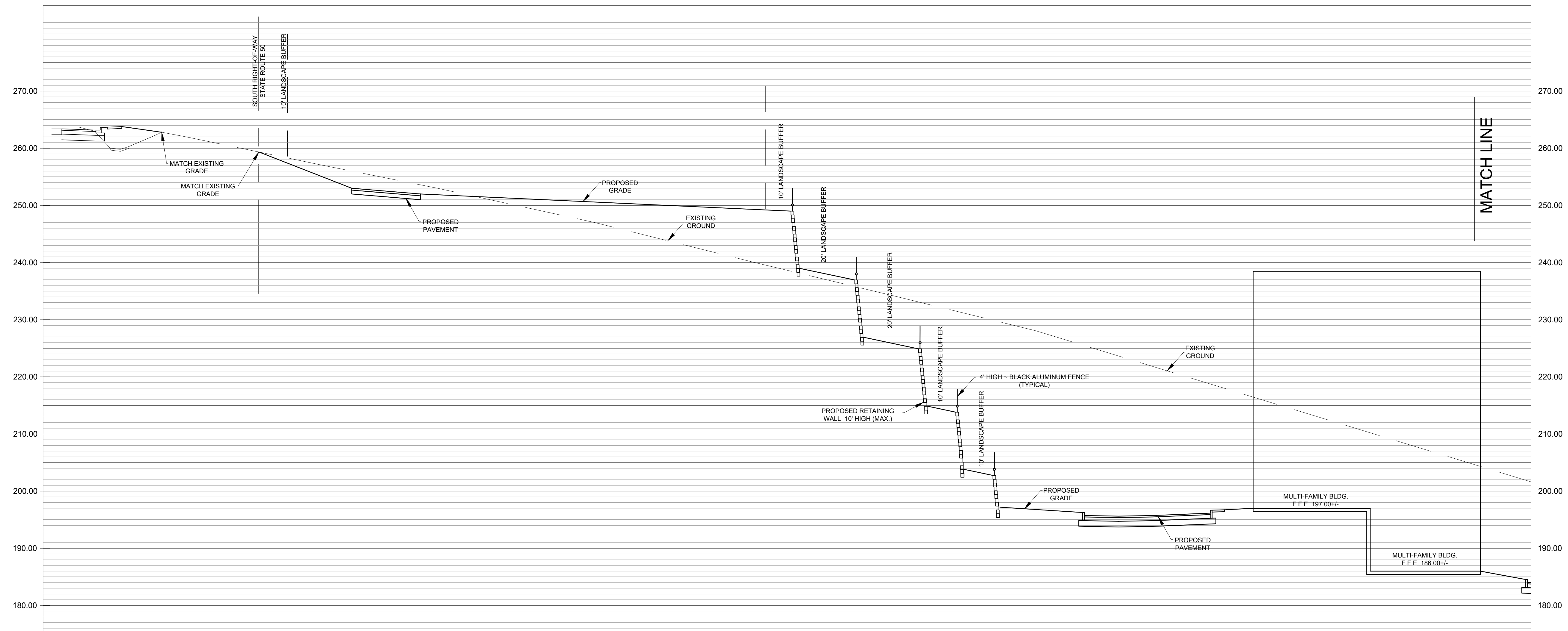
Site Data			
PUD Property Area:	30.90 ac		
Property Area Breakdown		Allowable Density	
		(units/ac)	(units)
Lots 1-4:	3.77 ac	n/a	
Lots 6-8:	3.00 ac	n/a	
Lot 5:	24.13 ac	12	289
Total Net Property Area:	30.90 ac		289
Proposed Use		Proposed Density	
		(units/ac)	
Lot 1-4 Commercial Uses:	30,000 sf	n/a	
Lot 6-8 Commercial Uses:	30,000 sf	n/a	
Lot 5 Multifamily Housing:	289 units	11.98	
Cut/Fill Summary			
	Cut Greater than 10': 10.5 ac (34% of Total area)		
	Max Cut: 28 ft		
	Fill Greater than 10': 1.2 ac (4% of Total area)		
	Max Fill: 19 ft		
LEGEND			
	Retaining Wall (10' Max Height)		
	Retaining Wall (6' Max Height along Hooks Street Frontage)		



VUE AT CLERMONT
PUD CONCEPT PLAN
OVERALL CONCEPT/LAND USE PLAN

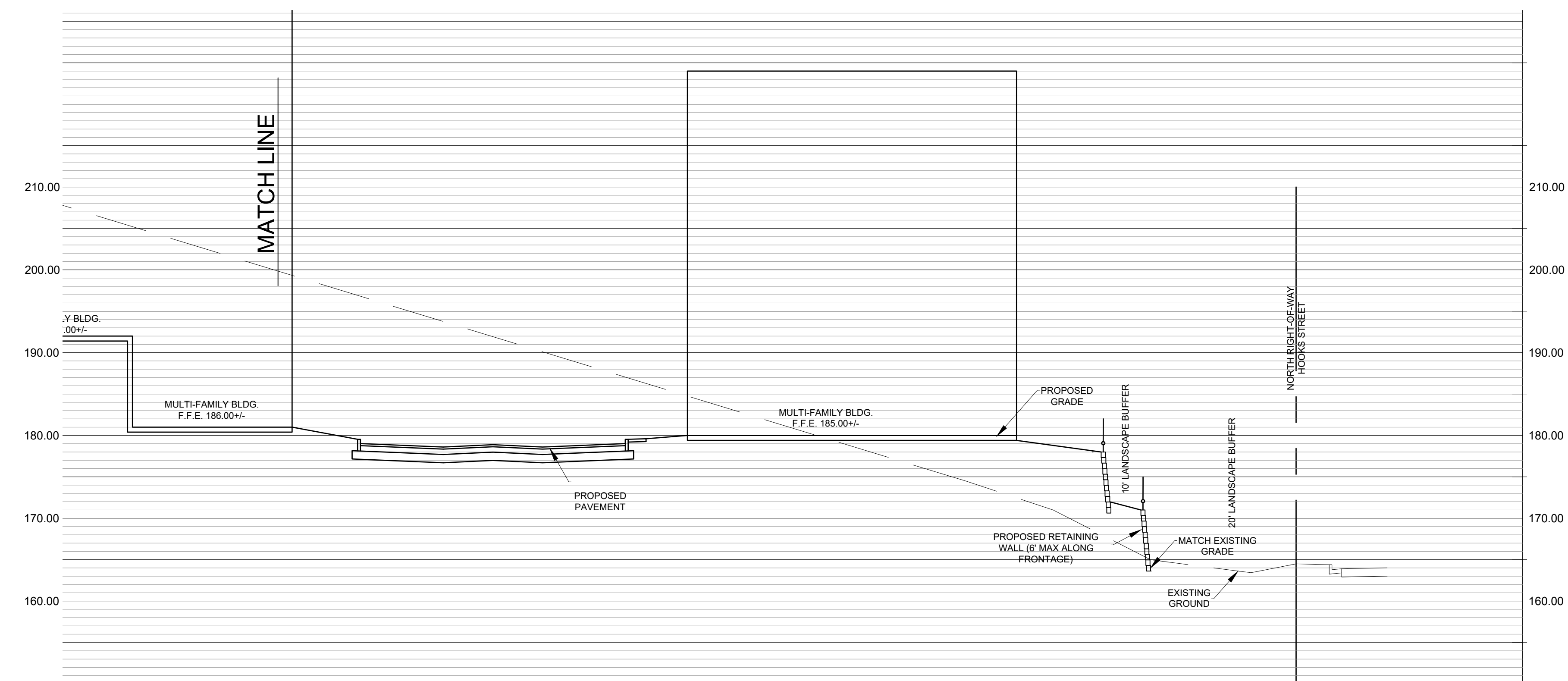

HIGHLAND
ENGINEERING, INC.
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: ACCP-001
DESIGNED BY: J.B.
DRAWN BY: J.B. & J.K.
APPROVED BY: J.B.
DATE: 04-05-2022
SHEET: 1 of 2



LOTS 5 NORTH - SOUTH CROSS SECTION

SCALES:
1" = 20' HORIZ.
1" = 10' VERT.



LOTS 5 NORTH - SOUTH CROSS SECTION

SCALES:
1" = 20' HORIZ.
1" = 10' VERT.

**VUE AT CLERMONT
PUD CONCEPT PLAN**

CROSS SECTIONS

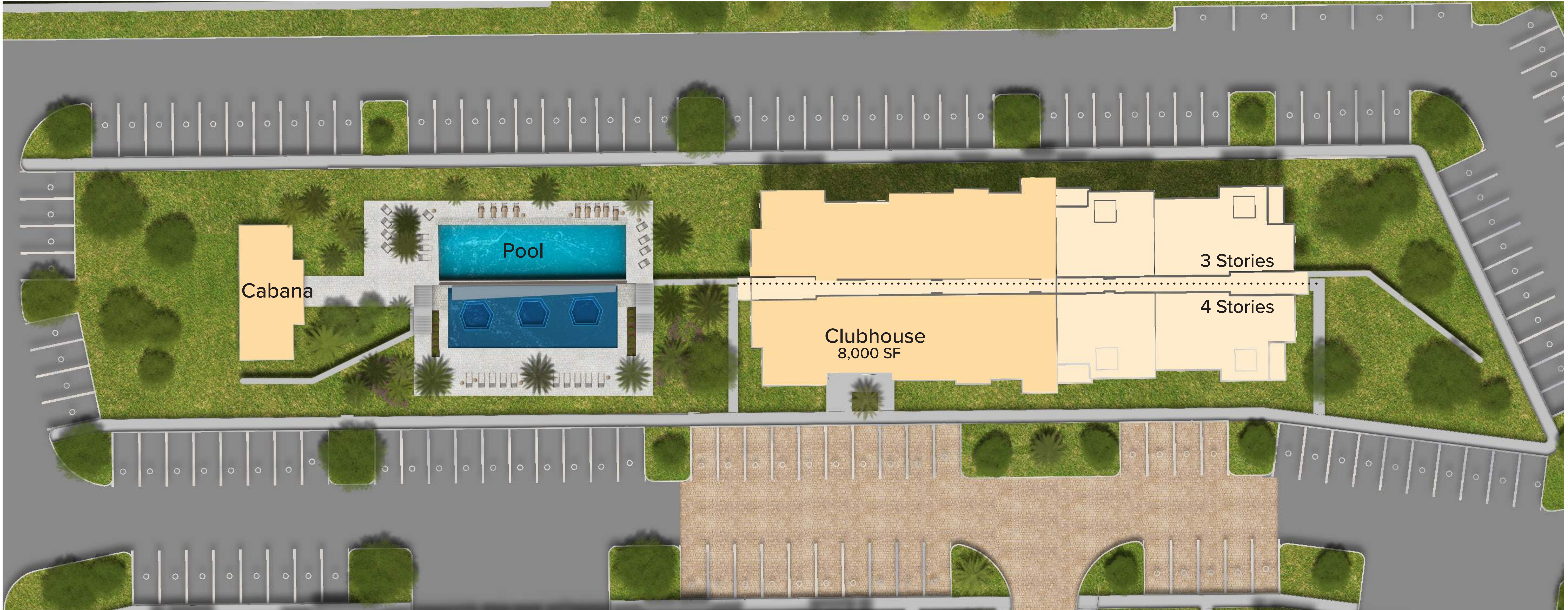


JOB No.:	ACCP-001
DESIGNED BY:	J.B.
DRAWN BY:	J.B. & J.K.
APPROVED BY:	J.B.
DATE:	04-05-2022
SHEET:	1 of 2

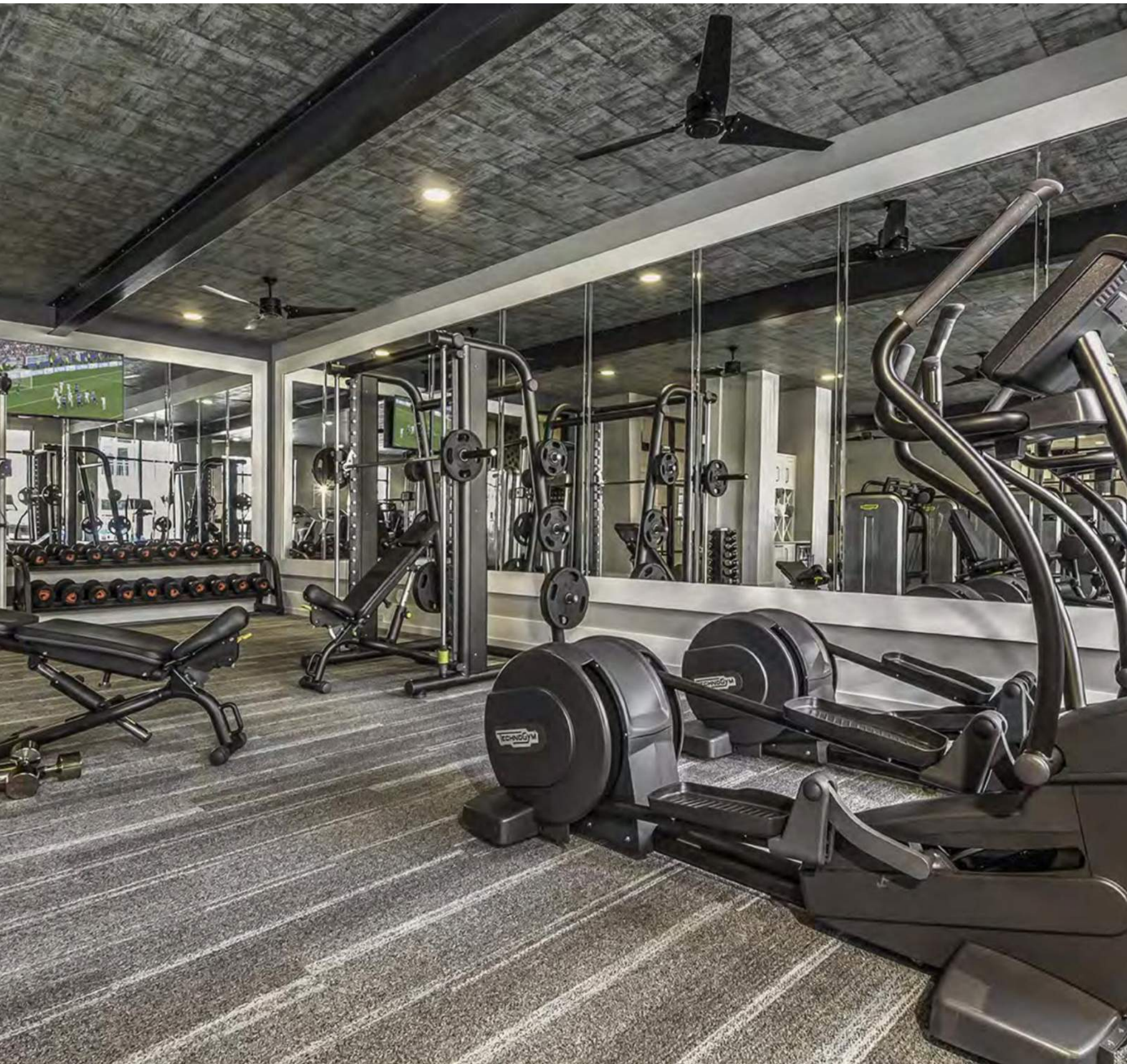
REV.	DATE	DESCRIPTION	APP'D BY



CLUBHOUSE ENLARGED

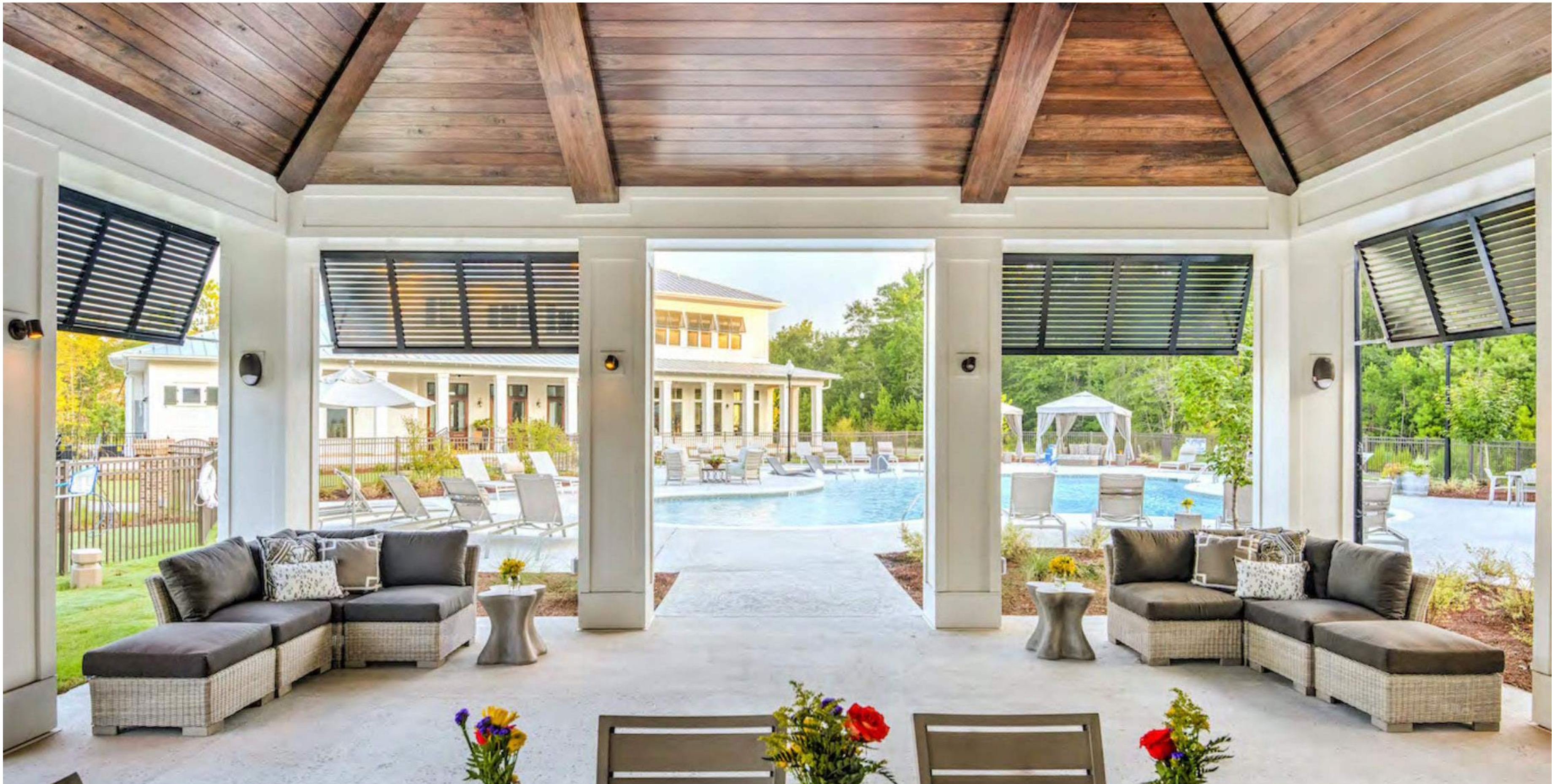


CLUBHOUSE

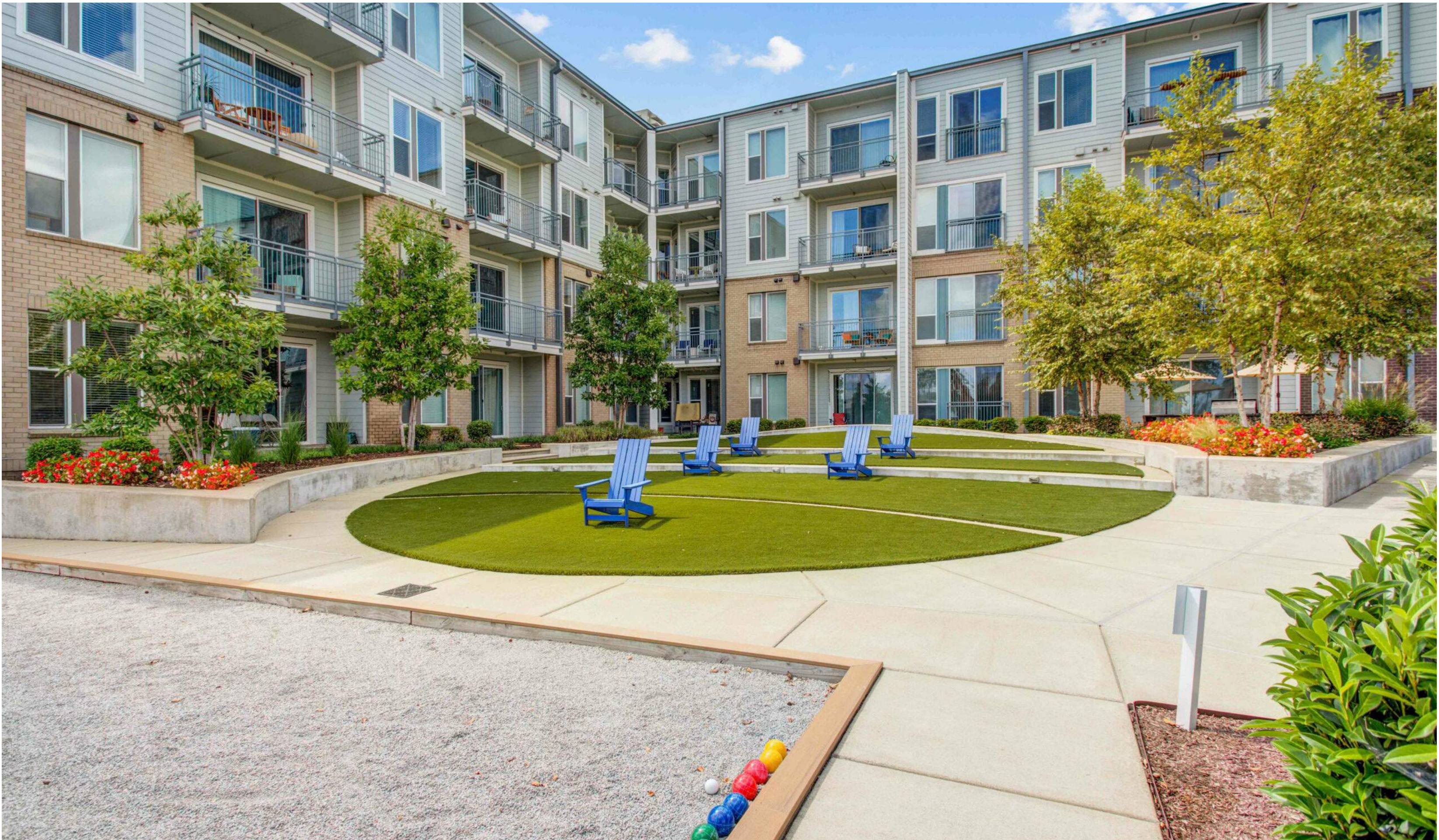




POOL CABANA



ZEN GARDEN / EVENT LAWN





CITY OF CLERMONT Staff Analysis Report

OWNER: AC Commercial Properties I, LLC and 14 Acres SR50, LLC

APPLICANT: Jimmy D. Crawford, Esq. with Crawford, Modica & Holt, Esq.

PROJECT NAME: The Vue 2022 Amendment

REQUESTED ACTION: The applicant is requesting an amendment to PUD Ordinance 2017-24 to develop lots 7-13 with multi-family apartments. The current ordinance states “any future development on parcels 7 through 13 (south side of the project) require a PUD amendment to be approved by City Council.”

SIZE OF PARCEL: 30.90 +/-acres

LOCATION: Site located west of the Miss Florida Avenue and Hooks Street intersection, north of Hooks Street and East Ridge High School.

EXISTING ZONING: PUD Zoning, Ordinance 2017-24

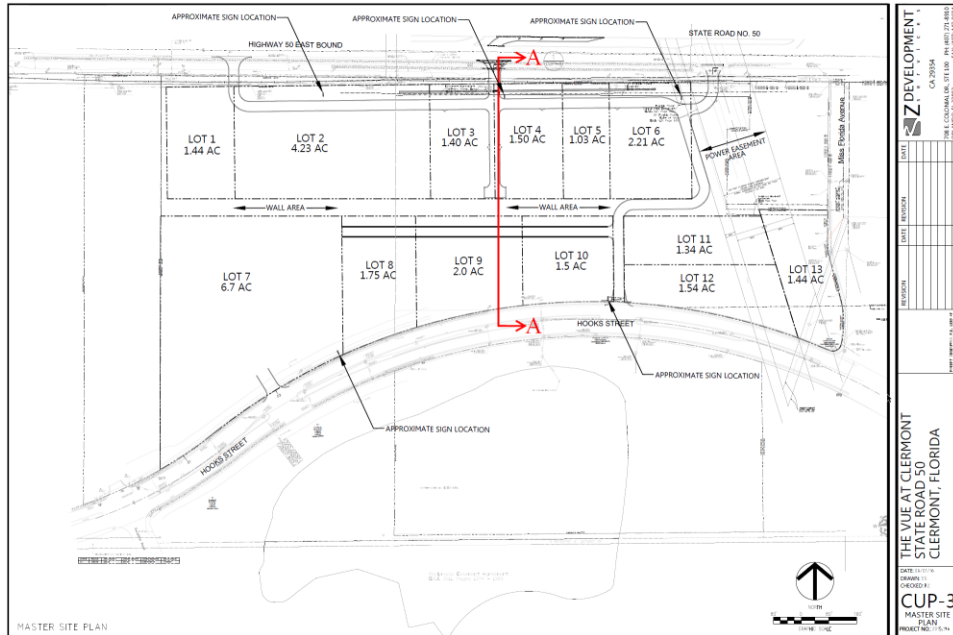
EXISTING LAND USE: Vacant land

FUTURE LAND USE CATEGORY: Commercial

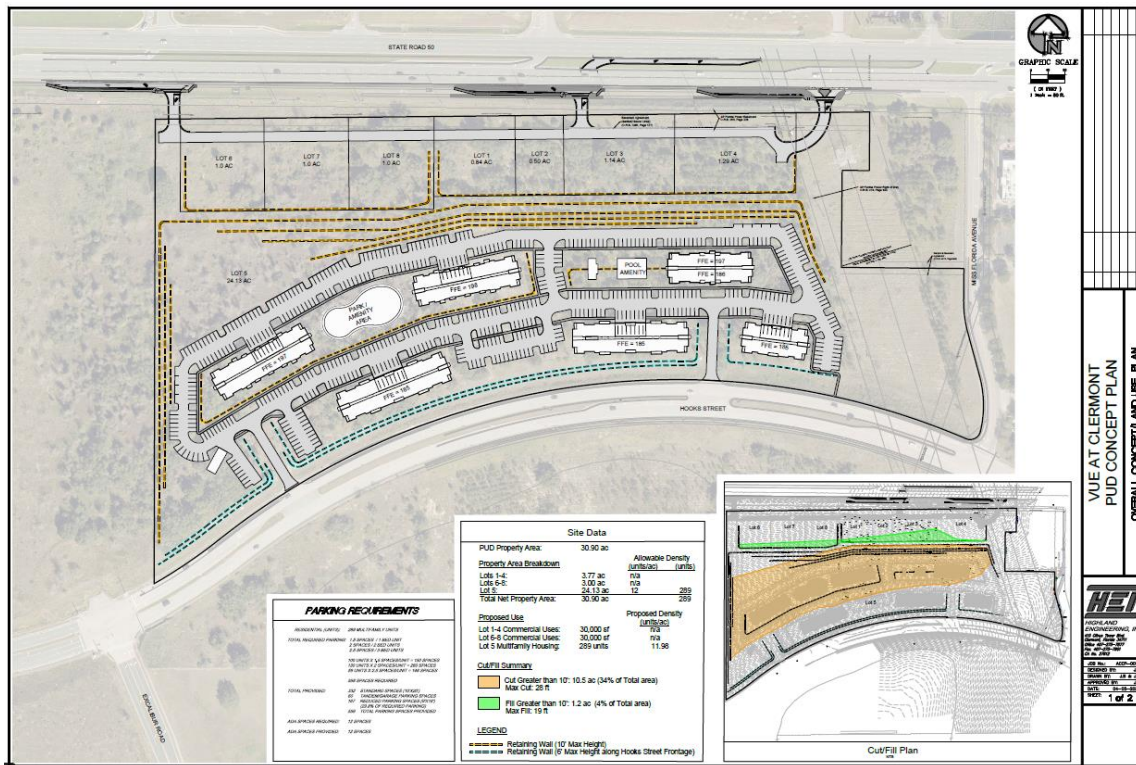
BACKGROUND

The current PUD Ordinance 2017-24 has language under section 3, item 14 that states “Any future development on parcels 7 through 13 (south side of project) require a PUD amendment to be approved by City Council.” The site plan below identifies the master site plan with lots 1 through 13. Lots 1- 6 are adjacent to SR 50 and will be used for C-2 General Commercial use. The use on these lots was not disputed and it was clear commercial uses would be the highest and best use of the lots. However, lots 7-13 (referred as to parcels 7 through 13) had a variety of potential uses listed by the applicant, but none of the uses at the time had any specific users on any of the lots along Hooks Street nor any elevations of proposed buildings were available. City Council decided it would be best to require the applicant to come back to City Council once a confirmed use was known on any future development of parcels 7 through 13. Ordinance 2017-24 has language under section 2 that states “this application for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses” and section 3, item 2 indicates

the setback for multi-family and commercial use. Based upon this language, it is indicative that multi-family use is considered within the project.



The applicant has submitted a updated development plan for the project with multi-family apartments on lots 7 through 13, which is lot 5 below.



With the defined user of multi-family on lots 7 through 13, the applicant is requesting an amendment to allow development of this area through this PUD amendment.

PUD Amendment

The applicant is requesting a PUD amendment to develop on Lots 7 through 13. An updated site plan prepared by Highland Engineering shows the project consisting of seven (7) commercial lots along SR 50 and one larger lot for the multi-family use. The updated site plan consists of 8 lots total. The multi-family project will be constructed on the former lots 7 through 13, with the retaining wall shifting a bit to the north to assist in grading and parking of the multi-family project. This change reduced the retaining wall height from 13 feet to 10 feet and also removed the ability of having one commercial retailer greater than 20,000 square feet within the project on lots 1-4 and 6-8. The retaining wall will be terraced with landscaping to break up the hardscape.

Several waivers that were previously approved under Ordinance 2017-24 are still applicable to develop the site and the applicant is not requesting any additional waivers or increases in the current approved waivers. The multi-family project will consist of four-story split buildings to transition the grade with three-story on the upper half and four-story on the lower half. The apartment buildings will have elevators for the residents. The overall project area is 30.90 acres. The multi-family proposal will consist of 289 total units on 24.13 acres, which is a density of 11.98 dwelling units per acre. The remaining acreage adjacent to SR 50 will be developed as C-2 General Commercial uses.

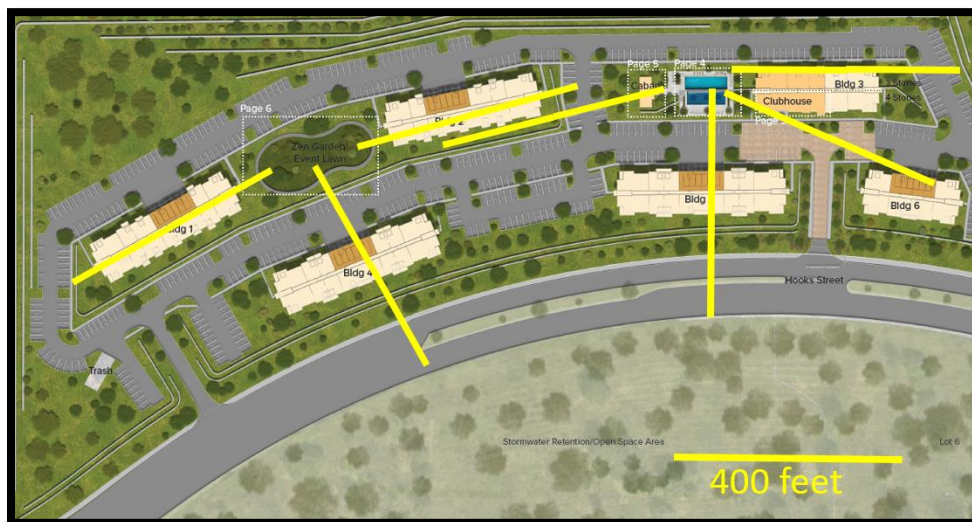
The waivers previously approved under Ordinance 2017-24 and still being valid in this amendment include:

1. Elevation changes of up to 28 feet in height over the project site through the use of cut and up to 19 feet of fill.
2. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site. This will be reduced to 10 feet.
3. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of the parking requirements.
4. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
5. Shopping center signs shall be allowed to extend 15 feet above the adjacent D.O.T berm (the D.O.T. berm varies in height depending on location.)

Access to the multi-family portion will be from two access points from Hooks Street. There will be no interconnectivity between the commercial use and multi-family use due to the elevation change. The access points on Hooks Street are existing and the applicant intends to use these points for ingress and egress. The applicant has

submitted the required traffic study and the City's transportation consultant has concurred with the proposed recommendations for improvements. Project access improvements (turn lanes) will be warranted at the SR 50 connections and a possible proportionate fair share payment to provide widening towards the Hancock Road corridor between SR 50 and Hartwood Marsh Road may be expected. The proportionate fair share will be discussed and coordinated between the applicant and Lake County prior to site plan approval.

The applicant has provided an amenity package that was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building, as shown in the graphic below. The details of the amenities are contained in Attachment A of the PUD. There is also a condition that has been added to the PUD to ensure development of these amenities.



Summary

Staff has reviewed the submitted proposal and the updated site plan. The proposed multi-family use on parcels 7-13 is allowable under the Commercial Future Land Use with a conditional use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per acre and the applicant is not exceeding this density. The commercial use along SR 50 is the highest and best use along this arterial roadway and the multi-family allows a transition to the single-family residential further to the south. The project is within walking distance to East Ridge Middle School and East

Ridge High School, which would serve the project. The applicant has provided amenities that exceed current standards.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Commercial allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The western portion of this project was identified in the City's "Strategic Economic Development Plan" as having topography challenges that make development difficult. The applicant has reduced the retaining wall height request from 13 feet to 10 feet by working with the extensive grade on the site. In addition, the applicant intends to offset some of the grading through the construction of split level buildings. Staff is able to support the request and recommends approval of Ordinance 2022-032.



Traffic Impact Analysis - UPDATED

Vue at Clermont
Clermont, Florida

1 April 2022

TRAFFIC IMPACT
GROUP, LLC

2180 West SR 434, Suite 6000
Longwood, FL 32779
407.607.6985



Vue at Clermont - Clermont

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Florida.

 04/01/2022
Scott P. Israelson, P.E., PTOE
License No. 54473



Executive Summary

Project Description

This UPDATE includes revisions to the site plan.

The Vue at Clermont is a proposed mixed-use development in Clermont, Florida. The development is now proposed to a 3,500 SF dental office and 1,500 SF retail (Lot 1), a 1,600 SF coffee-shop with drive-through lane (Lot 2), a 9,100 SF urgent care (Lot 3), 6,500 SF of strip retail (Lot 4), a 289-unit apartment complex (Lots 5 and 6), and 25,000 SF of retail (Lots 7 through 9). The site is located between SR 50 and Hooks Street west of Hancock Road.

The commercial portion of the development will have three accesses to SR 50 (one 3/4 access and two right-in/right-out). The residential part will have two full-access driveways to Hooks Street.

Trip Generation

The proposed new development is expected to generate 95 entering trips and 150 exiting trips in the AM peak hour, and 185 entering and 161 exiting trips in the PM peak hour. This site will also experience pass-by and internal capture reductions, which have been included in the driveway analyses.

Turn Lanes

SR 50 & Access D

Access D is a proposed right-in/right-out only for the new retail portion of development.

Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Access A

Access A is proposed to align with Skytop View Road across SR 50 and will provide access for the retail part of development. A left-turn lane is proposed as part of development making it a 3/4-access driveway. Analysis shows that this westbound left-turn is projected to see a queue of two vehicles. It is **recommended** to construct this westbound left-turn lane with 100 feet of storage length plus 290 feet of deceleration distance which includes a 50-foot taper.

Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Access B

Access B is located at an existing right-in/right-out curb cut and will provide access for the retail part of development. Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Miss Florida Avenue

SR 50 & Miss Florida Avenue is a 3/4-access intersection. The left turns lanes in both directions are approximately 300 feet plus taper. Analysis shows that the eastbound left-turn lane is expected to accommodate the expected queue for Full Build 2023 Conditions.

Observation shows that the westbound queue currently sees up to eight vehicles stacked in the PM peak hour. It is **recommended** to extend the westbound left-turn lane to 200 feet of queue storage plus 290 feet of deceleration including taper. This is needed for existing conditions and should not be tied to development.

Traffic Impacts

Roadway Segments

Analysis shows Hancock Road (south of Hooks Street) is currently operating above its adopted capacity.

SR 50 & Citrus Tower Boulevard

Analysis of existing conditions shows that the intersection experiences LOS E overall in both peak hours. A previous TIA **recommended** constructing northbound and southbound right-turn lanes and adjusting the signal timing. This is needed for existing conditions and should not be tied to this development.

Citrus Tower Boulevard & Hooks Street

Analysis shows that the intersection is expected to operate at LOS D overall in both peak hours for the Full Build 2023 scenario. The southbound left-turn movement is projected to see LOS F in both peak hours, with other movements experiencing LOS E.

Using HCM 6, analysis shows that constructing an eastbound right-turn lane and retiming the signal results in acceptable levels of service.

SR 50 & Hancock Road

Analysis of existing conditions shows that the intersection functions at LOS E overall in both peak hours with many movements seeing LOS F. Previous TIAs **recommended** constructing northbound and southbound right-turn lanes and adjusting signal timing. Since SR 50 is operating above its capacity, the roadway would need to be widened. These improvements are needed for current conditions and should not be tied to development.

Hancock Road & Hooks Street

Analysis shows that the intersection is projected to see LOS F in the northbound and southbound approaches in the PM peak hour. Hancock Road south of Hooks Street is currently operating above its capacity. The roadway would need to be widened to four lanes south of Hooks Street. This improvement is needed for current conditions and should not be tied to development.

Recommended Improvements

The following summarizes recommended improvements:

SR 50 & Access D

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

SR 50 & Access A

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct a westbound left-turn lane with 100 feet of storage length plus 240 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

SR 50 & Access B

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

Citrus Tower Boulevard & Hooks Street

- Construct an eastbound right-turn lane and retime the signal.

SR 50 & Citrus Tower Boulevard

- Previous TIAs recommended constructing northbound and southbound right turns and adjusting signal timing.
- This is needed for existing conditions and should not be tied to this development.

SR 50 & Hancock Road

- Previous TIAs recommended constructing northbound and southbound right turns and adjusting signal timing.
- SR 50 is operating above its service volume and should be widened.
- This is needed for existing conditions and should not be tied to this development.

Hancock Road & Hooks Street

- Hancock Road is operating above its service volume and should be widened to four lanes.
- This is needed for existing conditions and should not be tied to this development.

Hooks Street & Access C

- The City's transportation consultant directed the developer to construct a WB left-turn lane.

MEMORANDUM

Date: July 7, 2022

Project #: 24449.09

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

From: Stephanie Shealey, PE, PTOE, PTP and Kush Bhagat, PE

Project: Vue at Clermont TIA

Subject: TIA Review

This memorandum has been prepared to document the review of the Vue at Clermont Transportation Impact Analysis report. The revised methodology memorandum was completed by Traffic Impact Group, LLC and is dated April 1, 2022. The project proposes to build a 3,500 sq ft dental office, 1,600 sq ft coffee shop with drive-through lane, 9,100 sq ft urgent care, 6,500 sq ft of strip retail, 289-unit apartment complex, and 25,000 sq ft of retail. The commercial portion of the development will have access on SR 50 at three locations. The apartment complex will have access on Hooks Street.

The project recommends turn lanes at all access points on SR 50 which should be required to be constructed as part of the development. Eastbound right-turn lanes are needed at access points A, B, and D. Westbound left-turn lanes are needed at access points A and C.

Vue at Clermont Transportation Impact Analysis Methodology Memorandum Comments:

1. **Executive Summary (Page 1)** – The paragraph discussing turn lanes are SR 50 & Access D incorrectly refers to Access A. Please revise to refer to Access D.
2. **Introduction (Page 4)** – Figure 1 does not depict Access D. Please revise to include Access D. Additionally, please provide labels for the access points.
3. **Figures 3-9** – The base map does is not aligned with the data points shown. Please adjust the figures so that the locations of the intersections and driveways are properly shown.
4. **Trip Distribution (Page 14)** – Please provide the assumptions as to how the project trips on SR 50 were divided between driveway access points.
5. **Summary and Conclusion (Page 41)** – The paragraph discussing turn lanes are SR 50 & Access D incorrectly refers to Access A. Please revise to refer to Access D.
6. **Recommended Improvements (Page 42)** – Please add the recommended improvements at Access D to this section.



CITY OF CLERMONT REZONING APPLICATION

DATE April 7, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The Vue 2022 Amendment			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford or Amanda Titus			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352/432-8644	Fax 352/432-8699		
Email			
OWNER INFORMATION			
Owner's Name AC Commercial Properties I, LLC (and) 14 Acres SR50, LLC			
Owner Address See Attached Statement	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property South of SR 50, North of Hooks St., West of Miss Florida Blvd.	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See Attached Statement			
Acreage 29.10	Land Use (City verification required) Commercial		
Present Zoning (City verification required) PUD	Proposed Zoning PUD (amended)		



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?

See Attached Statement

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

Jimmy D. Crawford

Applicant Name (print)

Jonathan A. Moore, Manager, AC Commercial Prop I LLC

Owner Name (print)

x 
Applicant Name (signature)

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



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?

See Attached Statement

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

Jimmy D. Crawford

Applicant Name (print)

A handwritten signature in black ink, appearing to read 'Jimmy D. Crawford', written over a horizontal line.

Applicant Name (signature)

Richard E. Bosserman, Mgr, 14 Acres SR 50 LLC

Owner Name (print)

Richard E. Bosserman

dotloop verified
04/12/22 3:00 PM EDT
MWYD-5ZQW-7X6W-XQUL

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

**STATEMENT IN SUPPORT
PUD ZONING APPLICATION**

THE VUE AT CLERMONT 2022 AMENDMENT

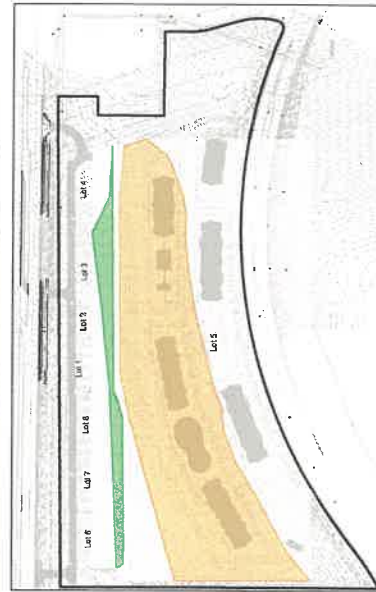
1. Applicant/
Agent: Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
2. Owners: AC Commercial Properties I, LLC
760 Fennel Street, Suite 220
Maitland, Florida 32751
Email: jamoore@acommercial.com

14 Acres SR 50, LLC
1701 Spring Lake Drive
Orlando, Florida 32804
Email: jcrawford@cmhlawyers.com
mpuryear@srdcommercial.com
3. Location: See attached legal description. South of SR 50, West of
Miss Florida Blvd, North of Hooks Street.
4. Description of Change/Zoning Request.

The Vue at Clermont is an existing approved PUD (Ordinance 2017-24 and Resolution 2016-15) approving C-2 uses on the Property and 324 units of age-restricted multi-family development. This amendment is applied for to grant final approval to construct multi-family units on the Hooks Street frontage, as contemplated by Ordinance 2017-24, Section 3.14, now that more detailed grading and construction plans are available.
5. Waivers Requested in PUD:

None beyond those granted in Ordinance 2017-24. Existing retaining wall height waiver of 13' is being reduced to 10'.
6. See attached conceptual plan, indicating changes requested.

EXHIBIT “A”
Legal Description

Cut/Fill Plan
NTS

Site Data		
PUD Property Area:	30.90 ac	
<u>Property Area Breakdown</u>		
Lots 1-4:	3.77 ac	Allowable Density (units/ac)
Lots 5-8:	3.00 ac	n/a
Lots 9-12:	3.03 ac	n/a
Total Net Property Area:	30.80 ac	298
		289
<u>Proposed Use</u>		
Lot 1-4 Commercial Uses:	30.000 sf	Proposed Density (units/sf)
Lots 5-8 Commercial Uses:	30.000 sf	n/a
Lots 9-12 Multifamily Housing:	289 units	11.98
<u>Curfew Summary</u>		
	Cut Greater than 10'; 10.5 ac (34% of Total area)	
	Max Cut: 20 ft	
	Fill Greater than 10'; 1.2 ac (4% of Total area)	
	Max Fill: 19 ft	
<u>LEGEND</u>		
===== Retaining Wall (10' Max Height, 6' Max Height along Hooks Street Frontage)		

PARKING REQUIREMENTS	
RESIDENTIAL (UNIT)	88 TOTAL FAMILIAL UNITS
3.0 GARAGES / 1 BED UNIT	13 SPACES / 1 BED UNIT
2.0 GARAGES / 2 BED UNITS	4.0 GARAGES / 2 BED UNITS
TOTAL REQUIRED PARKING: 11 SPACES	
100 UNIT 1.5 GARAGE UNIT + 50 SPACES	150 UNIT 2 SPACES UNIT + 100 SPACES
150 UNITS X 1.5 SPACES/UNIT = 225 SPACES	150 UNITS X 2 SPACES/UNIT = 300 SPACES
500 SPACES REQUIRED	
500 (225 ADDED SPACES TO 275)	275 (225 ADDED SPACES TO 50)
275 (225 ADDED SPACES TO 50)	275 (225 ADDED SPACES TO 50)
167 (225 ADDED SPACES TO 50)	167 (225 ADDED SPACES TO 50)
167 (225 ADDED SPACES TO 50)	167 (225 ADDED SPACES TO 50)
550 TOTAL PARKING SPACES PROVIDED	
ADN SPACES REQUIRED: 11 SPACES	
ADN SPACES PROVIDED: 11 SPACES	



LEGAL NOTICE

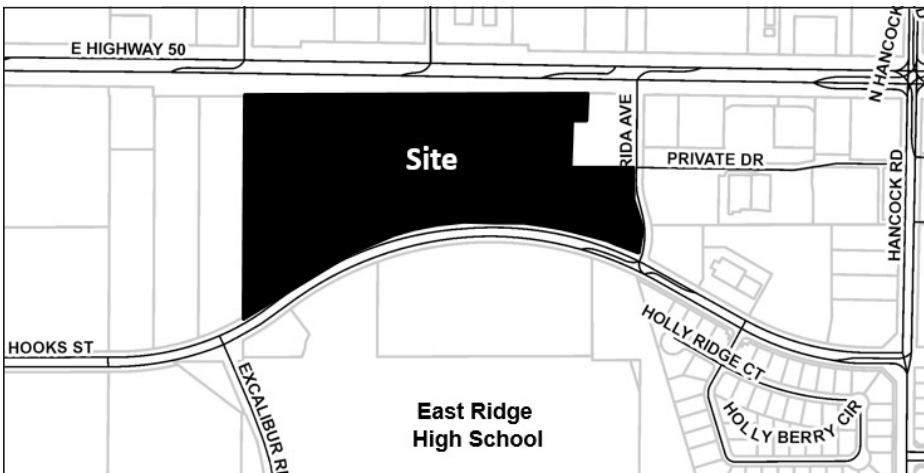
On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-032

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 EFFECTIVE DATE.

LOCATION

Site located south of SR 50 and west of Miss Florida Avenue
North of Hooks Street and East Ridge High School
Approx. 29.10 +/- Acres
Alternate Keys 3334566 & 1028272



LEGAL DESCRIPTION

LEGAL DESCRIPTION – AC COMMERCIAL
ALTERNATE KEY 333456

PARCEL 1

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBES AS FOLLOWS:
COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH ¼ FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND CHORD BEARING OF SOUTH 01°23'58" WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 120.11 FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF THE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23" W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21" W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21" E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.

AND

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACT 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'14", A DISTANCE OF 15.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°52'48" W, 15.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 723.70 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

PARCEL 5

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WITH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 467.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'23", A DISTANCE OF 16.02 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°39'14" E, 16.02 FEET.

ALTERNATE KEY 1028272

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPERTY REZONING

Amend PUD Ordinance to allow development (multi-family apartments) on parcels 7 through 13 (south side of project), as indicated in Section 3, item 14 contained in Ordinance 2017-24

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 6, 2022		
Agenda Item Name		
Ordinance 2022-035 111 Apartments Comprehensive Plan Amendment		
Requested Action		
Recommend approval of Ordinance No. 2022-035.		
Staff Report		
This is a Staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Urban High Density to Clermont High Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455 and is approximately 21.9 +/- Acres. Lake County has approved to allow for the development of a 296-unit multifamily apartment housing project on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed High Density Residential Land Use designation allows up to the maximum of 12 units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Future Land Use change from Lake County Urban High Density to Clermont High Density Residential designation with Ordinance 2022-035.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-035 Clermont 111 Apartments CPA (08.25.2022)	ORD 2022-035 Clermont 111 Apartments CPA (08.25.2022).pdf	
2. Location Maps	Location Maps.pdf	
3. 111 Apartments FLU MAP	111 Apartments FLU MAP.pdf	
4. 180311 - Oak Property North Parcel ALTA 5-15-19 SS	180311 - Oak Property North Parcel ALTA 5-15-19 SS.pdf	
5. Legal ad - Ord. 2022-035 111 Apartments	Legal ad - Ord. 2022-035 111 Apartments.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-035

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 A 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

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35

CITY OF CLERMONT
ORDINANCE NO. 2022-035

EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

LOCATION:

14006 County Road 455
Property located north of SR 50 and east of CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2022-035

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY URBAN HIGH DENSITY
TO: CITY OF CLERMONT HIGH DENSITY RESIDENTIAL

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. 2022-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

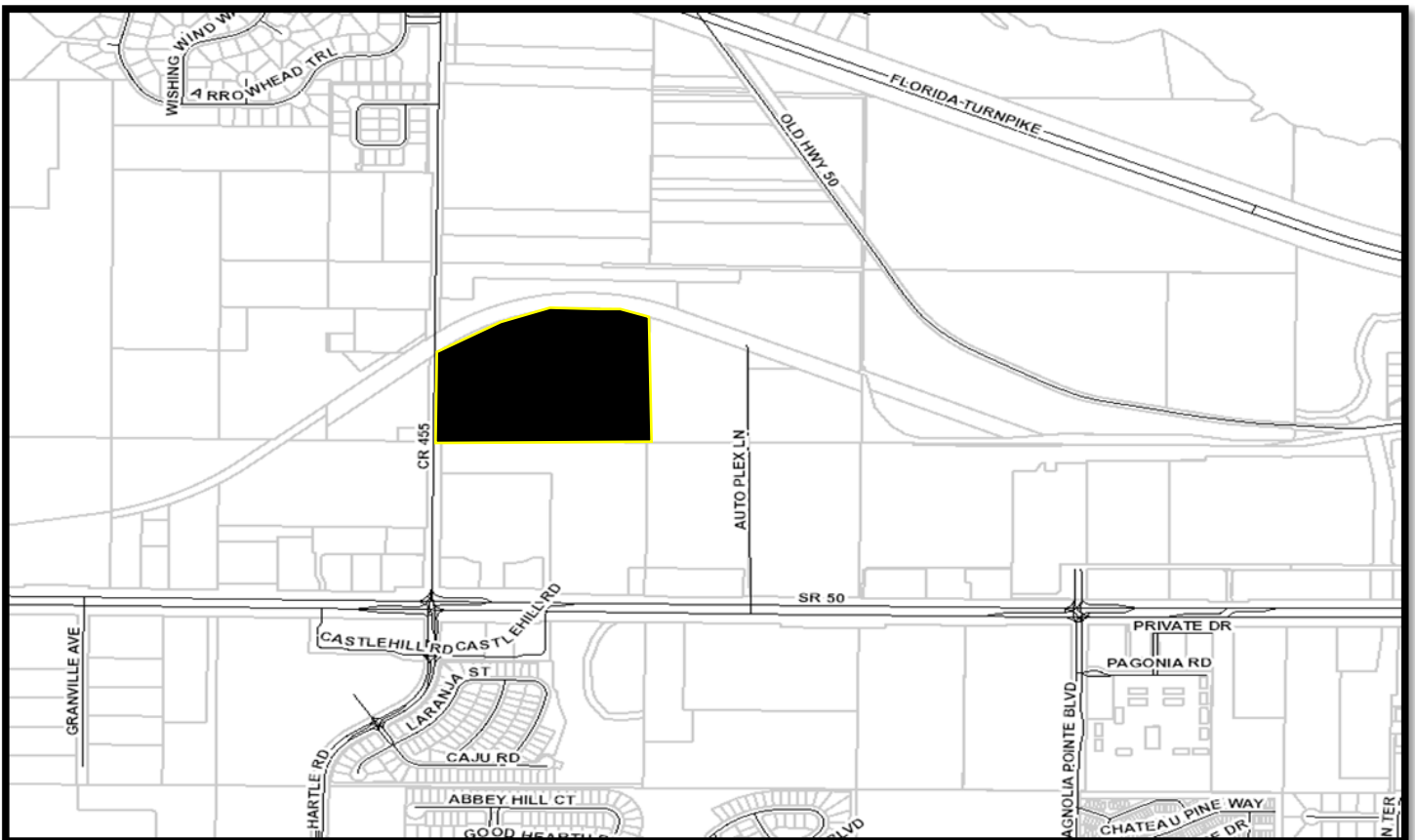
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

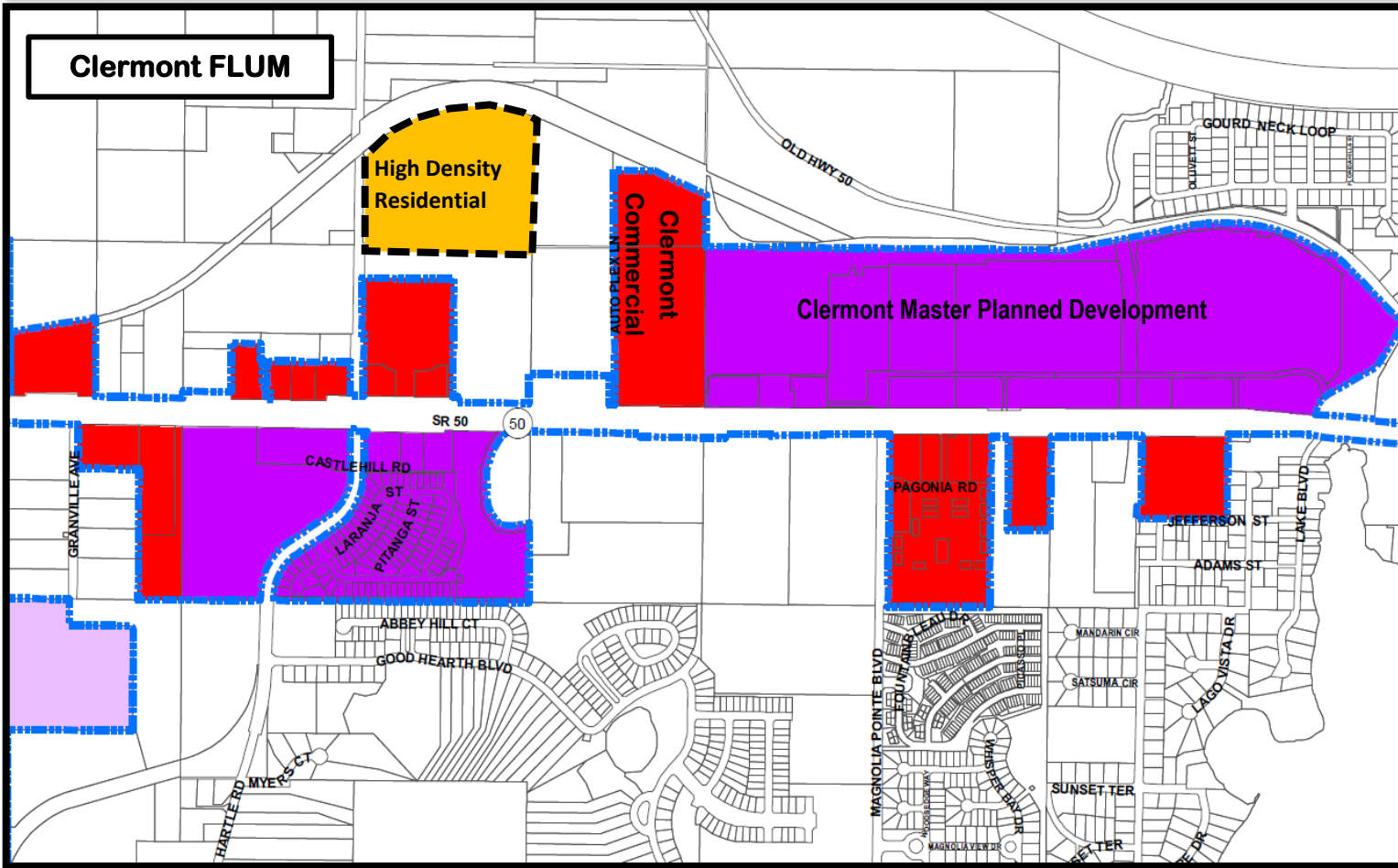
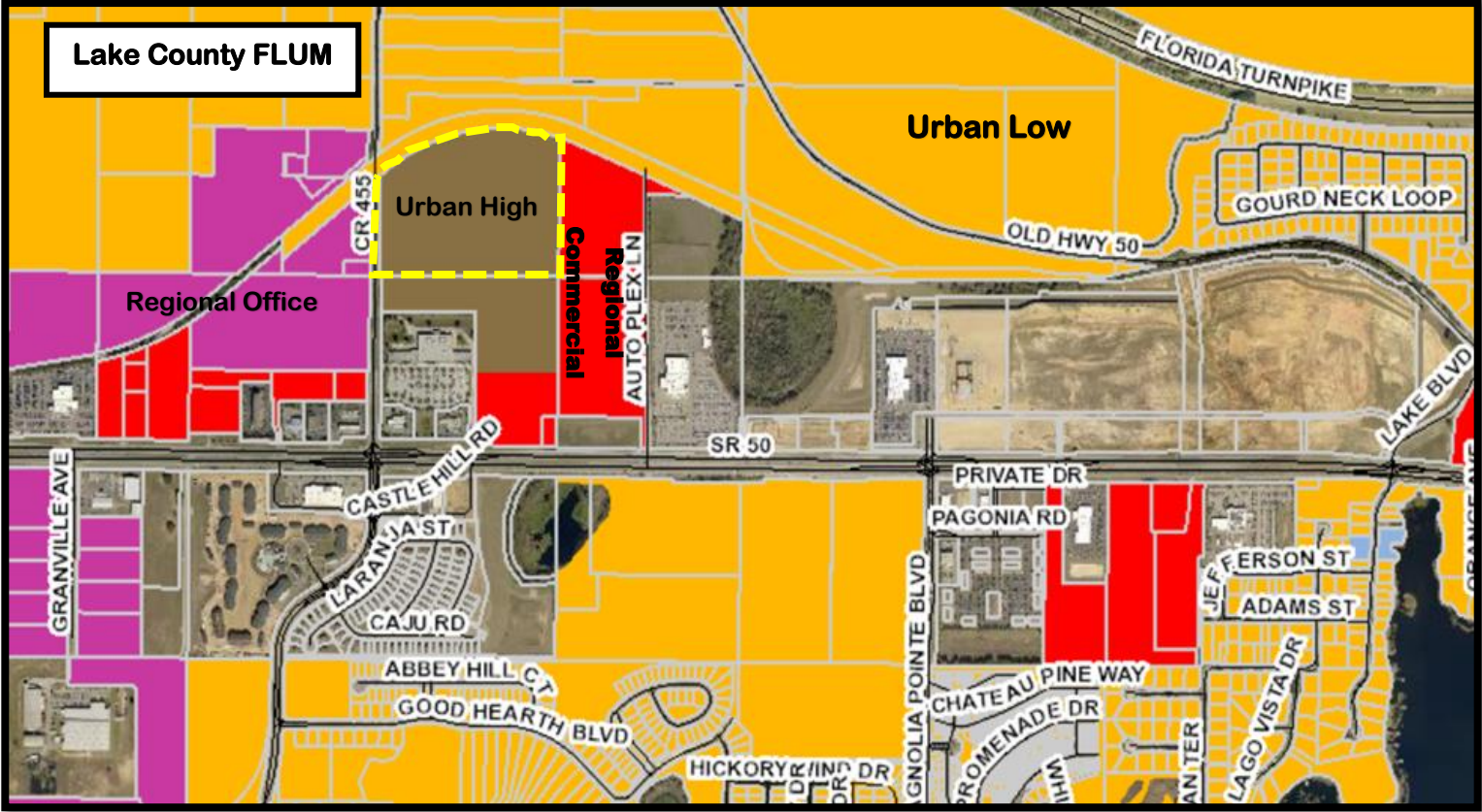
Approved as to form and legality:

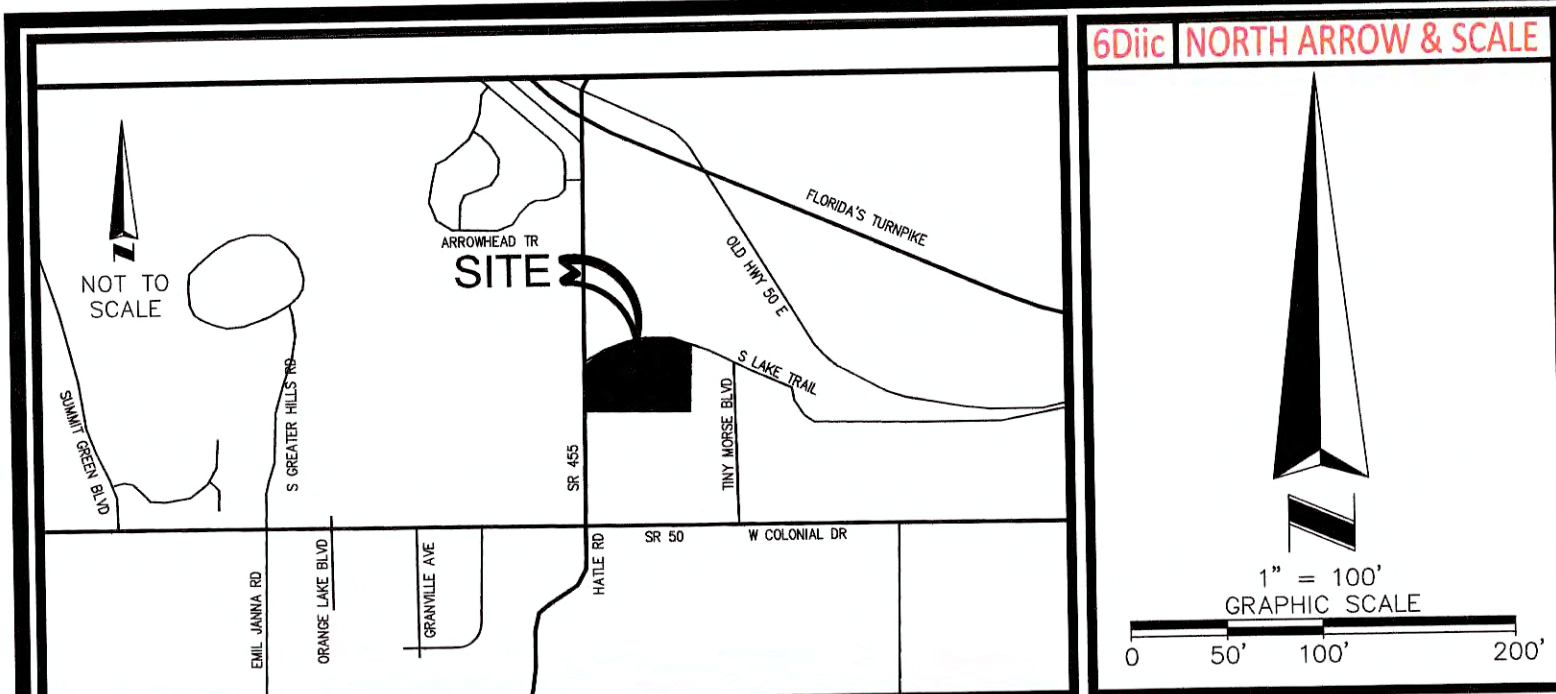
Daniel F. Mantzaris, City Attorney

LOCATION MAP



Future Land Use Map – 111 Residential





5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) FENCE CROSSES BOUNDARY BY AT MOST 5.5'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120421 0595 E (MAP NO. 1206900595E), WHICH BEARS AN EFFECTIVE DATE OF 12/18/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diii LEGEND AND ABBREVIATIONS

● DENOTES SET 5/8" IRON ROD WITH CAP L.B. #6393
○ DENOTES FOUND MONUMENTATION AS NOTED

UTILITY POLE
DENOTES LIGHT POLE
DENOTES SIGN
DENOTES WATER METER
DENOTES GAS MARKER
C.C.R. CALCULATED
C.C.M. CONCRETE MONUMENT
CONC. CONCRETE
DEED
DELTA
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
FND. FOUND
G.M. GAS MARKER
INV. INVERT
L. LENGTH
M.B. MAP BOOK B, PAGE 70, LAKE COUNTY DEPARTMENT OF PUBLIC WORKS

M. MEASURED
M.E.S. MITER END SECTION
OHU. OVERHEAD UTILITY
O.R.B. OFFICIAL RECORDS BOOK
P.O.C. POINT ON CURVE
R. RADIUS
R.C.P. REINFORCED CONCRETE PIPE
R/W. RIGHT-OF-WAY

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

OFFICIAL RECORDS BOOK 5208, PAGE 2483.

5Ei SCHEDULE B - SECTION 2nd ITEMS

9 - INTENTIONALLY DELETED.

10 PROVISIONS OF THE PLAT OF LAKE HIGHLANDS COMPANY, IN SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED NOVEMBER 18, 1920 IN PLAT BOOK 4, PAGE 11. (AFFECTS AS SHOWN)

11 UNRECORDED LEASE OPTION AGREEMENT DATED MARCH 28, 1985 BY AND BETWEEN ROYAL F. RAIDLE, JR., AS TRUSTEE UNDER THE PROVISION OF A CERTAIN LAND TRUST AGREEMENT DATED OCTOBER 25, 1988 AND C. A. MEYER PAVING & CONSTRUCTION CO., A FLORIDA CORPORATION AS EVIDENCED IN THAT CERTAIN TRUSTEE'S DEED LISTED IN EXHIBIT "A", UNDER PARCEL NO. 1 RECORDED AUGUST 21, 1991 IN BOOK 1122, PAGE 1048, TOGETHER WITH QUITCLAIM DEED RECORDED MAY 19, 2006 IN BOOK 3165, PAGE 397. (NOTE: THIS EXCEPTION WILL BE AUTOMATICALLY DELETED UPON COMPLIANCE WITH SCHEDULE B-I REQUIREMENT NUMBER 8) (NOT A SURVEY MATTER)

12 - INTENTIONALLY DELETED.

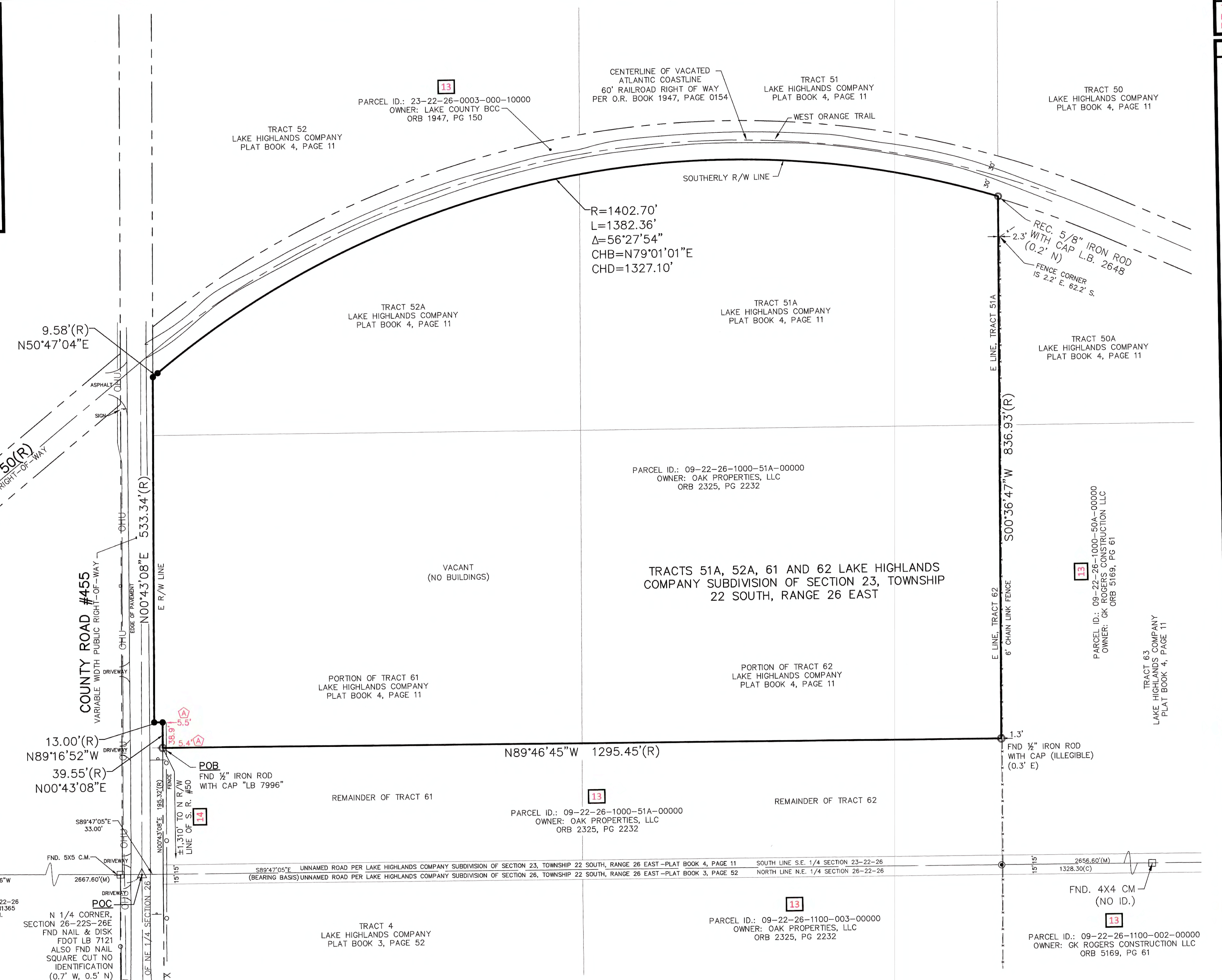
13 - INTENTIONALLY DELETED.

14 UNRECORDED CITY OF CLERMONT CODE ORDINANCE NO. 273-C AS EVIDENCED IN THAT CERTAIN LAKE UTILITY SERVICES, INC.'S NOTICE OF APPEAL RECORDED JUNE 14, 2007 IN BOOK 3451, PAGE 1395. (NOT A SURVEY MATTER)

15 ORDINANCE 2018-51 EAST CLERMONT VILLAGE PLANNED UNIT DEVELOPMENT (PUD) RZ-18-05-2 RECORDED DECEMBER 11, 2018 IN BOOK 5208, PAGE 2483. (AFFECTS, SEE 6Cvii ABOVE)

16 30' ACCESS EASEMENT IN FAVOR OF _____ RECORDED _____, 2019 IN INSTRUMENT NO. _____ (DOCUMENT PROVIDED)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2 "TABLE A" PROPERTY ADDRESS	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE	
3 "TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA	
4 "TABLE A" LAND AREA	6Bxi TITLE COMMITMENT INFORMATION	7c "TABLE A" BUILDING HEIGHT	
5Bii ACCESS TO PROPERTY	6Cvi RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES	
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Dii NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS	
5Ei SCHEDULE B - SECTION 2 nd ITEMS	6Diii LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET	
5F CEMETERY NOTE	6Diiiv VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE	
6Bi TITLE DESCRIPTION	6Diiiv SURVEYOR'S NOTES		
	6Dvi TYPE OF SURVEY		



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 2037-4261690,
HAVING AN COMMITMENT DATE OF MAY 06, 2019.

6Bi TITLE DESCRIPTION

TRACTS 51A, 52A, AND A PORTION OF TRACTS 61 AND 62 LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER (1/4) CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE, SOUTH 89°47'05" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 455 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 00°43'08" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 195.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 00°43'08" EAST, A DISTANCE OF 39.55 FEET; (2) NORTH 89°16'52" WEST, A DISTANCE OF 13.00 FEET; (3) NORTH 00°43'08" EAST, A DISTANCE OF 533.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY NO. 50 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 50°47'04" EAST, A DISTANCE OF 9.58 FEET TO A POINT OF CURVATURE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,402.70 FEET, A CENTRAL ANGLE OF 56°27'54", AND A CHORD LENGTH OF 1,327.10 FEET, WHICH BEARS NORTH 79°01'01" EAST; (2) EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,327.10 FEET, TO A POINT ON THE EAST LINE OF TRACT 51A; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 00°36'47" WEST, ALONG SAID EAST LINE AND THE EAST LINE OF TRACT 62, A DISTANCE OF 836.93 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°46'45" WEST, A DISTANCE OF 1,295.45 FEET TO THE POINT OF BEGINNING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Ding SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 J OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA

1,073,922± SQUARE FEET 24.654± ACRES

6Biv BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST HAVING A BEARING OF S89°47'05" E, PER ASSUMED DATUM.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = N/A HANDICAP = N/A TOTAL = N/A

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO STATE ROAD #455, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

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

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: 111 LH PURSUIT, LLC; FIRST TEAM COMMERCIAL, LLC; OAK PROPERTIES, LLC; LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.; HILL, WARD & HENDERSON, P.A.; EAST CLERMONT VILLAGE, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 5/2/2019
DATE OF PLAT OR MAP: 5/9/2019

E. Glenn Turner 5/15/19 DATE

PROFESSIONAL SURVEYOR & MAPPER NO: 5643
STATE OF: FLORIDA
PROJECT NO: #180311

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

CERTIFICATE OF AUTHORIZATION # LB6393
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY OF
OAK PROPERTY (NORTH PARCEL)
COUNTY ROAD #455
SECTION 23 & 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CLERMONT, FLORIDA

6Dvi 2

AMERICAN SURVEYING & MAPPING INC.

ORLANDO, FLORIDA 32803
3191 MAGUIRE BLVD., SUITE 200
PHONE: (407) 426-7979

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JW	DRAWING SCALE	1"=100'
			5/15/19	SURVEYOR'S COMMENTS	JLS				
						DRAWING NAME	180311 - OAK PROPERTY NORTH PARCEL		

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. 2022-035

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, September 6, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, September 27, 2022 at 6:30 PM 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 Urban High Density to Clermont High Density Residential Land Use Designation.

Ordinance 2022-035

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:

14006 County Road 455
Property located north of SR 50
and east of CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres

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

Meeting Date		
Tuesday, September 6, 2022		
Agenda Item Name		
Ordinance 2022-036 111 Apartments Rezoning		
Requested Action		
Recommend approval of Ordinance No. 2022-036.		
Staff Report		
This is a Staff initiated request for approval of a rezoning from Lake County Planned Unit Development to the City of Clermont Planned Unit Development (PUD) category. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455 and is approximately 21.9 +/- Acres. Lake County has approved to allow for the development of a 296-unit multifamily apartment housing project on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed High Density Residential Land Use designation allows up to the maximum of 12 units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be changing the Future Land Use Designation from Lake County Urban High Density to Clermont High Density Residential Land Use Category. Staff recommends approval of the rezoning with the provisions of Ordinance 2022-036.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-036 111 Apartments rezoning (09.01.2022)	ORD 2022-036 111 Apartments rezoning (09.01.2022).doc	
2. Location Maps	Location Maps.pdf	
3. Zoning Map	Zoning Map.pdf	
4. Legal ad - Ord. 2022-036 111 Apartments	Legal ad - Ord. 2022-036 111 Apartments.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-036

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

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE

CITY OF CLERMONT
ORDINANCE NO. 2022-036

SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

LOCATION:

14006 County Road 455
Property located north of SR 50 and east of CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres

LOCATION MAP



PROPERTY REZONING

FROM: Lake County Planned Unit Development (PUD)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

1. The conditions as set forth in this Planned Unit Development (PUD) shall be legally binding upon any heirs, assigns and successors in title or vested interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the



CITY OF CLERMONT
ORDINANCE NO. 2022-036

City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

3. Fiber optic conduit and pull boxes may be require installation by the developer in the utility easements to extend the City’s fiber optic network. The City’s Information Technology Director or authorized designee will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. Permitted Land Uses: Mixed use Development, that may include Single-family residential and multifamily units and the C-2 General Commercial zoning district permitted land uses shall be permitted for this Planned Unit Development (PUD).

1. The overall density shall be a minimum of four (4) dwellings units per acre and a maximum of twelve (12) dwelling units per acre.
2. Dwelling units may include townhouses, apartments, single family residential and duplexes.
3. Residential Setbacks. Setbacks for the single family dwelling units and duplexes are as follows:

<u>Residential Setbacks</u>	
Front Yard Setbacks	25 feet from the property lines
Secondary Street Frontage	15 feet from the property lines
Side Yard Setbacks	5 feet from the property lines
Rear Yard Setbacks	10 feet from the property lines for the dwelling unit and five feet from the property lines for accessory structures (including pools and screen rooms and porches.
Separation between Buildings (Single-Family Attached Dwelling Units only)	20 feet plus 15 feet for each story in excess of two.
Driveways	Single Family detached: (Five feet from the side property lines, not encroaching on any easements) Single Family attached: (May be allowed to have a zero foot side setback from the property line with an approved grading plan and not encroaching on any easements)

2. Commercial Development:
 1. The C-2 General Commercial Zoning District designated permitted uses shall be



CITY OF CLERMONT
ORDINANCE NO. 2022-036

allowed.

2. The site shall be developed to allow for up to the maximum of 400,000 total square feet of Commercial, Office and Retail permitted uses may be developed on the subject property, not to exceed the maximum allowed for compliance to the Land Development Regulations (LDR), Clermont Architectural Design Standards and the Comprehensive Plan for Commercial Land Use.
3. Prohibited Uses includes Kennels, Plant nursery, Mining and Quarrying, Obnoxious uses, Adult uses, Marina, Self-storage laundry facility, Self-storage facility, Truck yards, Junkyards, Warehouses, Cemetery, Colleges and Universities.
4. The Setbacks for the Commercial Development shall be as follows:

<u>Commercial Development Setbacks</u>	
Front Yard Setback	(1) - 50 feet from the right of ways of State Road 50 and County Road 455. (2) - 25 feet from any other roads and street frontage and easements.
Secondary Street Frontage Setback	25 feet from any roads or rights of ways
Side Yard Setback	15 feet from any property lines
Rear Yard Setback	(1) 25 feet from any buildings and structures. (2) All buildings and structure setbacks shall be a minimum of 30 feet from any residential designated permitted uses and or residential zoning designations.
Maximum Building Height s	20 feet plus 15 feet for each story in excess of two.

3. Development Standards:
 1. Maximum height of fifty (50) feet shall be allowable for all designated habitable occupancy uses of a Building structure, and a maximum height of forty-five (45) feet shall be allowable for the finished height of all buildings or structures. For the purpose of this section, habitable occupancy use area shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy.
 2. All fencing shall be ornamental metal; chain link fencing is prohibited.
 3. All Commercial development shall adhere to the provisions of the Clermont Architectural Design Standards.
4. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

All Development Standards must be in accordance with the Comprehensive Plan and Land Development Regulations.

5. Parking Requirements.

Off street parking must be provide in accordance to the Land Development Regulations

6. Landscaping, Buffering and Screening.

All new development must provide landscaping in accordance with the Land Development Regulations.

7. Environmental Requirements.

Prior to any future development, a current environmental assessment must be submitted to identify any negative impacts to wetlands, endangered species and habitat, wildlife corridors, flora and fauna.

8. Noise.

Compliance must be in accordance with the Clermont Land Development Regulations.

9. Transportation Improvements.

1. All access management shall be in accordance with FDOT, the Comprehensive Plan and Land Development Regulations.

2. An 8 foot-wide sidewalk will be required along the site's County Road 455 Frontage, and identified in the Lake County Trail Master Plan.

3. Offsite Road Improvements will be required on County Road 455, consisting of 12-foot wide road lanes with five foot paved shoulders and left and right turn lanes at the entrance, or any other required improvements consistent with FDOT, the Comprehensive Plan and Land Development Regulations, and as approved by the City Public Works.

4. Right of way dedication is required as approved by Lake County.

5. The property owner shall landscape and maintain the State Road 50 median from the east property line westward to the intersection at County Road 455, and as approved by Lake County and FDOT.

10. Utilities.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

1. 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.

2. All utilities must be designed and installed in accordance with the Land Development Regulations and City Standards.

11. Stormwater Management.

1. The stormwater management system shall demonstrate that each phase is able to exist as an independent and stable unit for drainage purposes while meeting both SJRWMD, Lake County and the City of Clermont standards. The natural predevelopment drainage pattern shall be maintained to the maximum extent possible, in accordance with SJRMW, Lake County and the City of Clermont.

2. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.

3. The stormwater system shall be designed and constructed in accordance with all applicable St. Johns River Water Management District (SJRWMD) and Lake County Standards and the City of Clermont standards.

12. Floodplain Management.

1. The owner will be responsible for any flood studies required for site development and compliance with the Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan and Land Development Codes.

13. External Lightening Requirements and Standards.

1. All lighting must be in accordance with the Land Development Regulations.

2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be incorporated as an integral design element that complements the design of the development through style, material and colors. Luminaries shall be tilted. Floodlights or lighting types featuring sag, convex, or drop lenses shall be prohibited.

3. The height of lighting fixtures inclusive of supporting poles, the lighting source, and light fixture shall not exceed thirty-(30) feet within parking areas and fifteen (15) feet in height in non-vehicular pedestrian areas. Such height shall be measured from finished grade to the top of the light fixture.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

4. An exterior lighting plan shall be prepared and submitted with any site plan or construction plans application. Such plan shall provide a photometric plan of the developed areas of the site with accompanying data tables and product design details that identify support poles, lamp fixtures and lens.
14. Signage.
 1. All signage must be in accordance with the Land Development Regulations.
15. Concurrency Management Requirements.
 1. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
 2. The property owner shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the Land Development Regulations.
16. Development Review and Approval.
 1. Prior to the issuance of any permits or development orders, the Applicant shall be required to submit formal site plans review and approval and/or final plants approval if applicable, which shall meet all submittal requirements and be in compliance with the Land Development Regulations, Comprehensive Plan and Ordinances.
 2. PUD Expiration: Physical development shall commence within three (3) years from the date of the final approval of the Planned Unit Development (PUD). Failure to commence construction shall cause the revocation of this Ordinance.
 3. Final approval of the non-residential development shall require action and approval by the City of Clermont Commission.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

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.

SECTION 8: 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. 2022-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27st day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

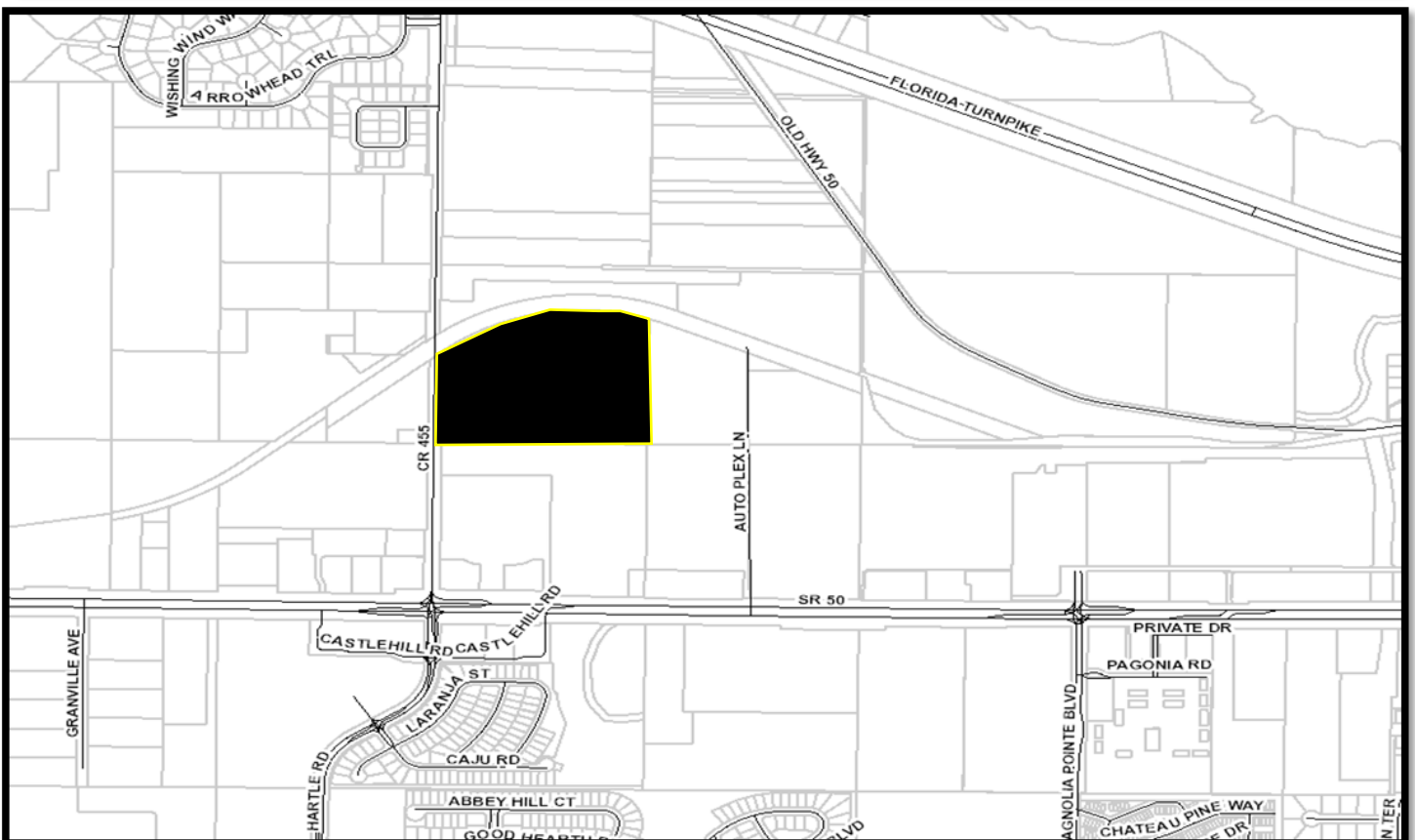
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

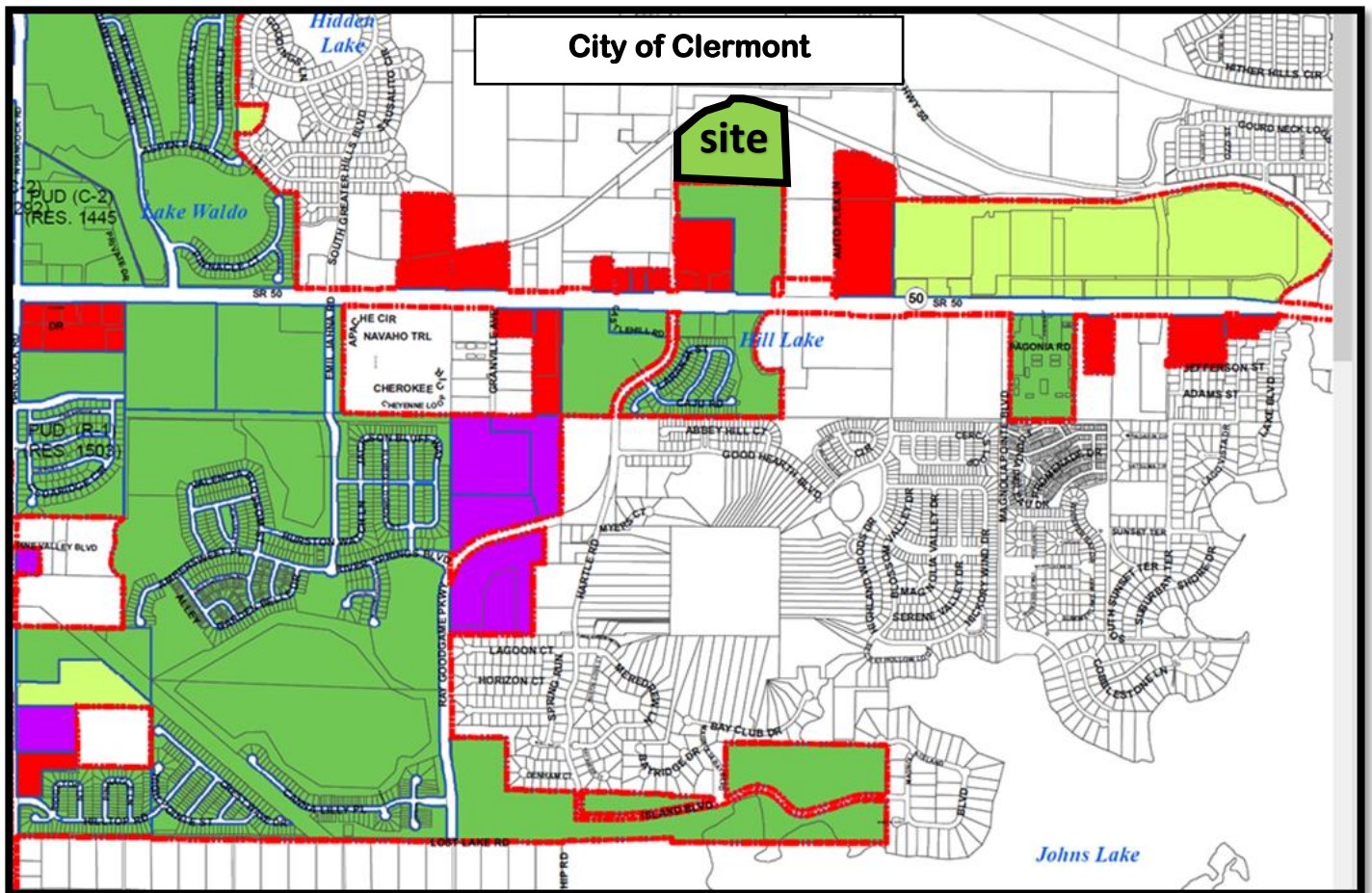
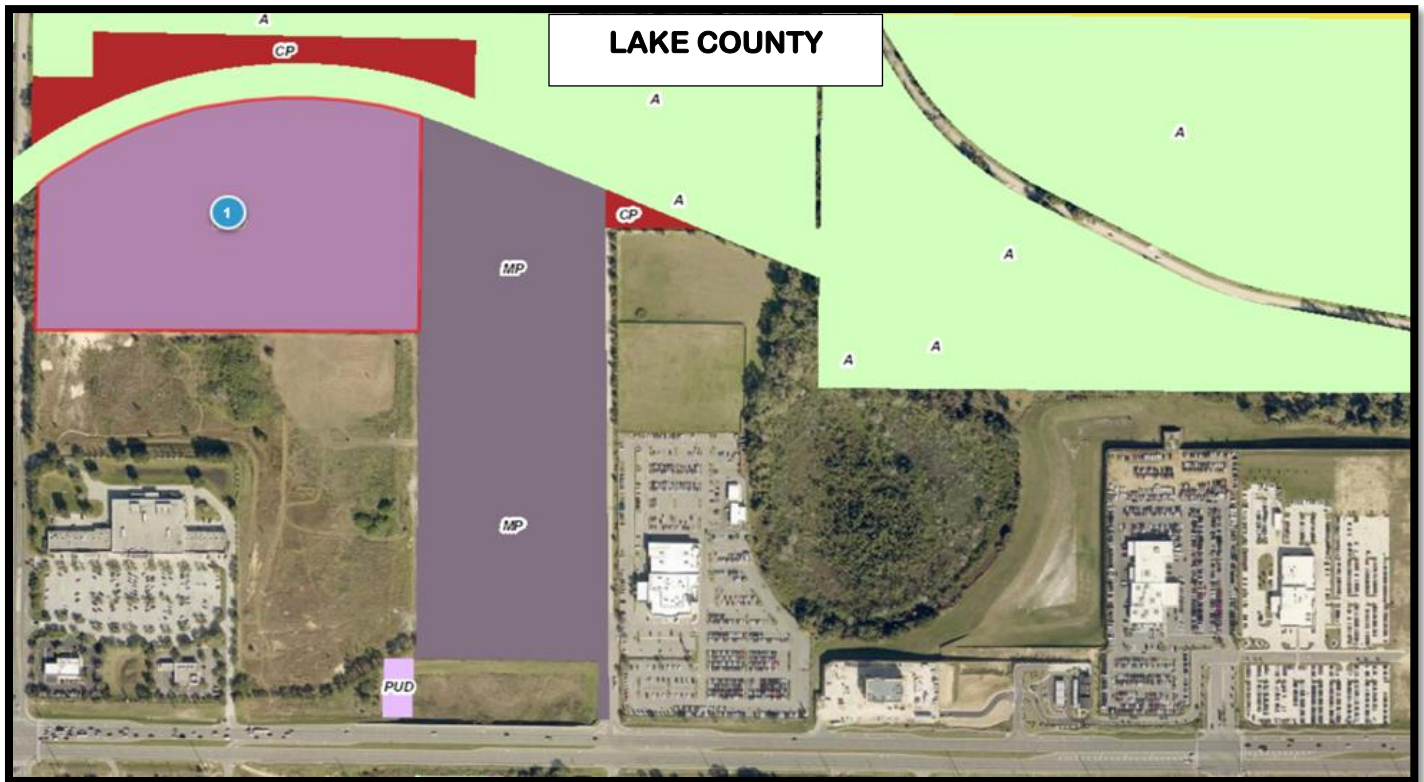
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



ZONING MAPS



LEGAL NOTICE

On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, September 27, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-036

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:

14006 County Road 455,
Property located north of SR 50 and CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres



LEGAL DESCRIPTION

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983

PROPERTY REZONING

From: Lake County Planned Unit Development (PUD)

To: City of Clermont Planned Unit Development (PUD)

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 6, 2022		
Agenda Item Name		
Ordinance 2022-037 <i>Land Development Code Amendment-Murals</i>		
Requested Action		
Staff Report		
City staff is proposing a sign code change regarding murals. This proposed change will remove the existing condition within the ordinance that requires final approval by city council. All other rules and regulations will not be affected. Applicants will still be required to submit application documents for approval by city staff.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Highlighted copy of 2022 Mural Amendment	Highlighted copy of 2022 Mural Amendment.pdf	
2. ORD 2022-037 - 2022 Mural Amendment clean version (08.26.2022)	ORD 2022-037 - 2022 Mural Amendment clean version (08.26.2022).pdf	
3. Legal ad - Ordinance No. 2022-37	Legal ad - Ordinance No. 2022-37.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-037

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

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 September 6, 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 shall amend the Land Development Code, Chapter 102-Signs, adding section 102-26 “Other Signs” to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District; and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 102 “Signs”, purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City, and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 102 “Signs” of the Clermont Code of Ordinances be amended to add Section 102-26 “Other Signs” as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 102-26. “Other Signs”

- (1) *Mural signs.* Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to the sides and rear building façades on the first floor of any commercial buildings located in the Central Business District. The city council may approve larger murals as a variance to the land development codes, at a public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a

CITY OF CLERMONT
ORDINANCE NO. 2022-037

product and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be permitted on the sides and rear of any commercial building walls and shall not be allowed on any front building facades and walls. The front building façade is determined as any façade facing a vehicular street right-of-way.

- (a) Works of art and murals shall be located in the Clermont Central Business District (CBD). Murals and artwork projects are prohibited for residential only buildings and uses.
- (b) The artwork should show sensitivity be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five (5) percent.
- (c) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.
- (d) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11" x 17" sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings. ~~The completed art work permit application shall require approval of the City Council.~~
- (e) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
- (f) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner. The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.



CITY OF CLERMONT
ORDINANCE NO. 2022-037

- (g) A hold-harmless release and identification waiver in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: 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 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the 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.

SECTION 8: 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. 2022-037

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



CITY OF CLERMONT
ORDINANCE NO. 2022-037

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

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WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 102-Signs, adding section 102-26 “Other Signs” to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District; and

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CITY OF CLERMONT
ORDINANCE NO. 2022-037

product and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be permitted on the sides and rear of any commercial building walls and shall not be allowed on any front building facades and walls. The front building façade is determined as any façade facing a vehicular street right-of-way.

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- (e) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
- (f) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner. The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.



CITY OF CLERMONT
ORDINANCE NO. 2022-037

- (g) A hold-harmless release and identification waiver in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

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

SECTION 4: 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.

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SECTION 7: RECORDING

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

SECTION 8: 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. 2022-037

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

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

Date:	08/11/2022
Order Number:	7648120
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	08/22/2022 - 09/12/2022	Bids & Proposals
LEE dailycommercial.com	2	08/22/2022 - 09/12/2022	Bids & Proposals

Total Order Confirmation	\$167.68
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Ad Preview

LEGAL NOTICE

On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance. The final enactment of the proposed ordinance will be heard by the City Council on Tuesday, September 27, 2022 at 6:30 PM.

ORDINANCE NO. 2022-37

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; SECTION 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

All meetings will be held in Clermont City Hall, 1st floor Council Chambers, located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

This ordinance is available for public inspection in the Development Services Office, 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

Daily Commercial
August 22, 2022 and
September 12, 2022
7648120



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 6, 2022		
Agenda Item Name		
Ordinance 2022-040 <i>Lakeview Preserve Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-040.		
Staff Report		
This is a Staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way North to Clermont Low Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and East of the Clermont Boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single family residential homes on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Low Density Residential Land Use designation allows up to the maximum of three (3) units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Future Land Use change from Lake County Wellness Way North to Clermont Low Density Residential designation with Ordinance 2022-040.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-040 Lakeview Preserve CPA (08.25.2022)	ORD 2022-040 Lakeview Preserve CPA (08.25.2022).pdf	
2. New Location map	New Location map.pdf	
3. FLU MAPS	FLU MAPS.pdf	
4. Legal ad - Lakeview Preserve CPA	Legal ad - Lakeview Preserve CPA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-040

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 the 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:

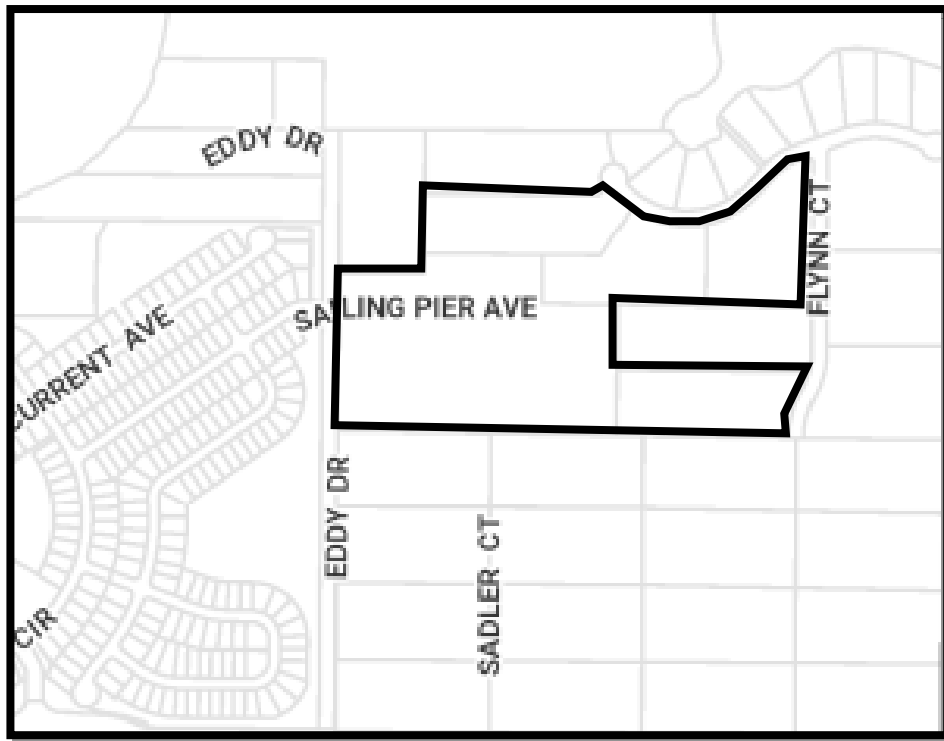
LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 AND;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

CITY OF CLERMONT
ORDINANCE NO. 2022-040

LOCATION:

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



FUTURE LAND USE MAP AMENDMENT

**FROM: LAKE COUNTY WELLNESS WAY NORTH
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.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-040

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. 2022-040

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September 2022.

CITY OF CLERMONT

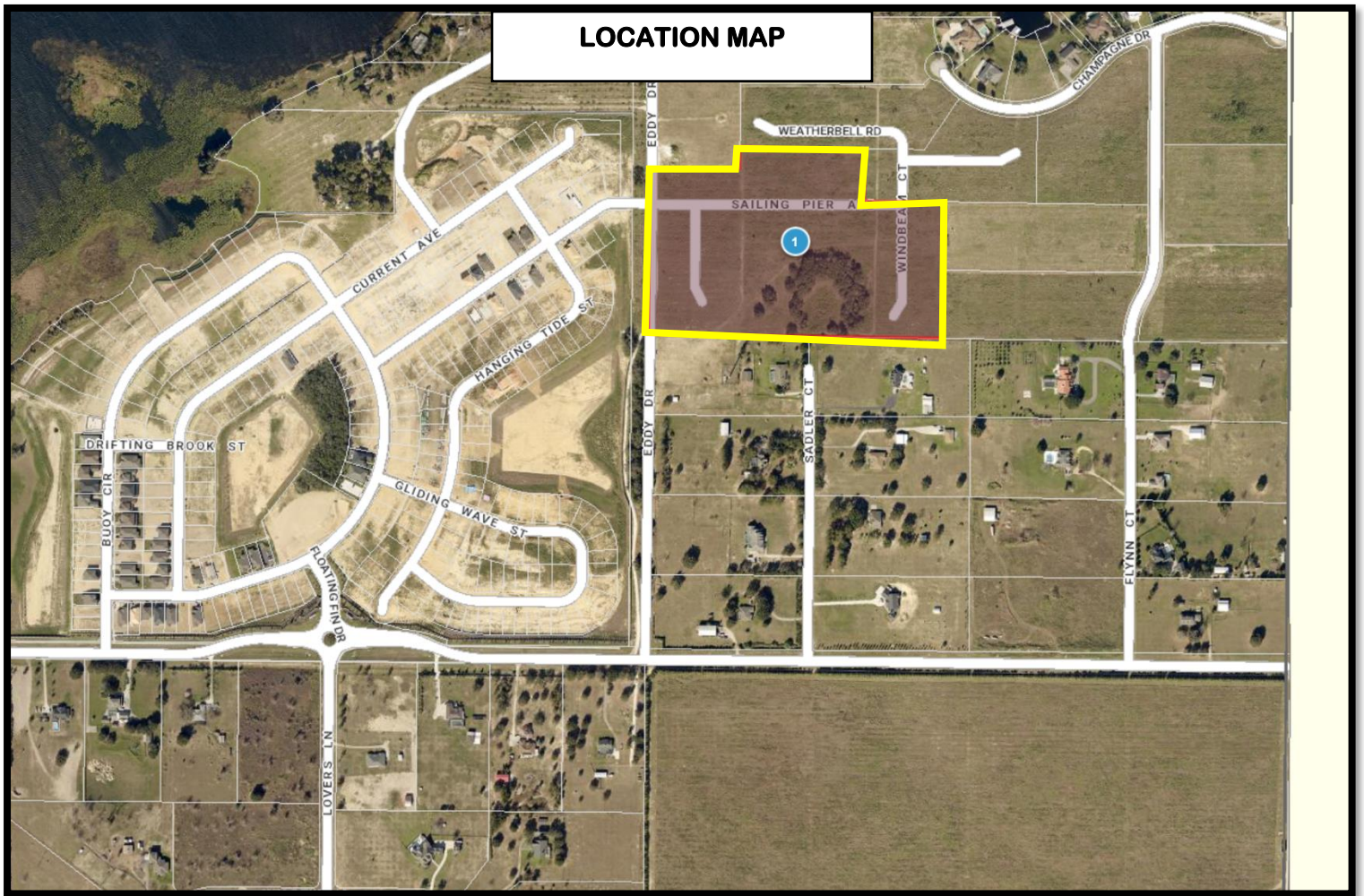
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

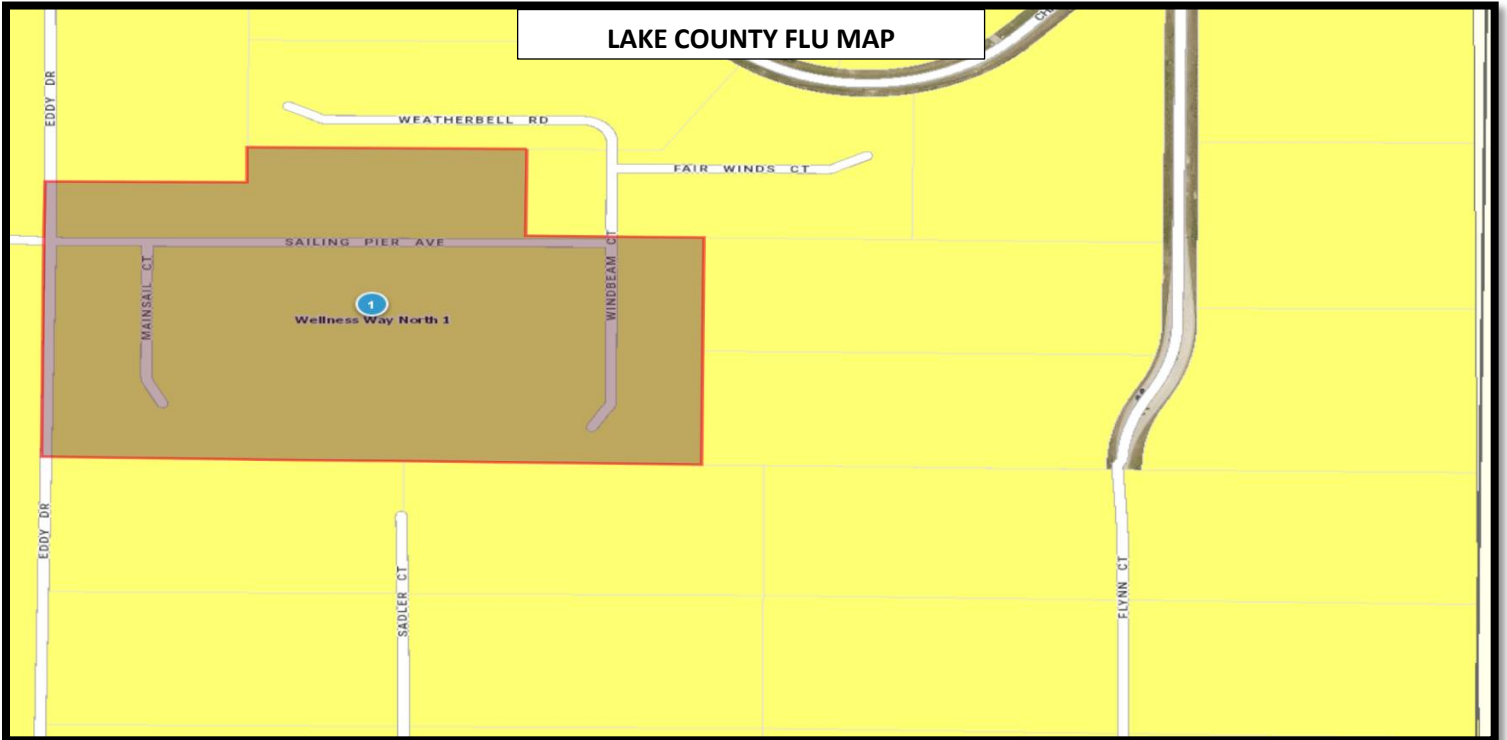
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

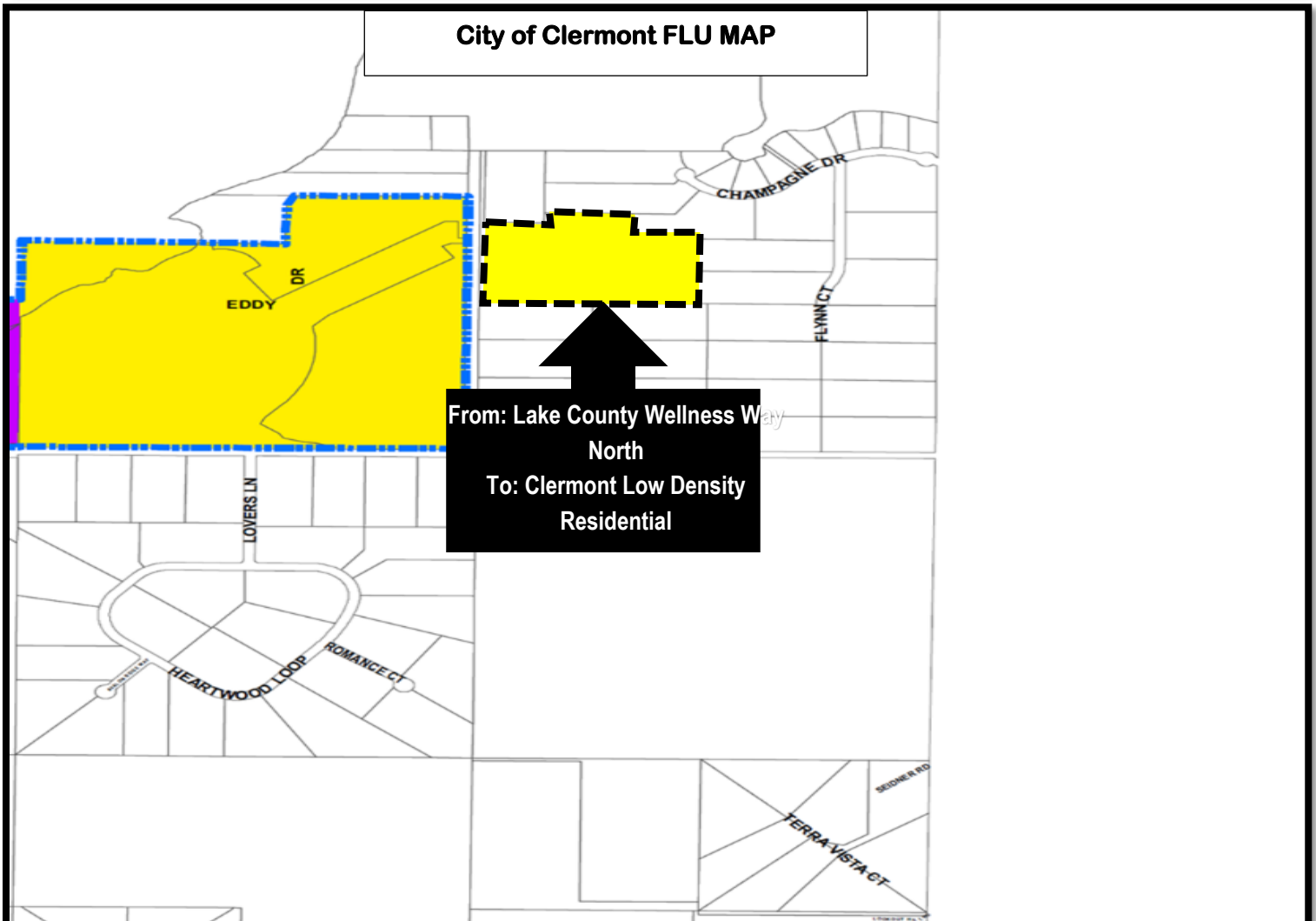


FUTURE LAND USE MAPS

LAKE COUNTY FLU MAP



City of Clermont FLU MAP



**CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
COMPREHENSIVE PLAN AMENDMENT**

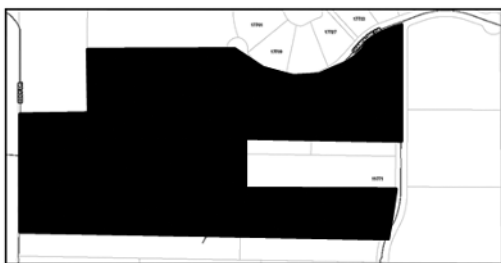
The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, September 6, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, September 27, 2022 at 6:30 PM to consider the (final reading and ordinance adoption) to change the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcels below from Lake County Wellness Way North to Low Density Residential Land Use Designation.

ORDINANCE 2022-040

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 parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 and; PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

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

Meeting Date		
Tuesday, September 6, 2022		
Agenda Item Name		
Ordinance 2022-041 <i>Lakeview Preserve Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-041.		
Staff Report		
This is a Staff initiated request for approval of a rezoning from Lake County Planned Unit Development to Clermont Planned Unit Development zoning category. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and East of the Clermont Boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single family residential homes on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Planned Unit Development (PUD) zoning category is consistent with the current Lake County zoning designation and surrounding properties. The property will also be amending the Future Land Use Map from Lake County Wellness Way North to Clermont Low Density Residential designation. Staff recommends approval of Ordinance No. 2022-041.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-041 Lakeview Preserve rezoning (09.01.2022)	ORD 2022-041 Lakeview Preserve rezoning (09.01.2022).pdf	
2. Location map	Location map.pdf	
3. ZONING MAPS	ZONING MAPS.pdf	
4. Legal ad - Lakeview Preserve Rezoning	Legal ad - Lakeview Preserve Rezoning.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-041

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.

WHEREAS, this project was entitled within Lake County's jurisdiction under Ordinance 2020-65 and the City of Clermont is annexing the property at this time and will transfer the current development standards into this ordinance;

NOW THEREFORE, 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

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 and;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

LOCATION

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres

CITY OF CLERMONT
ORDINANCE NO. 2022-041

LOCATION MAP



PROPERTY REZONING

FROM: Lake County Planned Unit Development (PUD)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2: GENERAL 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 approved Lake County site plan. Any changes or deviation to the approved Lake County site plan or construction plans will require a review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. 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.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

5. Fiber optic conduit and pull boxes may require installation by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director or authorized designee will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

A. Permitted Land Uses:

1. Suburban Residential Lots. The maximum of 78 single-family residential lot subdivision.
2. Estate Residential Lots. Two (2) Estates Residential lots consisting of five (5) acres each. The Estates Residential Lots shall be defined as Lots 4 & 6 of the Prominent Pointe Subdivision, as recorded in Plat Book 68, Pages 100-101, and Public Records of Lake County, Florida. Neither lot shall be reconfigured, except with the exception of providing drainage easements over the north portion of Lot 6, should final engineering determine that a retention pond is necessary in that location.
3. General Agriculture, as defined by Lake County Land Development Code, shall be permitted on the Estate Residential lots as a primary use or as accessory uses to the single-family residential permitted uses.
4. The City Manager or designee may approve accessory uses directly associated with the above referenced permitted uses. Any other permitted uses of the site not specified above shall require approval of an amendment to the Planned Unit Development (PUD) by the Clermont City Council.
5. The project shall be developed according to R-2 Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

B. Development Standards:

1. The Suburban Residential Lots shall not have access to Flynn Court and Champagne Drive.
2. The Suburban Residential Lots shall provide access through a western connection, as shown on the conceptual plan submitted with the rezoning application.
3. The Estate Residential Lots will provide access to Flynn Court.
4. The development shall not utilize Sadler Court for access to either the Suburban or Estate Lots.

C. Setbacks and Development Standards:

1. Suburban Residential Lots:

<u>Development Standards for Suburban Residential Lots</u>	
Minimum Lot Area	8400 square foot
Minimum Living Area	1,500 square foot
Minimum Lot Width	70 feet
Minimum Front Building setback	20 feet
Minimum Side Yard Setback	5 feet
Setback from Side Street	15 feet
Minimum Rear Yard Setback	20 feet'
Minimum Building Separation	10 feet
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5 feet from the side and rear property lines'
Maximum Impervious Surface Ratio (ISR) * The entire development may not exceed 0.60 impervious surface ratio (ISR)	A higher ISR may be allowed if the Developer can demonstrate that the entire development will not exceed the maximum 0.60 ISR
Maximum Principal Building Height	35 feet'
Maximum Accessory Building Height	25 feet
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50 feet
Minimum front yard easement	5 feet'
Minimum side and Rear Yard Drainage and Utility Easement	5 feet

2. Estate Residential Lots Standards

<u>Development Standards for Estate Residential Lots:</u>	
Front Yard Setback	25 feet
Side and Secondary Front Yard	25 feet
Rear Yard Setback	25 feet
Accessory structure including pools	25 feet from the side and rear property lines
ISR for Individual Lots	0.10 maximum ISR
Minimum Structure Size	850 Square feet *(300 square feet of which may include attached, non-living area)

3. The entire development may not exceed 0.60 maximum impervious surface ratio (ISR).



CITY OF CLERMONT
ORDINANCE NO. 2022-041

SECTION 4: OPEN SPACE AND LANDSCAPING

1. Open Space: A minimum of 25% of the net buildable area of the entire site shall be required as dedicated open space as defined in the Comprehensive Plan.
2. Landscaping Requirements. Landscaping, Buffers, and screening shall be design and constructed with the Land Development Regulations and Comprehensive Plan. All plant materials utilized in accordance to the code shall be drought tolerant Florida Native Plants.

SECTION 5: ARCHITECTURAL DESIGN STANDARDS

The Suburban Residential Lots shall be developed in accordance with the following standards:

1. No two same floor plans with the same elevations shall be constructed adjacent or across the street from one another.
2. No two same floor plans with the same color schemes shall be constructed adjacent to or across the street from one another.
3. The garage doors shall be constructed with architectural features such as windows and/or trim.
4. The front facades shall have a minimum of two windows.
5. Each floor plans shall have four elevation styles with four different color options.
6. All driveways shall be constructed with pavers, with the exception of the driveway aprons and sidewalks.

SECTION 6: TRANSPORTATION AND ACCESS MANAGEMENT

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. The Access points is through the Lakeview Preserve subdivision as approved with the PUD.
3. Sidewalks will be required to meet the Land Development Regulations.

SECTION 7: ENVIRONMENTAL

1. Environmental. An environmental survey shall be conducted in accordance with the Land Development Regulations to address any natural vegetative communities, wildlife corridors, and designated species prior to the submittal of any development regulations.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

2. An environmental assessment addressing habitat and species shall be submitted to the City during the site plan review and approval process for 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.

SECTION 8: UTILITIES AND CONCURRENCY MANAGEMENT

1. The project shall be developed in accordance with the City of Clermont Utility Standards.
2. Any proposed City maintained utilities that are not located within a City maintained right of ways are required to be placed in a dedicated utility easement to the City at time of recording of the final plat. Easements shall be provided at no expense to the City.
3. The stormwater management system shall be designed in accordance with all applicable requirements of the City of Clermont, Lake County and St. Johns Water Management District (SJRWMD) requirements.
4. Coordination between the Developer and the appropriate Solid Waste Office, Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, postal delivery, and 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.
5. Development Concurrency shall be met prior to the issuance of any development orders, consistent with the Land Development Regulations (LDR).
6. School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Codes.
7. Any 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, they may be placed behind the rear building line of the structure outside of the drainage and/or utility easements.
8. This Planned Unit Development shall become null and voided if substantial construction work has not begun within three (3) years from the date of this Ordinance approval. "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-2 Medium Density Residential Zoning Designation.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

SECTION 9: DEED RESTRICTIONS

1. The Suburban Residential Lots do not have access to Flynn Court or Champagne Drive; and
2. The Estate Residential Lots are never further subdivided.

SECTION 10: CONFLICT

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

SECTION 11: 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 12: 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 13: RECORDING

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

SECTION 14: 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. 2022-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

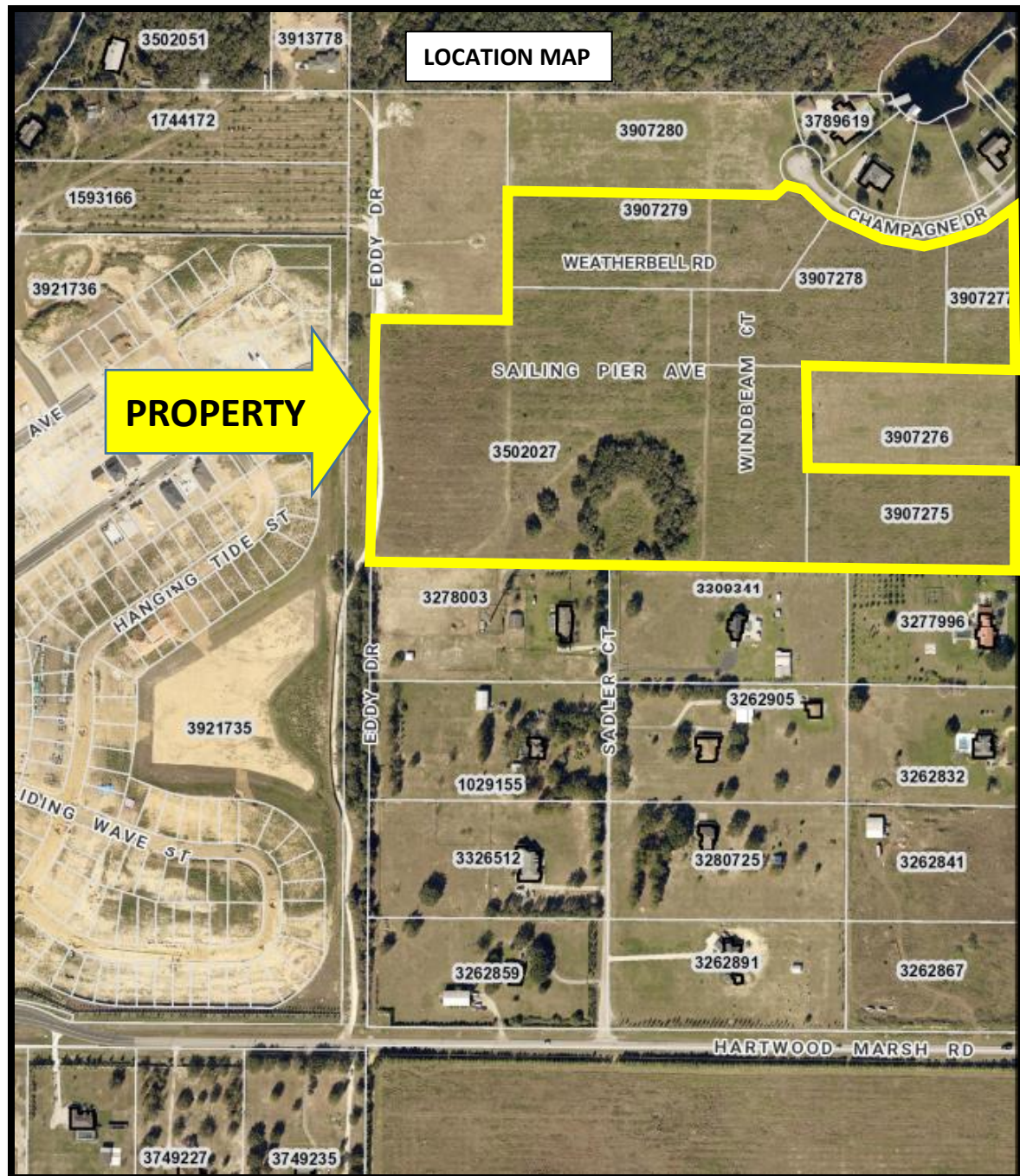
Tim Murry, Mayor

ATTEST:

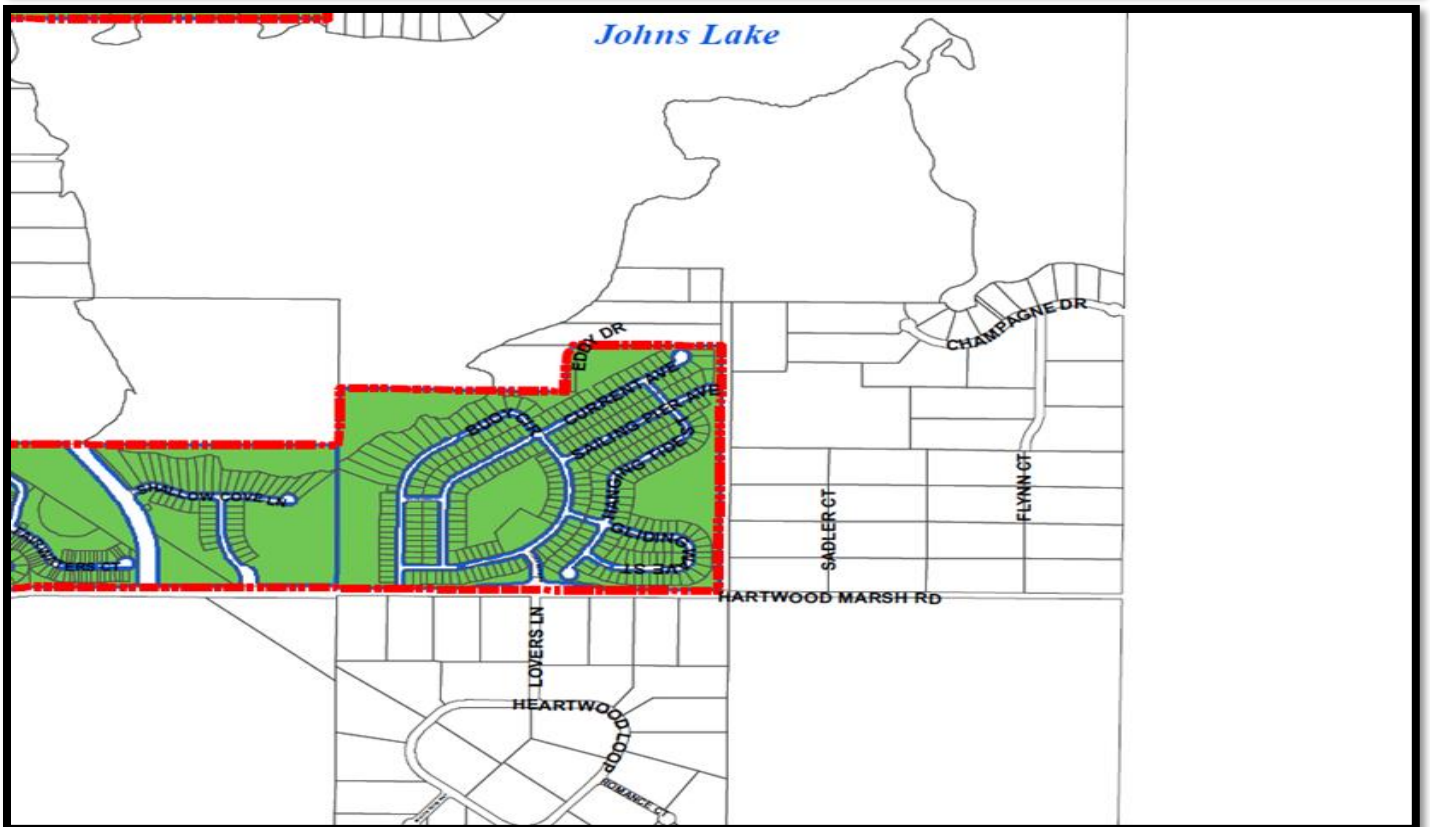
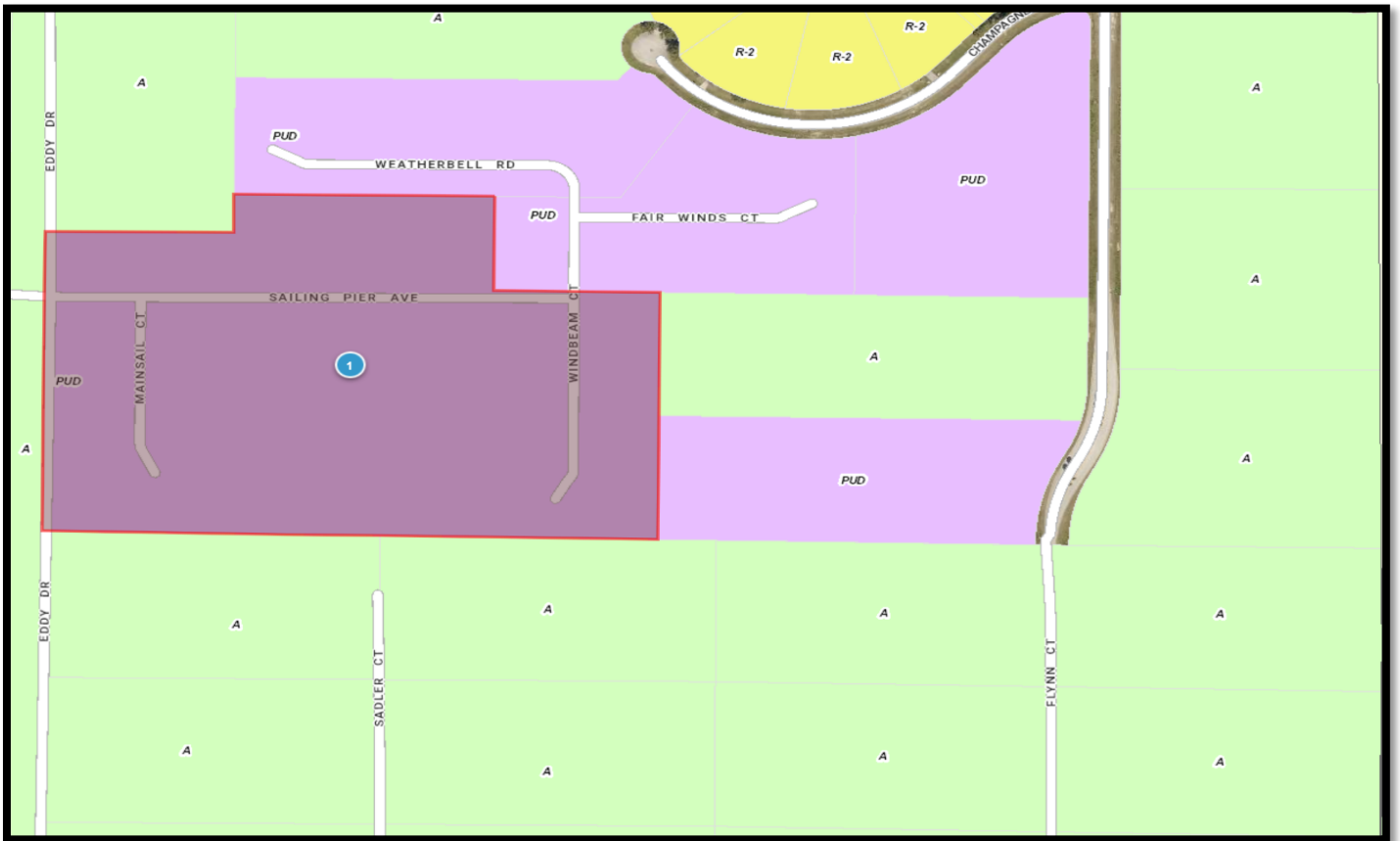
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Zoning Maps



LEGAL NOTICE

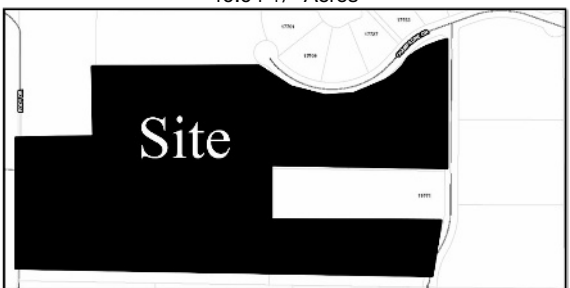
The Planning & Zoning Commission will consider the request at a public meeting on Tuesday, September 6, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, September 27, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-041

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 EFFECTIVE DATE.

LOCATION:

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101--ORB 5593 PG 817 and;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

PROPERTY REZONING:

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

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

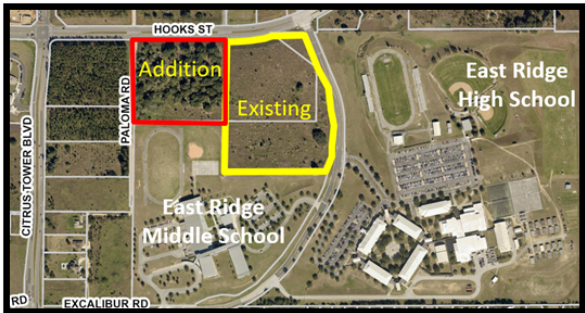
This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, September 6, 2022	
Agenda Item Name	
Ordinance 2022-042 <i>Clermont Hills Apartments Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2022-042	
Staff Report	
The applicant, Tara Tedrow, is requesting an amendment to PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units. The property is located southwest of Excalibur Road and Hooks Street Intersection, East of Paloma Road and adjacent to East Ridge Middle School. With the addition of this parcel, the overall project will be 26 +/- acres.  The applicant is requesting to construct 312 units, which is at a density of 12 dwelling units per acre. The previous project was approximately 17 acres and was approved for 204 units. The future land use of Residential/Office permits multifamily up to 12 dwelling units per acre and office uses at a floor area ratio of 0.25. Several conditions were placed in the PUD approval as an outcome of a special magistrate hearing that will continue to be in the amended project. The site shall be constructed in substantial accordance of the submitted conceptual site plan dated August 24, 2022 prepared by VHB, Inc. The site plan was reconfigured. Previously, there was an access off of Excalibur Road along with access off of Hooks Street. The new plan has removed the access point off of Excalibur Road and the primary access point will be provided from Hooks Street. An exclusive left turn lane will be constructed on Hooks Street to serve the primary access point. The project will also be gated and the internal roadway will be privately owned and maintained. Majority of the previous conditions contained in ordinance 2021-015 will be retained in this amendment with the exclusion of conditions that dealt with Excalibur Road. The apartment buildings will be a maximum of three-stories. A waiver was granted for cut/fill up to 13 feet on 10% of the previous site. This has not changed with the additional acreage, nor will it be required on the additional acreage. The applicant has provided additional amenities and more open space is provided compared to the previous project. See Staff Analysis Report for more detail. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks and the primary access point has been shifted from Excalibur Road to Hooks Street to minimize any concerns. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the conceptual plan, does preserve the natural topography of the site as much as possible and the previous cut/fill waiver for the project is not being requested on the additional acreage. The conceptual site plan has more open space than previously before	

and more amenities are being provided for the residents. Staff is able to support the request and recommends approval of Ordinance 2022-042.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord. 2022-042 Clermont Hills - Skorman Rezoning (08.30.2022)	Ord. 2022-042 Clermont Hills - Skorman Rezoning (08.30.2022).pdf
2.	64185.00 - Clermont Hills Apt - Conceptual Site Plan 8.24.22	64185.00 - Clermont Hills Apt - Conceptual Site Plan 8.24.22.pdf
3.	Elevations	Elevations.pdf
4.	Hooks Street site	Hooks Street site.pdf
5.	SKORMAN PUD Grading Plan	SKORMAN PUD Grading Plan.pdf
6.	Ord. 2021-015	Ord. 2021-015.pdf
7.	Ord 2022-042 - Clermont Hills Staff Analysis Report	Ord 2022-042 - Clermont Hills Staff Analysis Report.pdf
8.	School Concurrency	School Concurrency.pdf
9.	TIA Summary	TIA Summary.pdf
10.	2022-08-29_Hooks-Excalibur TIA Review	2022-08-29_Hooks-Excalibur TIA Review.pdf
11.	Justification	Justification.pdf
12.	Application clarification	Application clarification.pdf
13.	Application	Application.pdf
14.	Legal ad - Clermont Hills Apts.	Legal ad - Clermont Hills Apts..pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-042

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:

PARCEL 1 (ID 09-22-26-1205-039-00000)

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT THEREOF OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM THE ABOVE LANDS, THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY VIRTUE OF THAT CERTAIN STATUTORY WARRANTY DEED RECORDED FEBRUARY 10, 2003 IN OFFICIAL RECORDS BOOK 2257, PAGE 1297, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LYING WITHIN 50 FEET EACH SIDE (100 FEET TOTAL) OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT AN ALUMINUM PLAT STAMPED "TOWNSHIP 22 SOUTH, RANGE 26 EAST, 30/29, D.O.T., 10-28-73", SAID POINT BEING THE WEST $\frac{1}{4}$ CORNER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE SOUTH 88 DEGREES 26 MINUTES 40



CITY OF CLERMONT
ORDINANCE NO. 2022-042

SECONDS EAST, ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29, A DISTANCE OF 5248.28 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2083.00 FEET AND A CENTRAL ANGLE OF 1 DEGREES 44 MINUTES 27 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.29 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 1340.32 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 55 MINUTES 13 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 860.38 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 44 MINUTES 14 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 2009.80 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE SOUTH 60 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 457.88 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 17 SECONDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 673.98 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 173.56 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE POINT OF TERMINATION OF THIS CENTERLINE DESCRIPTION, SAID POINT BEING NORTH 01 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 8.25 FEET FROM THE EAST $\frac{1}{4}$ CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

TOGETHER WITH

PARCEL 2 (IDS 09-22-26-1205-038-00000, 28-22-26-0003-000-00400 AND 28-22-26-0003-000-00600)

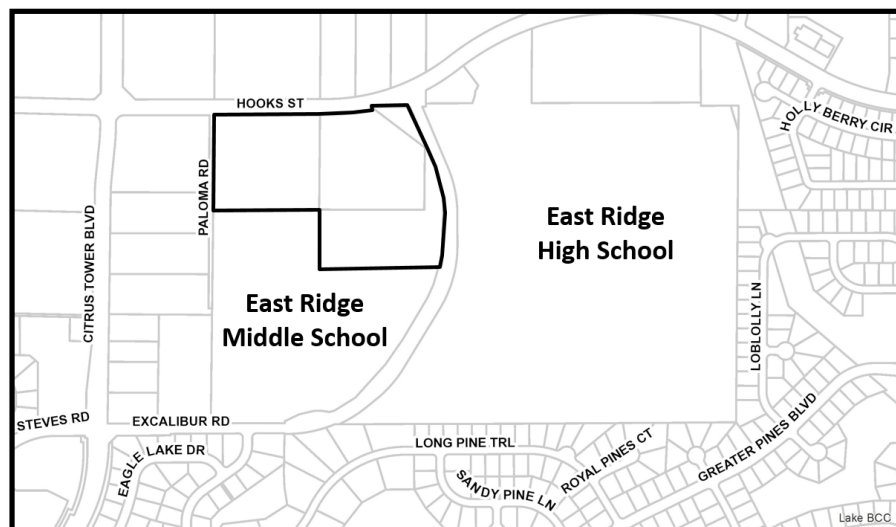
THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREAT PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT

AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street Intersection,
East of Paloma Road and adjacent to East Ridge Middle School
Approx. 26.25 +/- Acres
Alternate Keys 1103908, 3801505, 3815507, 1071194





CITY OF CLERMONT
ORDINANCE NO. 2022-042

PROPERTY REZONING

To amend PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development; 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 Exhibit A, Clermont Hills Apartments, LLC Conceptual Site Plan, prepared by VHB with a latest issue date of August 24, 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 312 multi-family dwelling units (d.u.) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill Exhibit B – Grading Plan Variance prepared by HALFF, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.



CITY OF CLERMONT
ORDINANCE NO. 2022-042

5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5-foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the internal streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance, Exhibit C, and shall meet the City of Clermont's Architectural Standards.
9. If required by Lake County, the developer shall participate in proportionate share mitigation for improvements to two segments that are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. This will be coordinated with Lake County at the time improvements are considered.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The primary full access connection to the Project shall be off Hooks Street and an exclusive ingress left-turn lane shall be constructed. A secured emergency access point shall be off of Excalibur Road and will only be used by emergency personnel in emergency situations.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated in this PUD.
14. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.

15. All leases for units in the project shall be for a minimum of one year and all tenants shall sign the attached Short-Term Subletting or Rental Addendum. Prior to leasing to any apartment, all proposed tenants shall undergo criminal background checks. Developer/Owner agrees to follow the protocol below in rejecting any tenants for reasons that appear in a criminal background check:
 - a. Criminal – Exclude all Non-Convictions (i.e. Dismissed or Nolle Prosequere)
 - b. Federal, Felony, & Sex Offender will Fail for all years
 - c. Misdemeanor Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify.
 - d. Unclassified Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify. (All unclassified crimes from the Department of Corrections will fail)
16. A six (6) foot decorative fence will be installed, per applicable City code, along all property lines of the project.
17. In addition to all other landscaping required by City code, an additional visual buffer is required providing vegetative buffering on the interior of the fencing facing toward the Project, and along the project property lines abutting the shared East Ridge Middle School property lines.
18. 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.
19. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.
20. The proposed amenities, including secondary amenities shown on page 2 of the Clermont Hills Apartments, LLC Conceptual Site Plan, shall be constructed in substantial accordance as shown. The amenities shall be open prior to the final certificate of occupancy of the last apartment building.



CITY OF CLERMONT
ORDINANCE NO. 2022-042

21. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development becomes null and void, a new application for a PUD shall be required in order to develop the property.

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 at the Developer's expense.

SECTION 8: 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. 2022-042

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

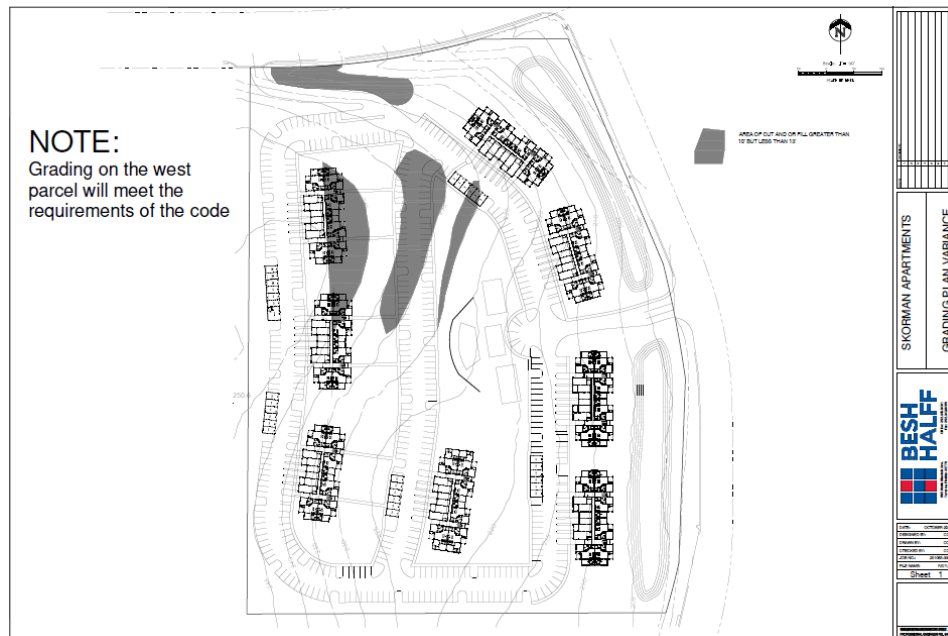
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT A
Conceptual Site Plan



EXHIBIT B
Cut/Fill



CITY OF CLERMONT
ORDINANCE NO. 2022-042

EXHIBIT C
Sample Elevations:





SITE DATA	
OWNER	RICHARD E BOSSERMAN & TRUSTEE 1701 SPRING LAKE DRIVE ORLANDO, FL 32804
DEVELOPER	CLERMONT HILLS APARTMENTS, LLC 6000 METROWEST BLVD, STE 111 ORLANDO, FL 32835
TOTAL ACRES:	+/- 26.25 AC
ALT KEY:	3815507 / 1103908 / 3801505 / 1071194
EXISTING ZONING:	UE / PUD
FUTURE LAND USE:	RESIDENTIAL / OFFICE
PROPOSED ZONING:	PUD
UNITS:	312
DENSITY:	12 UNITS PER ACRE
PARKING REQUIRED:	616 (APPROX.)
PARKING PROVIDED:	689 TOT SPACES
WETLANDS:	0 AC
ZONING:	NORTH-WEST: AR (AGRICULTURAL RESIDENTIAL) & RP (RESIDENTIAL PROFESSIONAL) - LAKE COUNTY NORTH-EAST: C-1 (LIGHT COMMERCIAL) & C-2 (GENERAL COMMERCIAL) - CITY OF CLERMONT SOUTH: CFD (COMMUNITY FACILITY DISTRICT) - LAKE COUNTY EAST: R-6 (URBAN RESIDENTIAL) - LAKE COUNTY WEST: R-6 (URBAN RESIDENTIAL) - LAKE COUNTY
FUTURE LAND USE:	NORTH-WEST: REGIONAL COMMERCIAL - LAKE COUNTY NORTH-EAST: COMMERCIAL - CITY OF CLERMONT SOUTH: PUBLIC SERVICE FACILITY & INFRASTRUCTURE - LAKE COUNTY EAST: REGIONAL OFFICE - LAKE COUNTY WEST: REGIONAL OFFICE - LAKE COUNTY
BUILDING SETBACKS:	25' (FRONT, REAR AND SIDE)
LANDSCAPE BUFFERS:	10' ALONG WEST AND SOUTH / 20' ALONG NORTH AND EAST
MAX BUILDING HEIGHT REQUIRED:	55'
WATER:	CITY OF CLERMONT
SEWER:	CITY OF CLERMONT
*PROJECT TO BE GATED AND THE STREETS TO BE PRIVATE AND OWNED AND MAINTAINED BY THE OWNER	



CHILDREN'S PLAY AREA

+/- 625 sq ft
 Variety of play structures in mulch



BOCCE BALL and LAWN GAMES

+/- 3,000 sq ft
 One (1) bocce ball sand court and open area for lawn games

HAMMOCK AREA

+/- 1,500 sq ft
 6-8 hammocks hanging from trees or poles



ZEN GARDEN

+/- 400 sq ft
 Raked gravel with rock out-croppings and special plants under existing oaks with liesure seating



YOGA LAWN

+/- 500 sq ft
 Artificial turf with rectangle sail structure to provide shade





FRONT ELEVATION



EXTERIOR ELEVATIONS | CLERMONT HILLS APTS
CLERMONT, FLORIDA

PROJECT No: XXXX - 07/01/2022



REAR ELEVATION



EXTERIOR ELEVATIONS | **CLERMONT HILLS APTS**
CLERMONT, FLORIDA

PROJECT No: XXXX - 07/01/2022







KEY MAP



A - VIEW FROM HOOKS STREET



HOOKS STREET SITE SECTION

CLERMONT HILLS APARTMENTS | CITY OF CLERMONT | FLORIDA

CLERMONT HILLS APARTMENTS, LLC



June 29, 2022



KEY MAP



B - VIEW FROM EXCALIBUR ROAD



EXCALIBUR ROAD SITE SECTION

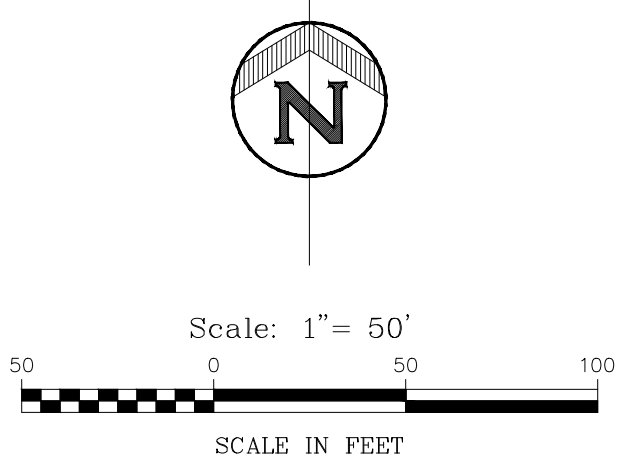
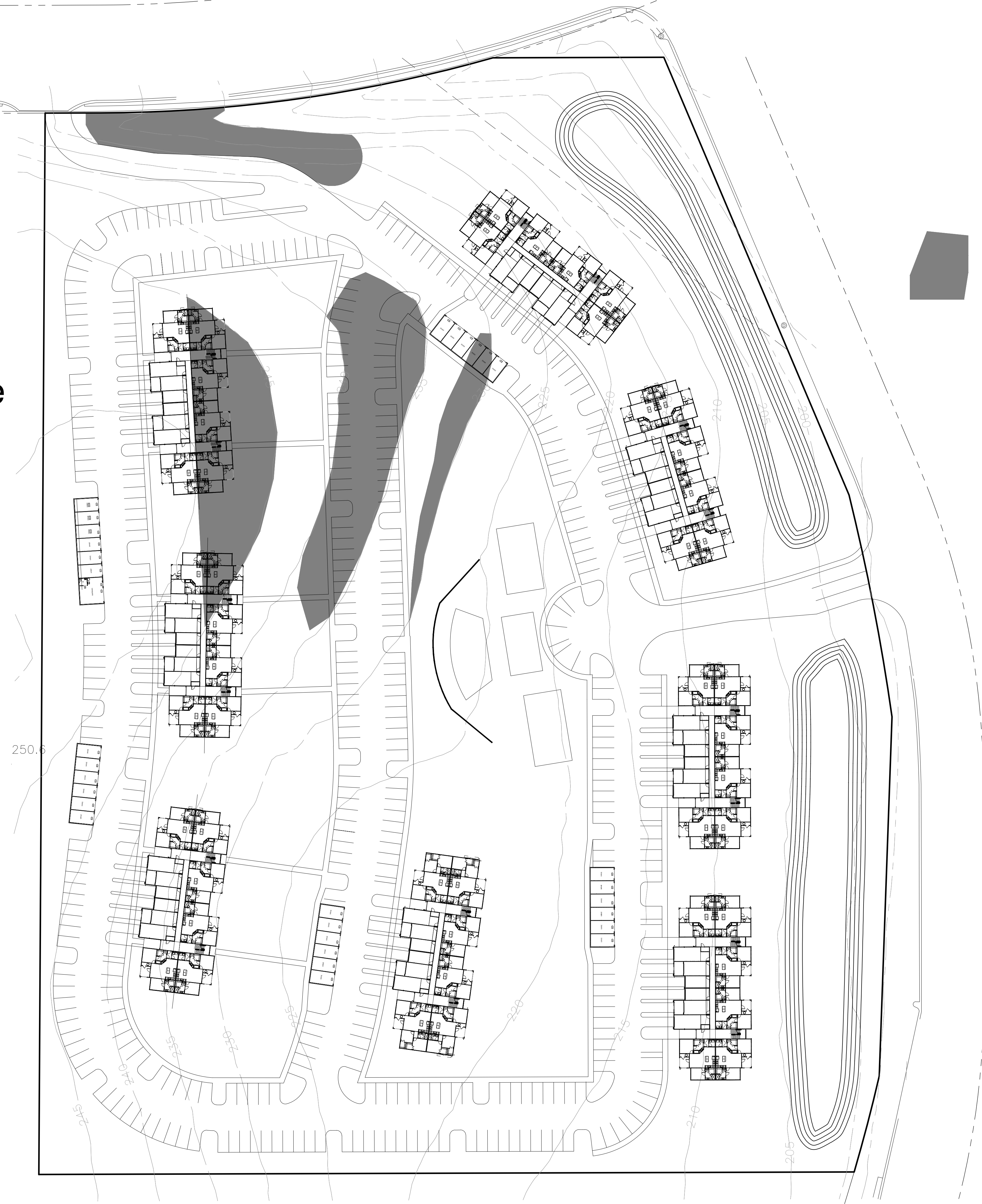
CLERMONT HILLS APARTMENTS | CITY OF CLERMONT | FLORIDA

CLERMONT HILLS APARTMENTS, LLC



June 30, 2022

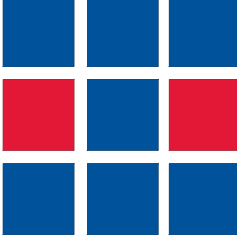
NOTE:
Grading on the west parcel will meet the requirements of the code



AREA OF CUT AND OR FILL GREATER THAN
10' BUT LESS THAN 13'

SKORMAN APARTMENTS

GRADING PLAN VARIANCE



**BESH
HALFF**

800 North Florida Ave.
Tallahassee, Florida 32301
Office: 352.343.8481
Fax: 352.343.8485
Certificate of Authorization Number: 33390

DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	



PROFESSIONAL ENGINEER NO. 00090

REVISION	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

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, AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, on February 23, 2021, by a vote of 4-1, the City Council denied Ordinance 2021-010, rejecting a petition to rezone the property described below to Planned Unit Development;

WHEREAS, the applicant availed itself of its rights pursuant to Section 70.51, *Florida Statutes*, requesting relief from the denial of Ordinance 2021-010;

WHEREAS, in accordance with and as required by Section 70.51, City staff and the applicant mediated the matter on April 30, 2021, before an agreed-upon Special Magistrate; and

WHEREAS, as part of the above-referenced mediation, City staff agreed to recommend City Council consider a revised version of Ordinance 2021-010 to include additional conditions, which was presented to the Council as this Ordinance 2021-015;

WHEREAS, on June 8, 2021 the City Council denied Ordinance 2021-015;

WHEREAS, in accordance with Section 70.51, *Florida Statutes*, on July 28, 2021, the Special Magistrate conducted an administrative hearing and received testimony and evidence presented by the applicant in support of the Request for Relief and by the City in opposition thereto. Additionally, the Special Magistrate received testimony from an interested member of the general public; and

WHEREAS, based on the testimony and evidence presented at the July 28, 2021 administrative hearing, the Special Magistrate's issued a recommended order dated August 5, 2021 recommending that the City Council approve Ordinance 2021-015.

NOW THEREFORE, The City Council of the City of Clermont, Lake County, Florida does hereby accept the August 5, 2021 Special Magistrate's Recommendation on the Skorman Multi-Family PUD and 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

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2021-015

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.03 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant property southwest of Excalibur Road and Hooks Street Intersection
Alt. Key 1103908, 3801505, 3815507

From: Urban Estate Low Density
To: Planned Unit Development for a 204-unit apartment complex

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; 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.



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2. The property shall be developed in substantial accordance with the PUD Plan, prepared by HALFF dated October 2020, Skorman Apartments. 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

1. A total of up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by HALFF, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5-foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the internal streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's



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Architectural Standards.

9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn, and as supplemented by that Response to Comments Letter dated October 13, 2020, by Kimley-Horn.
10. 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 and may change from the conceptual plan. The primary full access entrance to the Project shall be off Hooks Street with the dominant project signage at the Hooks Street Project entrance. Project signage, subordinate in size to the Hooks Street signage, may be installed, per City code, at the secondary project entrance off of Excalibur Road.
11. In consideration of the traffic during the AM and PM school drop off and pick up hours, the Developer/Owner shall close and prohibit access to Excalibur Road from 6:30 to 9 AM and 1 to 5 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School.
12. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
13. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
14. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
15. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) 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 UE Urban Estate Zoning Designation.
16. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. All leases for units in the project shall be for a minimum of one year and all tenants shall sign the attached Short-Term Subletting or Rental Addendum. Prior to leasing to any apartment, all proposed tenants shall undergo criminal background checks. Developer/Owner agrees to follow the protocol below in rejecting any tenants for reasons that appear in a criminal background check:
 - a. Criminal – Exclude all Non-Convictions (i.e. Dismissed or Nolle Prosequere)



**CITY OF CLERMONT
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- b. Federal, Felony, & Sex Offender will Fail for all years
 - c. Misdemeanor Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify.
 - d. Unclassified Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify. (All unclassified crimes from the Department of Corrections will fail)
18. A six (6) foot decorative fence will be installed, per applicable City code, along all property lines of the project, as depicted on Sheet Number LS-01, dated May 2021, and prepared by HALFF.
19. In addition to all other landscaping required by City code, an additional visual buffer is required as set forth in the landscaping plan, Sheet Number LS-01, dated May 2021, and prepared by HALFF; providing vegetative buffering on the interior of the fencing facing toward the Project, and along the project property lines abutting the shared East Ridge Middle School property lines.
20. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith 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.



CITY OF CLERMONT
ORDINANCE NO. 2021-015

SECTION 8: PUBLICATION AND 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.

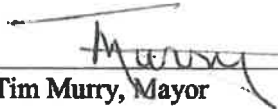


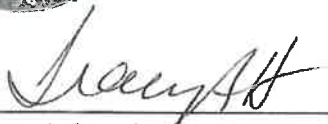
CITY OF CLERMONT
ORDINANCE NO. 2021-015

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of September, 2021.



CITY OF CLERMONT


Tim Murry, Mayor


Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

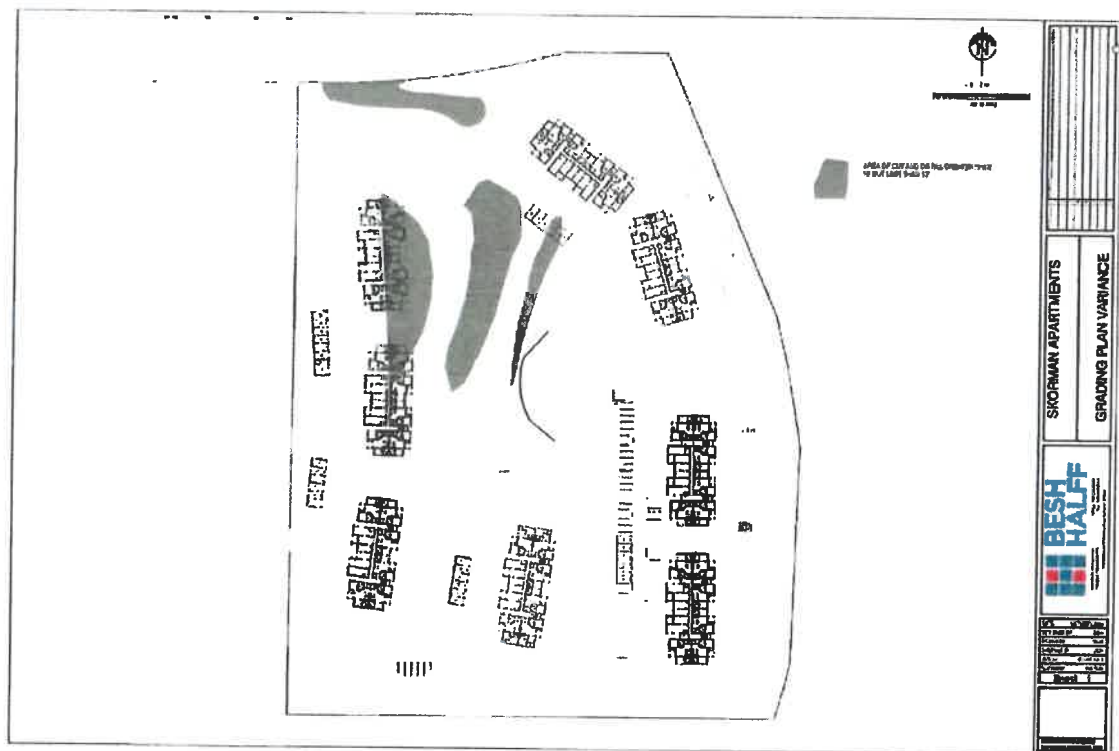
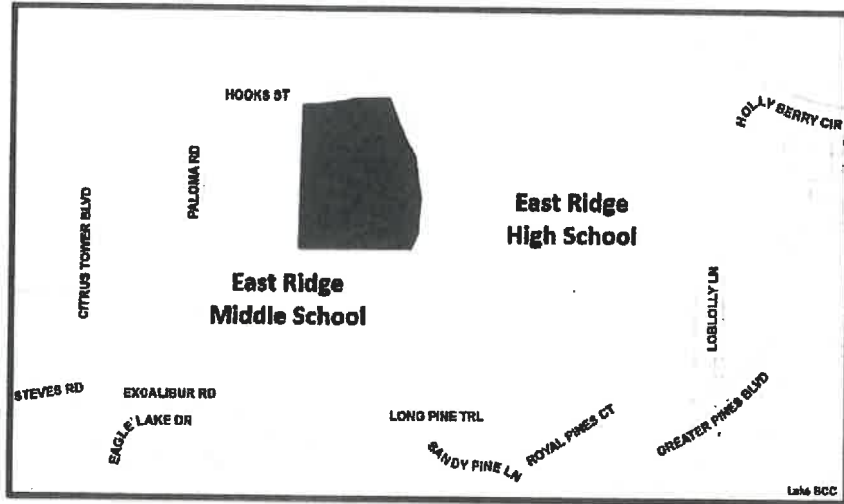

Daniel F. Mantzaris, City Attorney



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

EXHIBIT A

Location map:

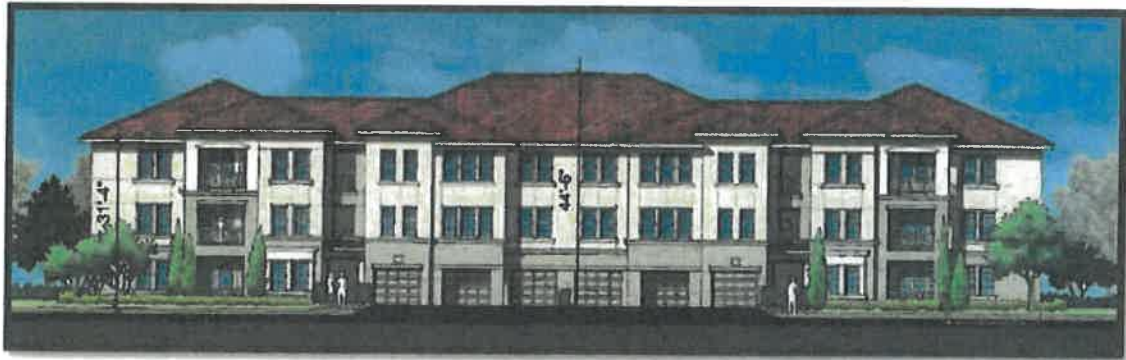
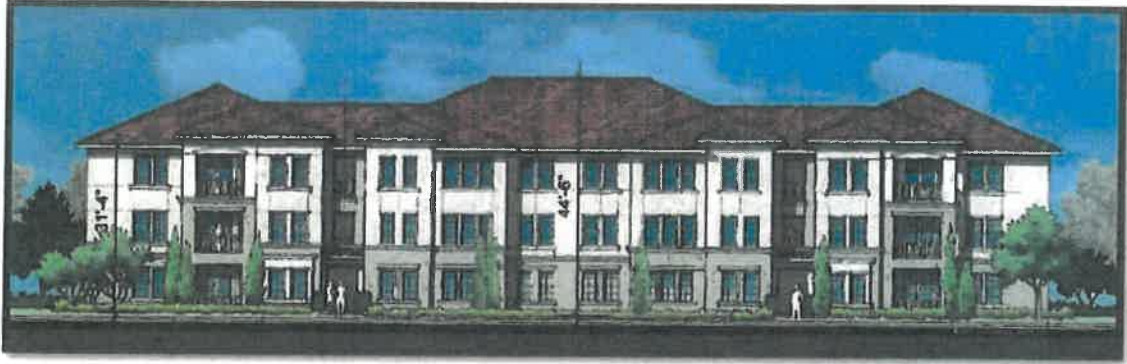




**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

EXHIBIT B

Sample Elevations:

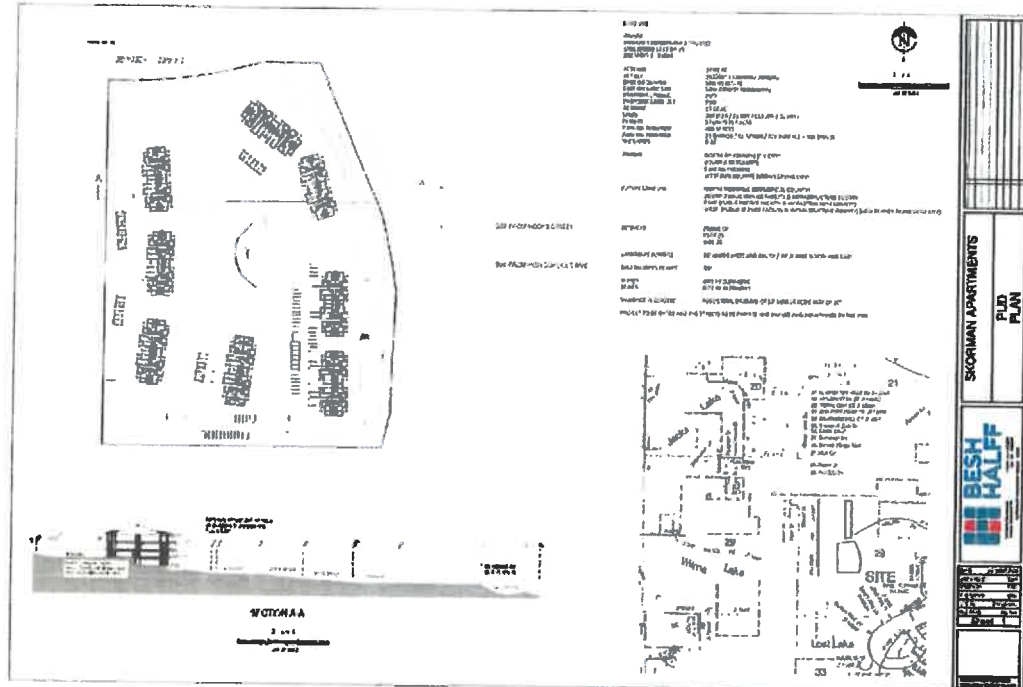




CITY OF CLERMONT
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EXHIBIT C

Conceptual Site Plan:





CITY OF CLERMONT Staff Analysis Report

OWNER: Aspen Senior Living LLC and Clermont Hills Apartments LLC

APPLICANT: Tara Tedrow, Esq.

PROJECT NAME: Clermont Hills Apartments

REQUESTED ACTION: The applicant is requesting an amendment to PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

SIZE OF PARCEL: 26.25 +/- acres

LOCATION: Vacant property southwest of Excalibur Road and Hooks Street Intersection, East of Paloma Road and adjacent to East Ridge Middle School

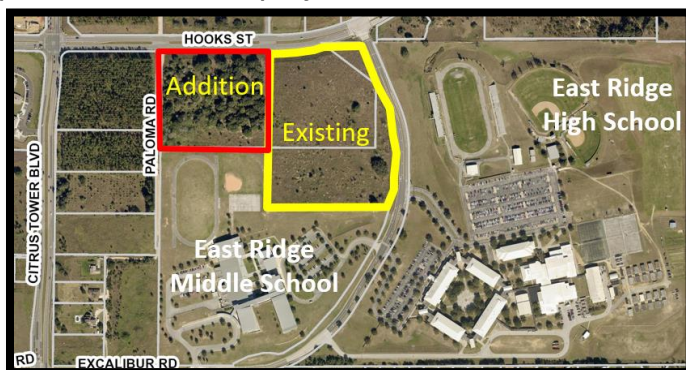
EXISTING ZONING: PUD Zoning, Ordinance 2021-015

EXISTING LAND USE: Vacant land

FUTURE LAND USE CATEGORY: Residential/Office FLU

ANALYSIS:

The applicant is requesting an amendment to the current PUD Ordinance 2021-015 to add approximately 9 acres to the existing apartment project. The property is located adjacent to East Ridge Middle School and is currently vacant. With the addition of this parcel, the overall project will be 26 +/- acres.



The applicant is requesting to construct 312 units, which is at a density of 12 dwelling units per acre. The previous project was approximately 17 acres and was approved for 204 units. The future land use of Residential/Office permits multifamily up to 12 dwelling units per acre and office uses at a floor area ratio of 0.25. Several conditions were placed in the PUD approval as an outcome of a special magistrate hearing that will continue to be in the amended project. The site shall be constructed in substantial accordance of the submitted conceptual site plan dated August 24, 2022 prepared by VHB, Inc.

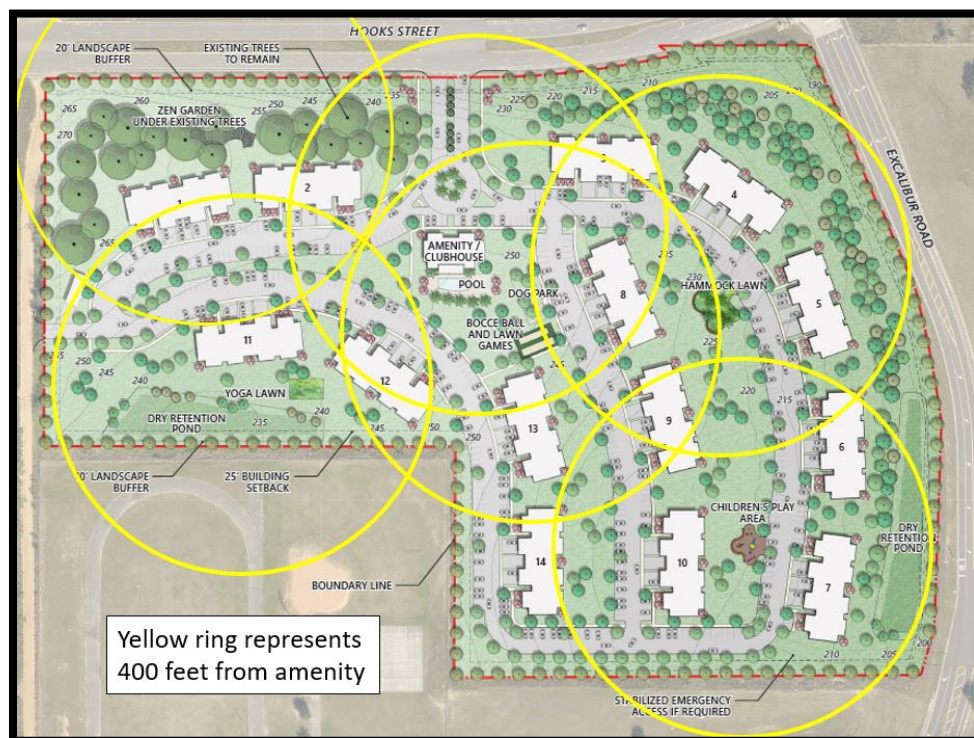


With the addition of this parcel, the site plan has been reconfigured. Previously, there was an access off of Excalibur Road along with access off of Hooks Street. The new plan has removed the access point off of Excalibur Road and the primary access point will be provided from Hooks Street. An exclusive left turn lane will be constructed on Hooks Street to serve the primary access point. If required by Lake County, the developer shall participate in proportionate share mitigation for improvements to two roadway segments that are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. A secured emergency access point shall be off of Excalibur Road and will only be used by emergency personnel in emergency situations.

The applicant received one waiver for cut/fill for the previous project site that exceeds the Land Development Code, which is 10 feet for residential projects. The grading plan shows the area on the site that will have more than 10 feet of cut/fill. The maximum cut/fill will be up to 13 feet. The area is approximately 10% of the site. This waiver is not being requested on the additional acreage and the applicant can meet the code for developing this portion of the site. The project will also be gated and the internal

roadway will be privately owned and maintained. Majority of the previous conditions contained in ordinance 2021-015 will be retained in this amendment with the exclusion of conditions that dealt with Excalibur Road. The apartment buildings will be a maximum of three-stories.

The applicant has provided additional amenities and more open space is provided compared to the previous project. The amenity package was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building except for building 14, as shown in the graphic below. There is also a condition that has been added to the PUD to ensure development of these amenities.



Summary

Staff has reviewed the submitted proposal and the conceptual site plan. The proposed multi-family is allowable under the Residential/Office Future Land Use with a conditional

use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per acre and the applicant is not exceeding this density. The project is within walking distance to East Ridge Middle School and East Ridge High School, which would serve the project. The primary access point has been moved to Hooks Street and the connection to Excalibur Road has been eliminated. The applicant has provided amenities that exceed current standards and more open space is provided.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks and the primary access point has been shifted from Excalibur Road to Hooks Street to minimize any concerns. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the conceptual plan, does preserve the natural topography of the site as much as possible and the previous cut/fill waiver for the project is not being requested on the additional acreage. The conceptual site plan has more open space than previously before and more amenities are being provided for the residents. Staff is able to support the request and recommends approval of Ordinance 2022-042.

EMAIL FROM HELEN LAVALLEY, LAKE COUNTY SCHOOLS, REGARDING CAPACITY

From: Lavalley, Helen C <LavalleyH@lake.k12.fl.us>
Sent: Wednesday, June 22, 2022 1:55 PM
To: Marc Skorman marc@skormanddevelopment.com
Cc: Tedrow, Tara <Tara.Tedrow@lowndes-law.com>; Diego Diego@vrmcompanies.com
Subject: RE: School Concurrency Hook St and Excalibur Road Clermont Florida

CAUTION: THIS IS AN EXTERNAL EMAIL

Mark:

See below for the current analysis based on 312 MF units.

A 312 MF project generates approximately 88 students. The breakdown is 48 elementary students, 19 middle students, and 21 high students.

*This project is located in Concurrency Service Area #12. If this project was submitted today – sufficient student capacity is available in CSA#12 at the elementary and middle school level. High school capacity is available in an adjacent CSA #13 to serve the high school capacity needed for your project. Therefore proportionate share mitigation would not be required **today** however please remember the available capacity can change quickly.*

Please be aware that this is not a school concurrency capacity review and capacity is not being reserved.

Let me know if you have questions.

Thanks,

Helen LaValley

Lake County Schools
352-253-6694





Clermont Multifamily

Clermont, FL

Transportation Impact Analysis

Revised August 2022

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

Clermont Multifamily

Clermont, FL

Prepared for:

Skorman Development Corp.

Prepared by:

Kimley-Horn and Associates, Inc.

JAMES MICHAEL TAYLOR, P.E.

STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 69979

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY
JAMES MICHAEL TAYLOR, P.E. ON THE
DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

cn=James M Taylor, c=US,
o=KIMLEY-HORN AND
ASSOCIATES INC,
email=james.taylor@kimley-
horn.com
2022.08.26 16:20:37 -
04'00'

Revised August 2022

James M. Taylor, P.E.

PE #69979

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8.0 CONCLUSION

This traffic impact analysis was performed to assess the transportation impacts of a proposed multifamily generally located on the southwest quadrant of Hooks Street and Excalibur Road in Clermont, Florida. The applicant is proposing to develop the site to consist of ±312 multifamily dwelling units. It should be noted that a TIA was completed for this site in October 2020 assuming approximately ±204 dwelling units. Access to the site will be provided via one proposed full access driveway on Hooks Street.

The project is anticipated to generate 2,075 net new Daily trips, 120 new external AM peak hour trips (29 inbound and 91 outbound) and 155 PM peak hour trips (98 inbound and 57 outbound) at buildout. Future project trips were assigned to driveways, adjacent intersections, and roadways to determine project impact.

The study area was determined based on LSMPO Traffic Impact Study Methodology and Guidelines. An operational analysis was performed for existing, future background, and buildout conditions. Potential mitigation strategies for the future background conditions were identified to bring background deficiencies up to acceptable LOS standards. The following potential mitigations were identified:

SR 50 & Citrus Tower Blvd

- Exclusive northbound right lane with permissive over-lap phasing
- Signal timing adjustments

SR 50 & Hancock Rd

- Exclusive northbound right lane with permissive over-lap phasing
- Signal timing adjustments

Citrus Tower Blvd & Hooks St

- Signal timing adjustments (PM peak hour only)

Hancock Rd & Hooks St

- Signal timing adjustments (PM peak hour only)

With these recommended improvements assumed in place, and with the addition of project trips, all offsite intersections within the study area are anticipated to operate with acceptable LOS during the AM and PM peak hour future (buildout) conditions, with exception of SR 50 & Hancock Rd. Although geometrical improvements are presented for the intersection of SR 50 & Hancock Road to improve future conditions, it is recommended the City/County continue to advocate and plan for the extension of Hooks Street east of Hancock Road as the preferred solution to relieve delay at this intersection and along SR 50. No additional off-site deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document.

The roadway segments of SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road were identified as operating with a failing LOS and v/c greater than 1.0 during peak hour existing traffic conditions. No new roadway deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document.

The need for turn lanes was evaluated for the proposed project driveway on Hooks Street. It should be noted that access has been modified since the October 2020 TIA submittal to show all traffic entering/exiting via a full access connection on Hooks Street which will reduce traffic volumes along Excalibur Road during the AM peak hour from the prior October 2020 TIA submittal. Based on guidance

from the FDOT Access Management Handbook (November 2019) and NCHRP Report 457, an exclusive ingress left-turn lane is warranted at the proposed full access connection on Hooks Street. No other exclusive ingress turn lanes are warranted.

In summary, no additional off-site deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document. The proposed update in access will reduce traffic volumes along Excalibur Road as compared to the plan in the October 2020 TIA document. An exclusive left turn lane will be provided at the new driveway.

MEMORANDUM

Date: August 29, 2022

Project #: 24449.005

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: Clermont Multifamily (Hooks-Excalibur) TIA Review

Subject: TIS Review

This memorandum has been prepared to document the review of the Clermont Multifamily Transportation Impact Analysis. The study was completed by Kimley-Horn and is dated September 2020. The project proposes to build 312 multi-family (low rise) dwelling units. The project proposes one access point on Hooks Street.

A left-turn lane is warranted at the Hooks Street access. Two segments are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. Proportionate share should be coordinated with Lake County for the over-capacity segments.

Clermont Multifamily Transportation Impact Analysis Comments:

1. **Study Area Determination (Table 1, page 3)-** The table references the peak hour directional service capacities but is showing the bidirectional service capacity. Please update the table headings and notes to make it consistent with the data shown.

Response: Acknowledged, Table 1 has been updated and is provided within the revised traffic impact analysis (TIA).

No further comment.

2. **Background Growth (Page 16)-** The background growth was calculated as the average of a weighted average of historic roadway growth rates and the BEBR high rate to determine a background growth rate. The BEBR population growth rates are countywide and do not necessarily reflect anticipated traffic growth on any specific roadway. The calculated growth rates show that some facilities are growing at a higher rate than other facilities (with SR 50 generally growing at a lower rate than other roadways). The application of a

blanket growth rate could result in an overstatement or understatement of background operations. This could also impact the results and conclusions of the study.

Please update the analysis using a facility-specific growth rate for the roadways in the study area.

Response: As provided in the TIA, the growth rates were reviewed on a segment-by-segment basis, and a conservative uniform growth rate is applied throughout the study area in order to maintain relative balance between study area intersections. Given that the project buildout is within three years, variations between growth rate assumptions will have a minimal impact of future volume estimates.

As the segments with a higher facility-specific growth rate have excess capacity, no further comment.

3. Future Background and Buildout Roadway Segment Analysis (AM Peak Hour) (Table 8)-

The project trips are not appropriately calculated. Both the NB/EB and SB/WB are being calculated from the same direction. Please update the calculations to use the proper inbound/outbound movement per segment. Also, please break the Hooks Street segment at Excalibur Road to show 65% of project trips between Citrus Tower Boulevard and Excalibur Road and 35% of project trips between Excalibur Road and Hancock Road.

Response: Acknowledged, Table 8 has been updated and is provided within the revised TIA.

No further comment.

4. Future Background and Buildout Roadway Segment Analysis (PM Peak Hour) (Table 9)-

The project trips are not appropriately calculated. Both the NB/EB and SB/WB are being calculated from the same direction. Please update the calculations to use the proper inbound/outbound movement per segment. Also, please break the Hooks Street segment at Excalibur Road to show 65% of project trips between Citrus Tower Boulevard and Excalibur Road and 35% of project trips between Excalibur Road and Hancock Road.

Response: Acknowledged, Table 9 has been updated and is provided within the revised TIA.

No further comment.

CLERMONT HILLS APARTMENTS
NARRATIVE JUSTIFICATION STATEMENT

I. PROPERTY OVERVIEW

The subject property includes 26.25 acres comprised of Parcel IDs 09-22-26-1205-039-00000 (8.96 acres), owned by Aspen Senior Living, LLC, and IDs 28-22-26-0003-000-00400 (7.5 acres), 28-22-26-0003-000-00600 (.79 acres) and 09-22-26-1205-038-00000 (9 acres), all owned by Clermont Hills Apartments, LLC (collectively, the "Property"). The "Project" includes a request for a PUD rezoning to permit a full amenitized high end multifamily development with 312 market rate units to be built on the Property.

The Property has a Comprehensive Plan Future Land Use Designation of Residential/Office, which permits office uses at a floor area ratio of 0.25 and multifamily residential development at 12 dwelling units per acre ("DU/A"). The portion of the Property owned by Aspen Senior Living has a zoning designation of "UE" Urban Estate, and the remaining portions are already zoned Planned Unit Development ("PUD") under Ordinance 2021-015, which was approved in August 2021 and permitted a 204 unit multifamily development on the Clermont Hills Apartments, LLC properties (the "Prior PUD").

II. PRIOR PUD BACKGROUND

At the time of approval of Ordinance 2021-015, the City's professional staff prepared a staff report which concluded in relevant part that *"Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. . . Staff is able to support the request and recommends approval."* Ultimately, both the City's Planning & Zoning Commission and City Commission recommended approval of Ordinance 2021-015. The following concessions were included as part of the Prior PUD:

- a) The Prior PUD will be a gated community;

- b) The primary full access entrance to the Prior PUD shall be off Hooks Street; though Project signage shall be installed, per the Code, at both Project entrances (Hooks Street and Excalibur Road), the dominant signage shall be at the Hooks Street entrance;
- c) In consideration of the traffic during the AM and PM school drop off and pick-up hours, the applicant shall close access to Excalibur Road from 6:30-9:00 AM and 1:00-5:00 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School;
- d) All leases for units shall be for a minimum of one year;
- e) All tenants shall sign a Short-Term Subletting or Rental Addendum;
- f) All tenants shall undergo criminal background checks and successfully pass the same in order to rent a unit;
- g) A six-foot decorative fence will be installed, per applicable City Code, along all Property lines;
- h) In order to provide an additional visual buffer, a qualified landscape architect shall design vegetative buffering, on the interior of the fencing facing toward the Project, and such buffering shall be located along the Prior PUD property lines abutting the shared East Ridge Middle School property lines; and
- i) All access points to the Prior PUD shall be designed and constructed per applicable City and Lake County codes.

This Project will include all of the above concessions, except for (a) and (b) since the Project will now only have a main full access point off of Hooks Street and has removed the prior approved access off of Excalibur Road. The Project's access reconfiguration will mitigate any prior stated concerns with the utilization of Excalibur Road for vehicular access.

Before the City Commission's final approval of the Prior PUD, a hearing before a special magistrate was held whereby after an evaluation of all facts and evidence, a determination was rendered by such special magistrate that the City should approve Ordinance 2021-015. The special magistrate made clear that the City would have no legal basis to deny the Prior PUD. During such hearing, City staff testified that (1) the Prior PUD property's FLU designation of Residential/Office permitted multifamily development at 12 DU/A per acre; (2) the application's conformity with the Code and Comprehensive Plan formed the basis

for the City's professional staff report's recommendation of approval of Ordinance 2021-015; (3) in forming those recommendations for approval, all applicable Code and Comprehensive Plan criteria were analyzed met, and (4) staff reviewed the surrounding uses (including the existing schools) in determining that the Prior PUD was compatible with such existing uses. Based upon the testimony elicited and documents produced at that hearing, the special magistrate specifically found, in part, that:

- j) Multifamily development at 12 DU/A is permitted under the FLU designation of Residential/Office;
- k) Multifamily use is permitted through a PUD under the then existing zoning district (i.e. Urban Estate);
- l) The Prior PUD is consistent with the Code;
- m) The Prior PUD satisfies the maximum density requirement of 12 DU/A as set forth in the Residential/Office Future Land Use Designation;
- n) The Prior PUD satisfies the requirements for bufferyards, height, setbacks, parking requirements and other development standards under Code for the development program;
- o) The Prior PUD satisfies all necessary rezoning criteria under Section 122-315 of the Code;
- p) The Prior PUD complies with all applicable regulations of the Code;
- q) The Property has adequate public facilities and services to accommodate the Prior PUD;
- r) There is sufficient capacity on the roadways that will be impacted by the Project to accommodate the additional Prior PUD's traffic;
- s) City failed to present any competent substantial evidence that the Prior PUD will create any adverse impacts on the area simply by virtue of the residents being multifamily renters;
- t) City failed to present any competent substantial evidence that multifamily housing was not an appropriate use next to schools, especially in light of the existing Comprehensive Plan and School Board policies stating otherwise (as discussed herein below);
- u) City failed to present any competent substantial evidence that multifamily housing was not an appropriate use next to schools, especially considering that single

family residential uses could be built and that significant numbers of single-family homes already existed adjacent to or in close proximity to the schools.

The very clear basis for supporting the Prior PUD carries over to this Project since:

1. The FLU designation permitting 12 DU/A still remains in place on the entire Property;
2. The Aspen Senior Living Property has the same zoning designation that the Prior PUD property had before Ordinance 2021-015 was adopted;
3. The proposed use is the same as the Prior PUD, except that access issues have been resolved to mitigate concerns raised during the Prior PUD approval hearings;
4. The Project will have nicer amenities and more open space than the Prior PUD;
5. The Project is not requesting variances for cut and fill, which the Prior PUD requested and had approved;
6. The Project will not create any adverse offsite impacts, as confirmed by the same expert traffic engineer as testified in the Prior PUD hearings; and
7. The Project meets all applicable Code and Comprehensive Plan policies.

Thus, this Project satisfies the legal criteria necessary for approval.

III. BASIS FOR SUPPORT OF PROJECT

The Future Land Use designation permits 12 DU/A on the Property. The requested PUD zoning on the Aspen Senior Living, LLC property is consistent with the Prior PUD approval and with what is explicitly permitted under the existing FLU. For the Prior PUD, the applicant presented a Traffic Study prepared by Kimley-Horn in September 2020 and updated October 2020 (the “Prior Study”). That Prior Study was updated in May 2022 to account for the increased density of the Project and the new Hooks Street only full access driveway (the “Professional Traffic Study”). Both the Prior Study and the Professional Traffic Study were prepared based upon the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines. The Prior Study was reviewed by the City’s professional staff and was independently reviewed and approved by Stephanie Shealey, a Professional Traffic Operations Engineer, Professional Traffic Planner, and Professional Engineer, of the City’s contracted professional traffic engineering firm, Kittleson & Associates. Both the

Prior Study and the Professional Traffic Study confirmed “[n]o new roadway deficiencies were identified as a result of project impact.” The Professional Traffic Study also confirmed that the Hooks Street only access driveway will reduce traffic volumes along Excalibur Road.

Moreover, the Property is an appropriate location for multifamily for many reasons, including the City’s Ordinance 2020-19, which specifically designated two areas in the City—the Hooks Street Corridor and the Wellness Way area—where multifamily development density could be increased from 12 to 20 DU/A. Thus, the Hooks Street Corridor was designated as an area for multifamily uses, and even denser ones than otherwise permitted citywide.

The Property is located adjacent to East Ridge Middle School and near East Ridge High School. The Comprehensive Plan and Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting both establish that schools should be sited proximate to and within walking distance of residential developments. The Comprehensive Plan policies also require that the City ensure that adequate amounts of lands to accommodate projected housing needs for single-family and multifamily housing units are met within the City. Thus, the Comprehensive Plan policies not only encourage the diversity of residential housing options being provided by this Project, but also provide such housing in desirable locations.

For all of the aforementioned reasons, we request approval of the Project and appreciate the City’s review of our proposal.

John E. Kruse

From: Tedrow, Tara <Tara.Tedrow@lowndes-law.com>
Sent: Thursday, August 11, 2022 1:39 PM
To: John E. Kruse
Subject: Clermont Hills Apartments

As noted in our submitted justification statement and documents, the subject property includes 26.25 acres comprised of Parcel IDs 09-22-26-1205-039-00000 (8.96 acres/Alt Key [1071194](#)), owned by Aspen Senior Living, LLC, and IDs 28-22-26-0003-000-00400 (7.5 acres/Alt Key [3801505](#)), 28-22-26-0003-000-00600 (.79 acres/Alt Key [3815507](#)) and 09-22-26-1205-038-00000 (9 acres/Alt Key [1103908](#)), all owned by Clermont Hills Apartments, LLC. If you need any of the documentation submitted confirming the same, please advise.

Thanks!

Tara L. Tedrow
Shareholder
Land Use Attorney
Lowndes, Drosdick, Doster, Kantor & Reed
215 N Eola Dr, Orlando, FL 32801
407-418-6361

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[v4.30]



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Clermont Hills			
Applicant Clermont Hills Apartments LLC			
Contact Person Tara Tedrow			
Address 215 N Eola Dr		City Orlando	State FL Zip 32801
Telephone 4074186361		Fax	
Email tara.tedrow@lowndes-law.com			
OWNER INFORMATION			
Owner's Name Aspen Senior Living LLC			
Owner Address 365 NEW ALBANY RD STE B		City MOORESTOWN	State NJ Zip 08057
Telephone 856-222-1000		Email tim@rentstevens.com	
PROPERTY INFORMATION			
Address of Subject Property PALOMA RD		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) CLERMONT, LAKE HIGHLANDS 28-22-26 TRACT 39--LESS HOOK ST & LESS PALOMA RD--PB 2 PG 28 ORB 4341 PG 2279			
Acreage 8.96		Land Use (City verification required) Residential/Office	
Present Zoning (City verification required) UE		Proposed Zoning 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?

Rezoning to permit upscale multifamily development in accordance with permissible density limits under the existing FLU. See attached for additional details.

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

Tara Tedrow

Applicant Name (print)

Clermont Hills
Apartments, LLC

Owner Name (print)

CLERMONT HILLS APARTMENTS, LLC
MGR CLERMONT LLC MANAGER
BY: M. Tedrow, MANAGER

x _____
Owner Name (signature)

x _____
Applicant 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



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?

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

Tara Tedrow

Applicant Name (print)

x aa

Applicant Name (signature)

Aspen Senior Living, LLC

Owner Name (print)

x Timothy A. Stevens

Owner Name (signature)

Timothy A. Stevens

Co-General Manager

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

JUNE 14, 2022

Re: City of Clermont Agent Authorization

To Whom It May Concern:

I, MARC SKORMAN, as MANAGER of CLERMONT HILLS APARTMENTS, LLC, the Owner of that certain real property with Parcel IDs 28-22-26-0003-000-00400, 28-22-26-0003-000-00600 and 09-22-26-1205-038-00000 in Clermont, Florida (collectively the "Property"), do hereby authorize VHB and Tara Tedrow as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a rezoning or modification to an existing PUD ordinance, on behalf of the Owner.

Sincerely,

CLERMONT HILLS APARTMENTS, LLC,
a Florida limited liability company

MDK CLERMONT LLC, MANAGER
By: M Skorman, MANAGER
Title: MANAGER
Date: JUNE 14, 2022

STATE OF Florida
COUNTY OF orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of June, 2022 by Marc Skorman, as manager of CLERMONT HILLS APARTMENTS, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of June, 2022.

Notary Public Signature: _____
My Commission Expires: 02/07/2024
Notary Seal:



- 0 -
0894177\192087\12053810v1

_____, 2022

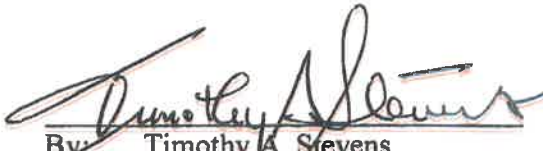
Re: City of Clermont Agent Authorization

To Whom It May Concern:

I, Timothy A. Stevens, as Co-General Manager of ASPEN SENIOR LIVING, LLC, the Owner of that certain real property with Parcel ID 09-22-26-1205-039-00000 in Clermont, Florida (the "Property"), do hereby authorize VHB and Tara Tedrow as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a rezoning, on behalf of the Owner.

Sincerely,

ASPEN SENIOR LIVING, LLC,
a Florida limited liability company

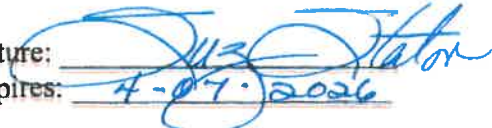

By: Timothy A. Stevens
Title: Co-General Manager
Date: May 27, 2022

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of May, 2022 by Timothy A. Stevens, as Co-General Manager of ASPEN SENIOR LIVING, LLC, a Florida limited liability company on behalf of the company. He is personally known to me and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of May, 2022.



Notary Public Signature: 

My Commission Expires: 4-07-2026

Notary Seal:

LEGAL NOTICE

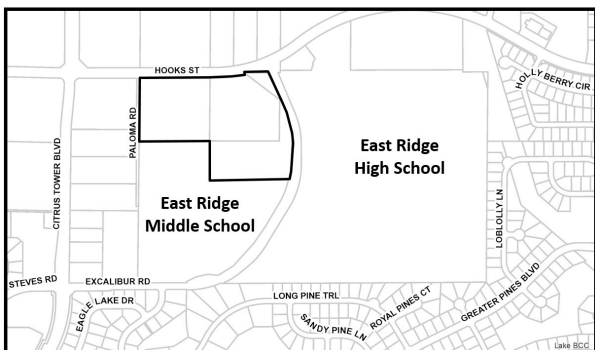
On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance. The final enactment of the proposed ordinance will be heard by the City Council on Tuesday, September 27, 2022 at 6:30 PM.

ORDINANCE NO. 2022-042

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, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street Intersection,
East of Paloma Road and adjacent to East Ridge Middle School
AK 1103908, 3801505, 3815507, 1071194
26.25 +/- Acres



LEGAL DESCRIPTION

PARCEL 1 (ID 09-22-26-1205-039-00000)

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT THEREOF OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM THE ABOVE LANDS, THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY VIRTUE OF THAT CERTAIN STATUTORY WARRANTY DEED RECORDED FEBRUARY 10, 2003 IN OFFICIAL RECORDS BOOK 2257, PAGE 1297, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LYING WITHIN 50 FEET EACH SIDE (100 FEET TOTAL) OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT AN ALUMINUM PLAT STAMPED "TOWNSHIP 22 SOUTH, RANGE 26 EAST, 30/29, D.O.T., 10-28-73", SAID POINT BEING THE WEST $\frac{1}{4}$ CORNER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29, A DISTANCE OF 5248.28 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2083.00 FEET AND A CENTRAL ANGLE OF 1 DEGREES 44 MINUTES 27 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.29 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 1340.32 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 55 MINUTES 13 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 860.38 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 44 MINUTES 14 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 2009.80 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE SOUTH 60 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 457.88 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 17 SECONDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 673.98 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 173.56 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE POINT OF TERMINATION OF THIS CENTERLINE DESCRIPTION, SAID POINT BEING NORTH 01 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 8.25 FEET FROM THE EAST $\frac{1}{4}$ CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

TOGETHER WITH

PARCEL 2 (IDS 09-22-26-1205-038-00000, 28-22-26-0003-000-00400 AND 28-22-26-0003-000-00600)

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREAT PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

PROPERTY REZONING

To amend PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk