



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, April 5, 2016 Clermont City Center
620 W. Montrose Street, Room B, Clermont, FL**

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

Approval of the March 1, 2016 Planning and Zoning meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance 2016-15
Napleton Comprehensive Plan Amendment

Request to change the future land use from Lake County Regional Commercial and Regional Office to Commercial for property located at 15859 SR 50.

Item 2 - Ordinance 2016-16
Napleton Rezoning

Request to change the zoning from UE Urban Estate to C-2 General Commercial for property located at 15859 SR 50.

Item 3 - Resolution 2016-08
Rustic Rose Barn & Event Venue

Request for a conditional use permit to allow an themed event venue with off-site parking in the Central Business District located at 750 W. DeSoto Street.

Item 4 - Resolution 2016-09
Heritage Hills Subdivision

Request for a conditional use permit to amend Resolution 2014-35 for a planned unit development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, reduce right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7 for the Heritage Hills Subdivision.

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Item 5 - Resolution 2016-10
Highland Ranch Subdivision

Request for a conditional use permit to amend Resolution 2013-17 for a planned unit development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwelling, reduced yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025 for the Highland Ranch Subdivision.

Item No. - Ordinance 2016-17
The Vue Rezoning

Request to change the zoning from C-2 General Commercial to Planned Unit Development for property located south of Highway 50 and west of Miss Florida Ave.

Discussion of Non-Agenda Items
ADJOURN

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

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

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

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The meeting of the Planning & Zoning Commission was called to order Tuesday March 1, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Tony Hubbard, Cuqui Whitehead and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held February 2, 2016 were approved as written.

REPORTS

Commissioner Whitehead stated that March 15, 2016 is the primary elections for Democrats and Republicans. She stated that Pig on the Pond is March 11-13, 2016.

1. REQUEST FOR LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Urban Low to Master Planned Development for multi-family parcel west of Hartle Rd., Terrace Grove Subdivision, Rooms to Go, Speedway, Autozone, and vacant parcel next to Autozone.

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The agreement with the City was executed on August 28, 2006 for the commercial and single family portion and September 16, 2011 for the multifamily portion. The property consists of 69 +/- acres. The multifamily portion, 25 acres, is currently under development and the remaining 44 acres has been developed with the exception of one small commercial parcel. The entitlements have not been changed from the original planned unit development granted by Lake County in 2011.

The proposed map amendment will change the future land use from Lake County's Urban Low to the City's Master Planned Development designation. The related rezoning request will change the zoning from Urban Estate (currently Planned Unit Development in Lake County) to the City's Planned Unit Development zoning designation.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity and the reviewing agencies for review. The Department of Economic Opportunity would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Urban Low to the City's Master Planned Development designation.

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2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planned Unit Development for Terrace Grove subdivision, Rooms to Go, Speedway, Autozone, and vacant parcel next to Autozone.

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with a request for annexation and a large scale comprehensive plan amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the developer. The Notice of Encumbrance to Annex with the City was executed on August 28, 2006. The property is improved, consisting of 103 single family homes and 4 commercial tracts; Rooms to Go, Speedway gas station, AutoZone, and one remaining vacant parcel. They are being served by the City's water and sewer service.

The property is approximately 44 acres and previously had entitlements granted by Lake County for a Planned Unit Development under Ordinance No. 2011-50. This is the remaining portion of the original planned unit development that will be annexed and rezoned at this time and the previous portion, approximately 25 acres, was annexed and rezoned in January by the City Council. This was for the multifamily apartment development. A related administrative comprehensive plan amendment request will also be processed along with this request for the entire planned unit development.

The rezoning request is to change the zoning from Urban Estate (currently Planned Unit Development in Lake County) to the City's Planned Unit Development zoning classification. The entitlements and relevant conditions from the County's Planned Unit Development ordinance have been carried over to the City's Planned Unit Development. Staff mailed informational letters to the homeowners regarding the annexation process and invited them to a community meeting with staff to address any questions they may have. This question/answer session was held on January 21, 2016 with a handful of residents attending. In addition, several emails and phone calls were also addressed regarding their questions resulting from the mailed letter.

Based upon the above information, staff recommends approval of the rezoning from Urban Estate to the City's Planned Unit Development zoning classification with the conditions outlined in the planned unit development Ordinance 2016-11.

John Radovich, 13639 Laranja St., asked if the city has plans to provide reclaimed water to Terrace Groves. He also asked if the vacant property next to Autozone can be cleaned up.

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Mr. Kruse stated that he would check with Environmental Services to see if reclaimed water would be available. He stated that the vacant property is currently in the county and the city's code enforcement officers will be patrolling that area once annexed.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

3. REQUEST FOR REZONING

REQUEST: To change the zoning from R-3-A Residential/Professional to C-1 Light Commercial for property located at 770 Almond Street.

Senior Planner Kruse presented the staff report as follows:

The applicant is requesting a rezoning of the subject parcel located at 770 Almond Street. The proposed rezoning is from the current R-3-A Residential / Professional district to the City's C-1 Light Commercial zoning district.

The applicant proposes to redevelop the site from the current single-family residential structure to a professional office. Parking, water retention and landscape buffers will be included with the redevelopment.

The future land use designation for the parcel is Commercial which matches the request for rezoning to C-1 Light Commercial zoning.

Staff recommends approval of the rezoning to C-1 Light Commercial zoning district.

Mike Miller, 605 Florida St., Orlando, stated that he intends to demolish the current building and construct a 2600 square foot professional office building for his own property management business.

Commissioner Proli asked if the new building is one-story.

Mr. Miller stated that it would be a one-story building.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

Development Services Director Barbara Hollerand stated that the April 5, 2016 meeting will be held in the rear of the Council Chambers. She stated that if it appears there will be more in attendance than space, the meeting will be relocated to another location.

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There being no further business, the meeting was adjourned at 6:51 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



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AGENDA ITEM

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Meeting Date		
Tuesday, April 5, 2016		
Agenda Item Name		
Ordinance 2016-15 Napleton Comprehensive Plan Amendment		
Requested Action		
Move to recommend approval of Ordinance 2016-15.		
Staff Report		
The owner, The Napleton Group, is requesting a large-scale comprehensive plan amendment for the subject property. The property consists of approximately 15 acres, five acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. This request is being heard concurrently with requests for annexation and rezoning. The property is currently being served with City water and sewer services. The large-scale comprehensive plan amendment would change the future land use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The City's Commercial designation would allow the continuance of the automotive dealership and also allow for its expansion. Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial and Regional Office to Commercial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	CPA ORD 2016-15.doc	
2. Location	Whole location.pdf	
3. Site plan	Site plan.pdf	
4. Napleton Maps	Napleton Clermont Maps 2016.pdf	
5. Application	CPA application.pdf	

CITY OF CLERMONT
ORDINANCE No. 2016-15

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

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

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

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

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

Section 1

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

LEGAL DESCRIPTION

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater

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Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE ¼; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE ¼ a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way

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line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM LAKE COUNTY – REGIONAL COMMERCIAL AND REGIONAL OFFICE
TO CITY OF CLERMONT COMMERCIAL

Section 2

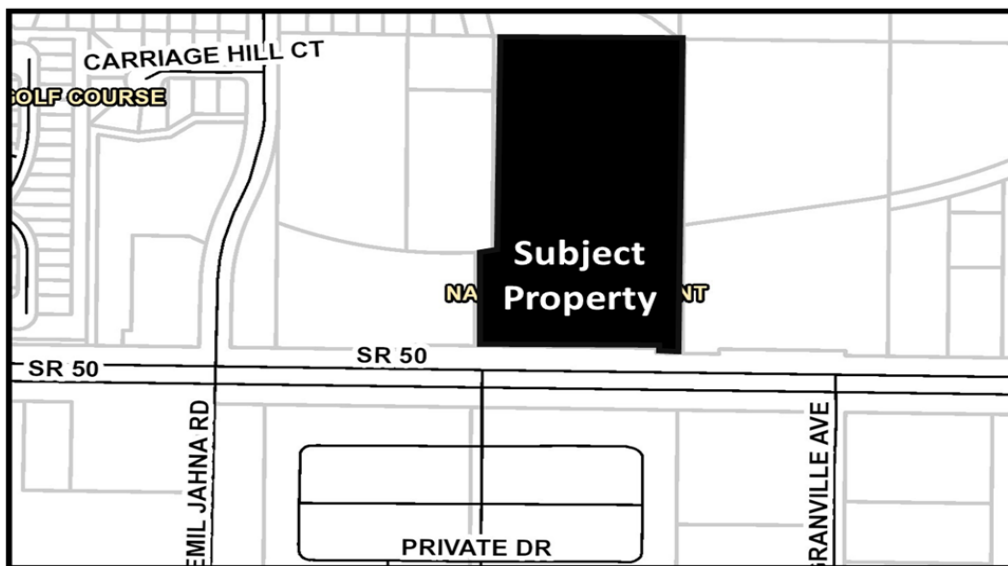
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of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

Section 3

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

Section 4

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



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ORDINANCE No. 2016-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

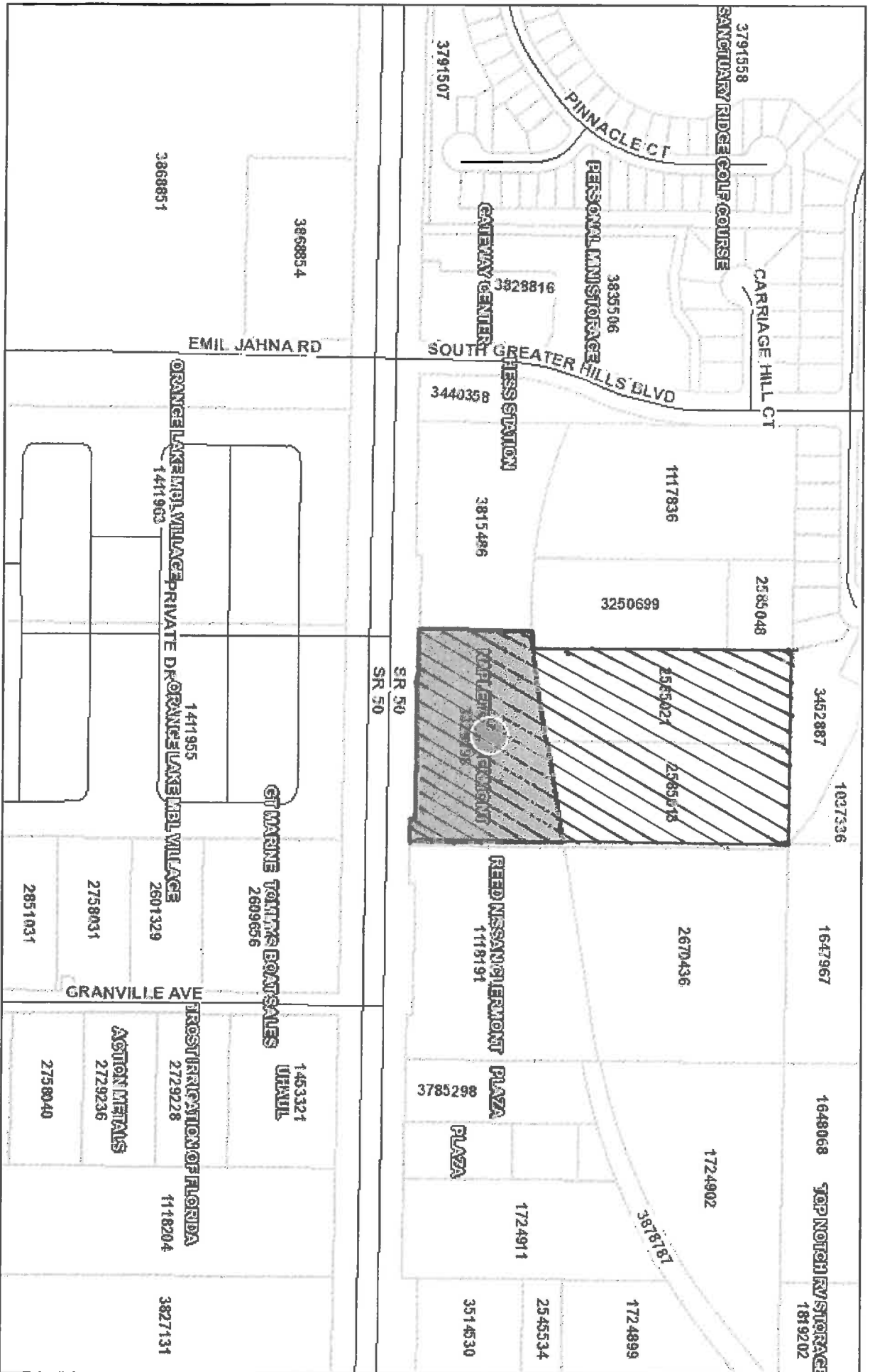
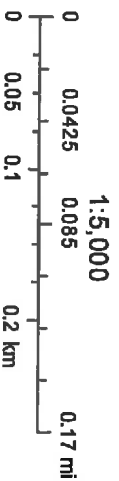
Daniel F. Mantzaris, City Attorney

 **Override 1**

County Boundary
Street Names
Local Streets

Property Name	Tax Parcels	Alternate Key
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Surrounding Counties



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 581.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00" AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17" AND A CHORD BEARING AND DISTANCE OF N80°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 488.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 19, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINER DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA SURVEYING AND MAPPING SOCIETY.

DATE: 9/21/10
PAUL R. JACKSON, P.S. #710
OR CHRISTOPHER J. STELLY, P.S. #6445

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 100
OCLAND, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6946

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A LICENSED SURVEYOR AND MAPPER

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT ORDER NUMBER 5392394)

PARCEL NO. 1:
BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 309.35 FEET; THENCE SOUTH 00°29'38" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.58 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'38" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 309.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 85.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12A, NBS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEARS N88°57'11"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 9.982 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - BOUNDARY SURVEY OF LANDS OF BSA REAL ESTATE OF DAVIS, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 886-10004, DATED SEPTEMBER 21, 2010.
 - PLAT OF LAKE HIGHLANDS COMPANY SECTION 28 AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12003C0100D, REVISED DECEMBER 18, 2012. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
 - ACCORDING TO THE LAKE COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT PROPERTY IS ZONED A (AGRICULTURE DISTRICT).
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5392394, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2015. THE FOLLOWING SCHEDULE B SECTION II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #8: DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 762, PAGE 1487 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: OVERHEAD ELECTRIC LINE WITHOUT BENEFIT OF AN EASEMENT RUNNING THROUGH THE SOUTHERN BOUNDARY OF THE PROPERTY. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 50 FEET AS SHOWN ON DEEDS RECORDED IN OFFICIAL RECORDS BOOK 740, PAGE 373, OFFICIAL RECORDS BOOK 740, PAGE 377; OFFICIAL RECORDS BOOK 755, PAGE 1133, AND OFFICIAL RECORDS BOOK 4480, PAGE 787. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 1) AND OFFICIAL RECORDS BOOK 40, PAGE 375; OFFICIAL RECORDS BOOK 708, PAGE 1132; OFFICIAL RECORDS BOOK 1153, PAGE 2180 AND OFFICIAL RECORDS BOOK 4121, PAGE 179. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 2) AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY.
 - OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY AND ARE SHOWN ON THE SURVEY.
 - NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - SET NAIL & DISK "LB 6846"
 - SET 5/8" IRON ROD & CAP "LB 5846"
 - WOOD POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - TITLE COMMITMENT EXCEPTION NUMBER
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - P.O.C.
 - P.O.B.
 - O.R.
 - P.B.
 - PS.
 - R/W
 - CONC. MON.
 - CCR
 - (C)
 - (D)
 - T
 - R
 - PSM
 - LB
- POINT OF COMMENCEMENT
POINT OF BEGINNING
OFFICIAL RECORDS BOOK
PLAT BOOK
PAGE
RIGHT OF WAY
CONCRETE MONUMENT
CERTIFIED CORNER RECORD
CALCULATED
PER DEED
TOWNSHIP
RANGE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

PARCEL 2
BILL R. WATSON TRUSTEE
D.R. 4121, PG. 178
4.982 ACRES

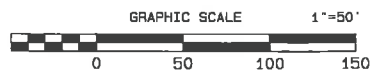
PARCEL 1
15549 STATE ROAD 50
ESTATE OF BILL R. WATSON
D.R. 4480, PG. 787
5.000 ACRES

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'

CURVE TABLE (C)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'



SURVEYOR'S CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES
8800 BUCKINGHAM DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 381-8700
FAX: (407) 381-8801
www.leadingedge21.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:

DATE:

JEFFREY D. HUFFUS PSM #6310

DATE OF DRAWING: 16 DEC 2015
MANAGER: JCH
PROJECT NUMBER: 605-15002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 08 SEP 2015
CREW CHIEF (S): PHE, MAC, JCH
COMPUTER FILE: E60502A.TA.PRD
SCALE: 1" = 50'
SHEET 1 OF 1

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



 FOUND CONCRETE MONUMENT
 FOUND IRON ROD & CAP
 SET 5/8" IRON ROD & CAP
"LB 6846"
 SET NAIL & DISK "LB 6846"
 SITE BENCHMARK
 CATCH BASIN
 MITERED END SECTION
 WELL
 MANHOLE
 VALVE
 FIRE HYDRANT
 CLEANOUT
 METER
 ELECTRIC BOX
 TELEPHONE PEDESTAL
 SIGN
 WOOD POWER POLE
 GUY ANCHOR
 LIGHT POLE
 UTILITY MARKER
 COLUMN
 OAK TREE
 PINE TREE
 MISCELLANEOUS TREE
 SPOT ELEVATION - HARD SURFACE
 SPOT ELEVATION - GROUND SHOT
 WETLAND FLAG
 HANDICAPPED PARKING SPACE
 FENCE LINE
 OVERHEAD ELECTRIC LINE
 STORM DRAINER LINE
 FINISHED FLOOR ELEVATION
 ELEVATION
 INVERT
 REINFORCED CONCRETE PIPE
 REINFORCED METAL PIPE
 MITERED END SECTION
 RIGHT OF WAY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSED BUSINESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

OF
BILL R. WATSON ESTATE

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 23 EAST
LAKE COUNTY, FLORIDA

**FOR
NAPLETON AUTOMOTIVE GROUP**

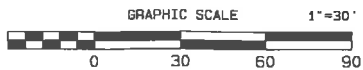
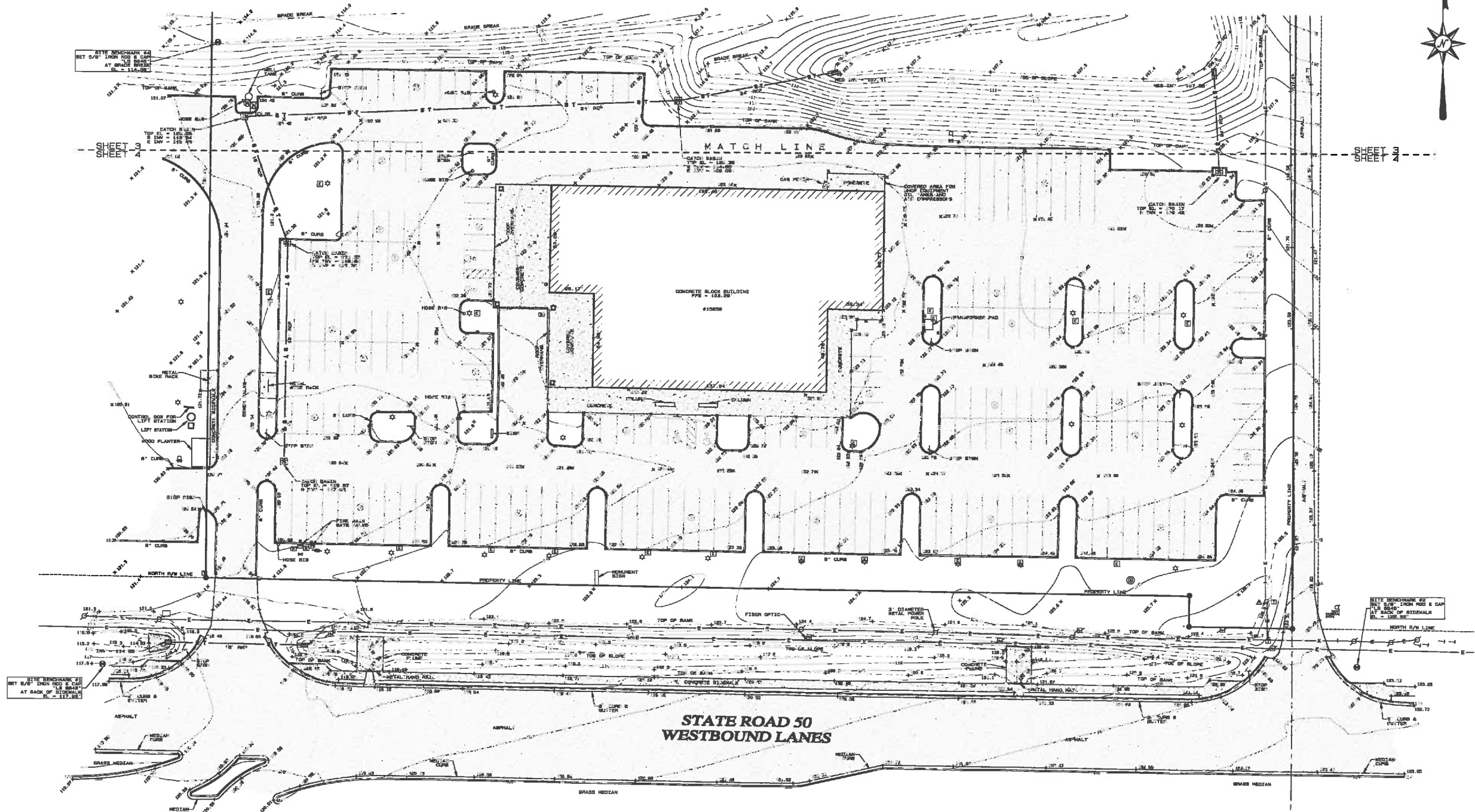
WWW.LEADINGEDGELS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 68416

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 50-17 STANDARDS OF PRACTICE FOR SURVEYORS' AND MAPPERS'.

JEFFREY D. HOFIUS PSN #2310
DATE: 02/28/2015

DATE OF DRAWING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
MANAGER: JCH	CREW CHIEF (S): RHE, MAC, JCH
PROJECT NUMBER: 605-1507	COMPUTER FILE: ECHOALTA.PRO
FIELD BOOK NUMBER: LE 1000, 1044, 1048, 1049	SCALE: 1" = 30'
	SHEET 3 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAFTING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 604024.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
8800 EDGEMOOR DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

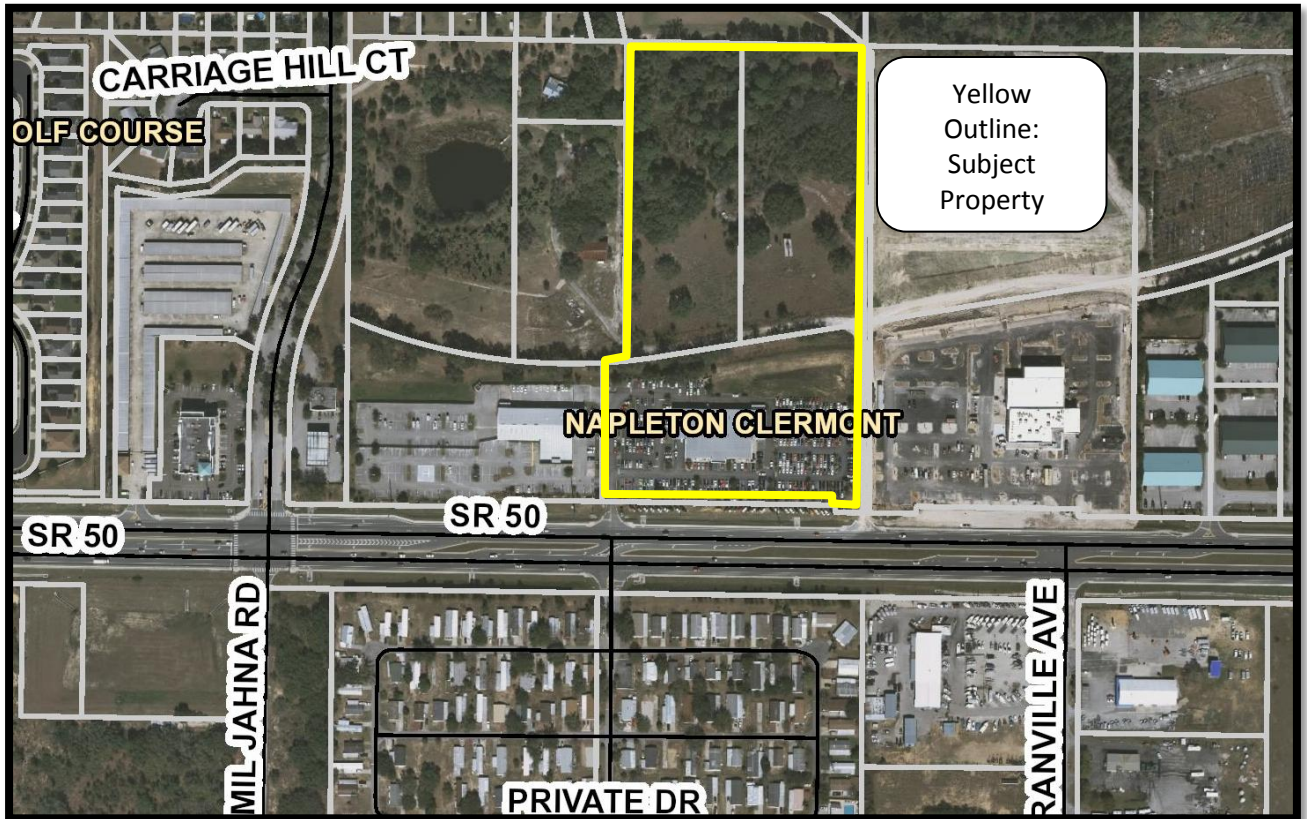
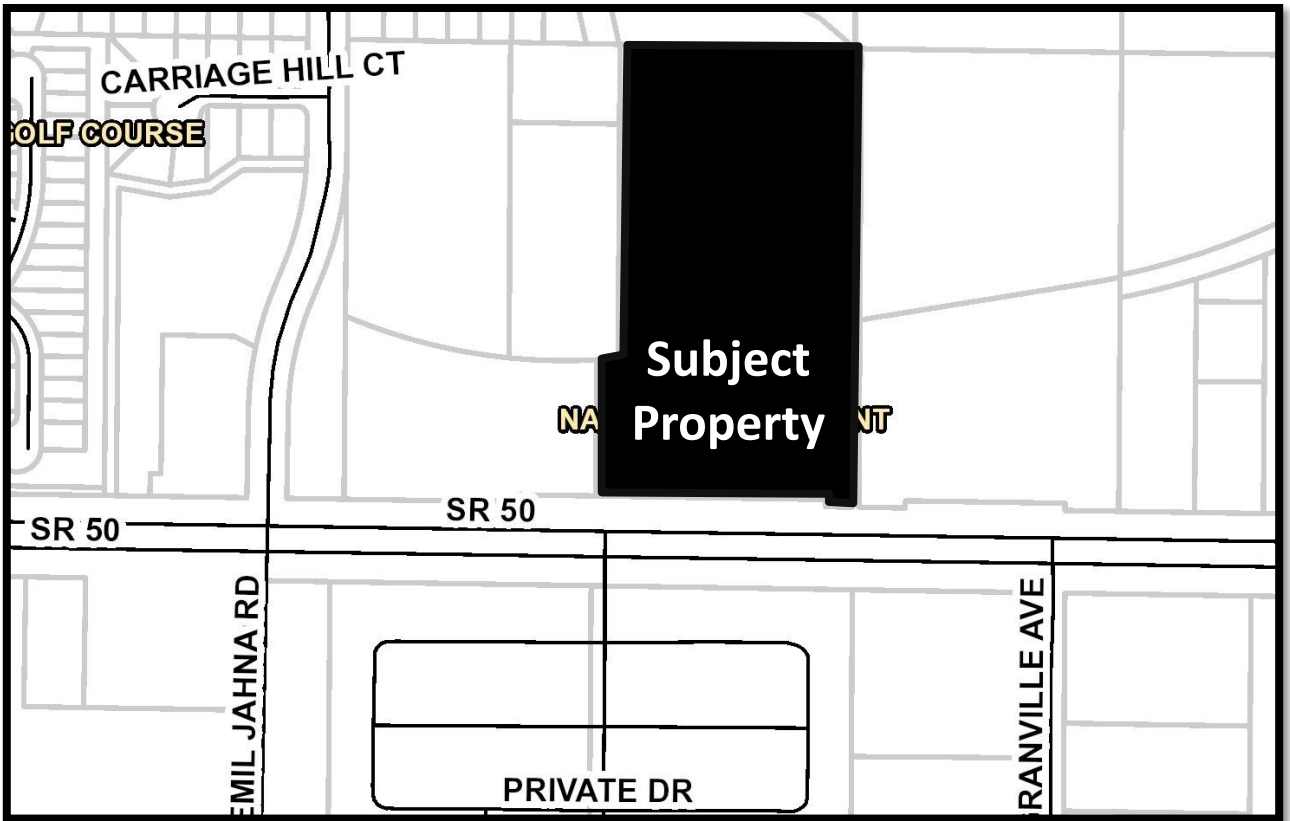


Exhibit – Future Land Use
Napleton Clermont

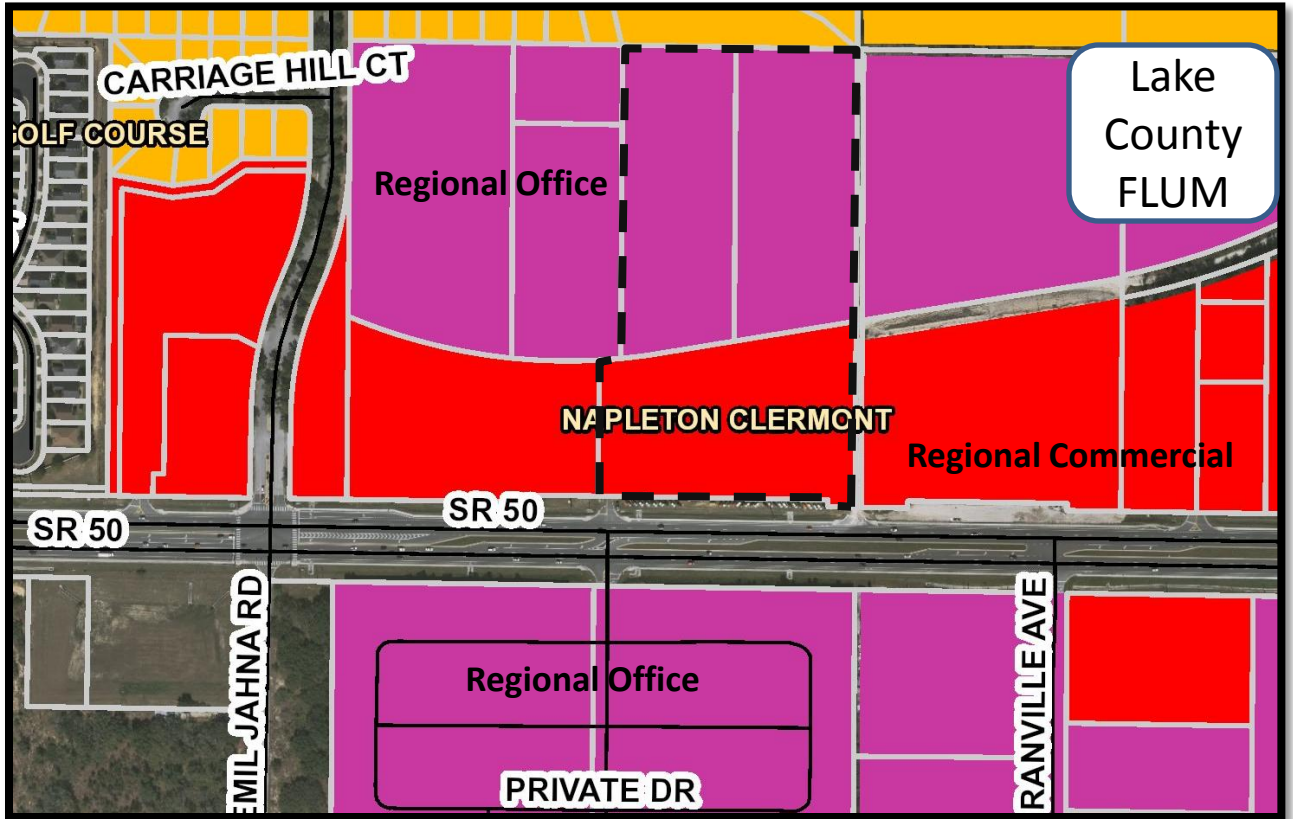
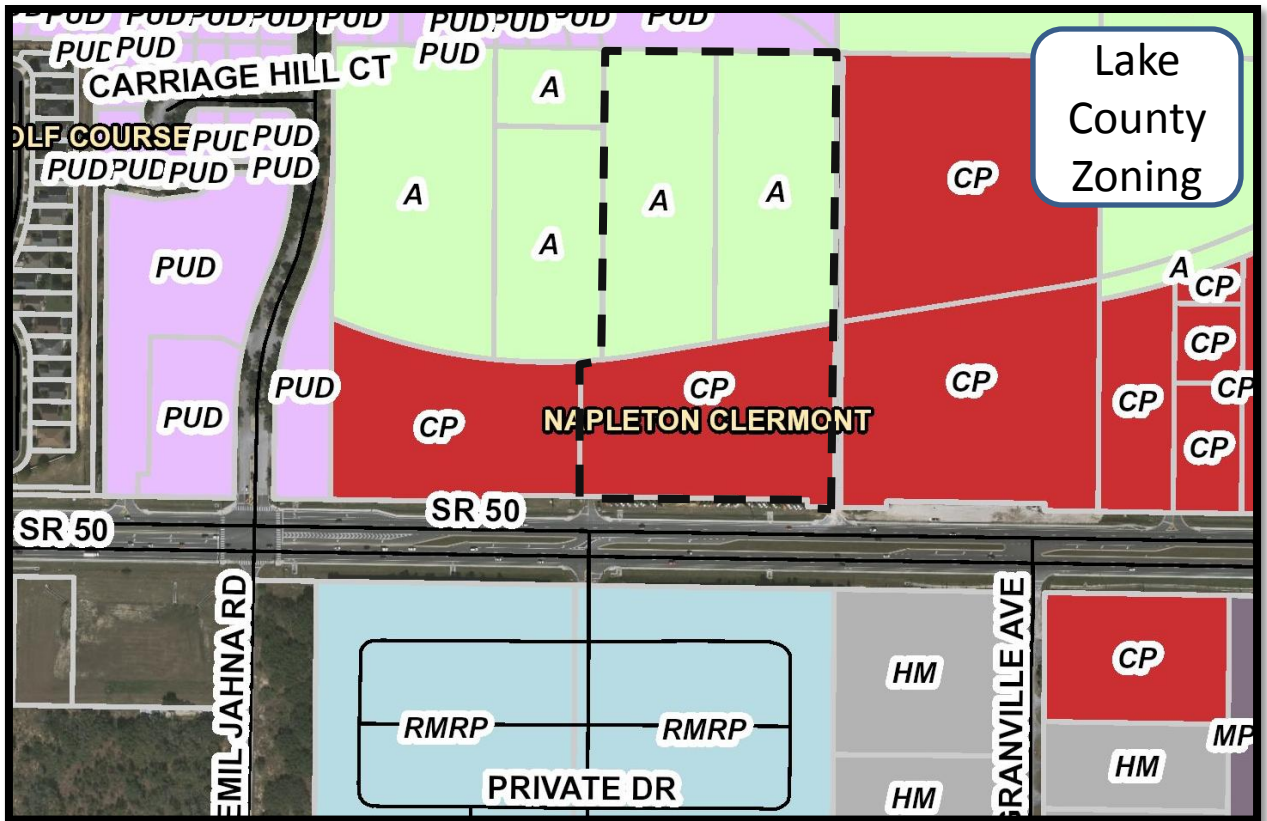


Exhibit – Zoning
Napleton Clermont





**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 2-26-16

FEE: \$1,500.00

Project Name (if applicable): Napleton

Applicant: The Napleton Group, 1 East Oak Hill Drive, Ste. 100, Westmont, IL 60559

Contact Person: Scott A. Glass, Esq.

Address: 300 S. Orange Avenue, Suite 1000

City: Orlando

State: FL

Zip: 32801

Phone: 407-835-6964

Fax: 407-849-7264

E-Mail: sglass@shutts.com

OWNER: Clermont Motors, LLC

Address: c/o Napleton Automotive, 1 East Oak Hill Drive, Suite 100

City: Westmont

State: IL

Zip: 60559

Phone: 630-455-2945

Fax: _____

E-Mail: rick@napleton.com

General Location: North of S.R. 50, East of South Greater Hills Blvd., West of County Road
Road 455 and South of Greater Hills Phase 2 Subdivision

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

Property size (in acres or square feet): 15.72±

Flood hazard area (yes) ☐ and approx. acreage 1.78 Ac (no) ☐

Existing (Actual) Land Use: Vacant (9.98± ac.) and existing Napleton Dealership (5.74± ac.)

Existing Zoning: Lake County "A" and "CP"

Existing Future Land Use: Lake County Regional Office and Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Automobile Sales (Expansion of Existing Dealership).



Proposed density (dwelling units/acre) or intensity: As permitted by Clermont Code

Proposed Zoning District: C-2

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

REQUESTING FUTURE LAND MAP AMENDMENT TO REFLECT ANNEXATION OF 15.72± ACRES
COMPRISING EXISTING NAPLETON JEEP, CHRYSLER, RAM DEALERSHIP AND VACANT
PROPERTY TO NORTH AND DESIGNATING ALL AS COMMERCIAL WITH CONCOMMITANT C-2
CLERMONT ZONING. APPLICATION IS CONSISTENT WITH ISBA AND, THEREFORE, CONSISTENT
WITH GOALS, OBJECTIONS AND POLICIES OF THE CITY OF CLERMONT COMPREHENSIVE PLAN.

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

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

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

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

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

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
4
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLOR as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

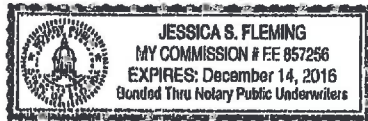
Jessica S. Fleming
Witness Name: Jessica S. Fleming

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Jessica S. Fleming
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12-14-16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Val Silva

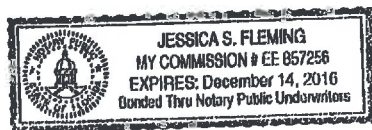
Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

Witness Name: Jessica Fleming

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



Jessica Fleming
Notary Public

Printed Name: Jessica Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

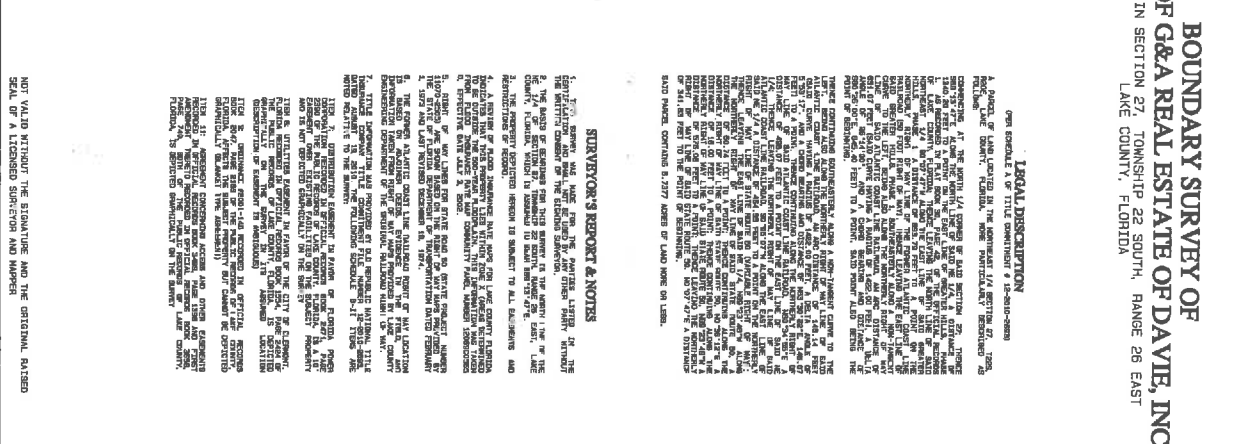
PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.



LAST FIELD WORK IS
CREW CHIEF (BU): MRC
COMPUTER FILE: 6050
SCALE: 1" = 30' 3

F DR
R: P
T NU
CON

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS DEFINED 3" FLORIDA ADMINISTRATIVE CODE 55-17

Paul R. Jackson (DATE) 9/21/10

PAUL R. JACKSON PSM #5719
OR CHRISTOPHER J. STEELY PSM #6661

DATE OF
MANAGE
PRODUC
FIELD

PRIMARY SURVEY	
OF REAL ESTATE OF DAVIE, INC. SHIP 22 SOUTH, RANGE 25 EAST COUNTY, FLORIDA	
FOR AUTOMOTIVE GROUP	

OF G & A REAL ESTATE OF DAVIE.

FOR
NARLETON AUTOMOTIVE GROUP

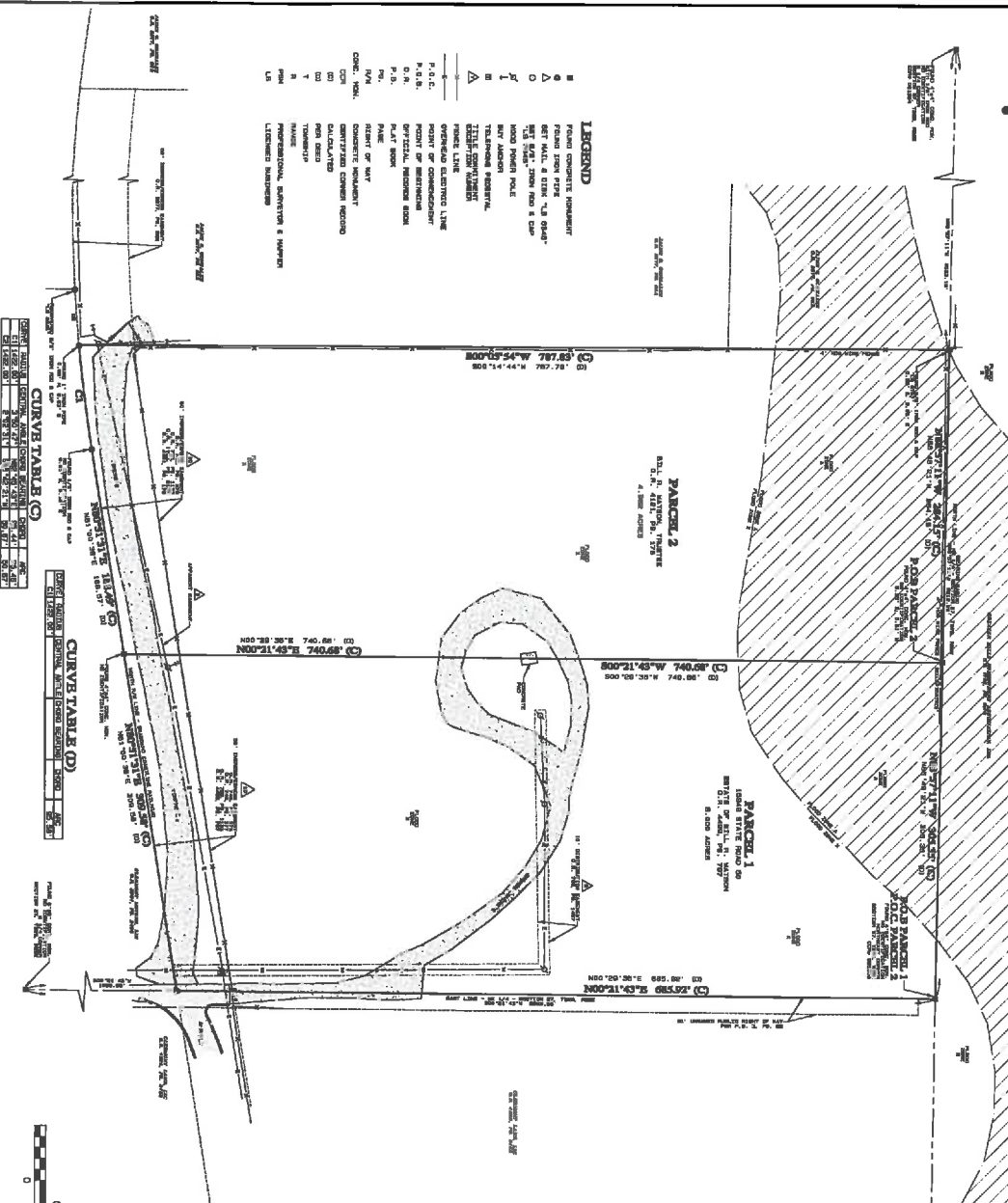
I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND
 HERBY CERTIFY THAT I HAVE COMPLETED THIS

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

[illegible]

FLORIDA LICENSED BUSINESS NUMBER

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA

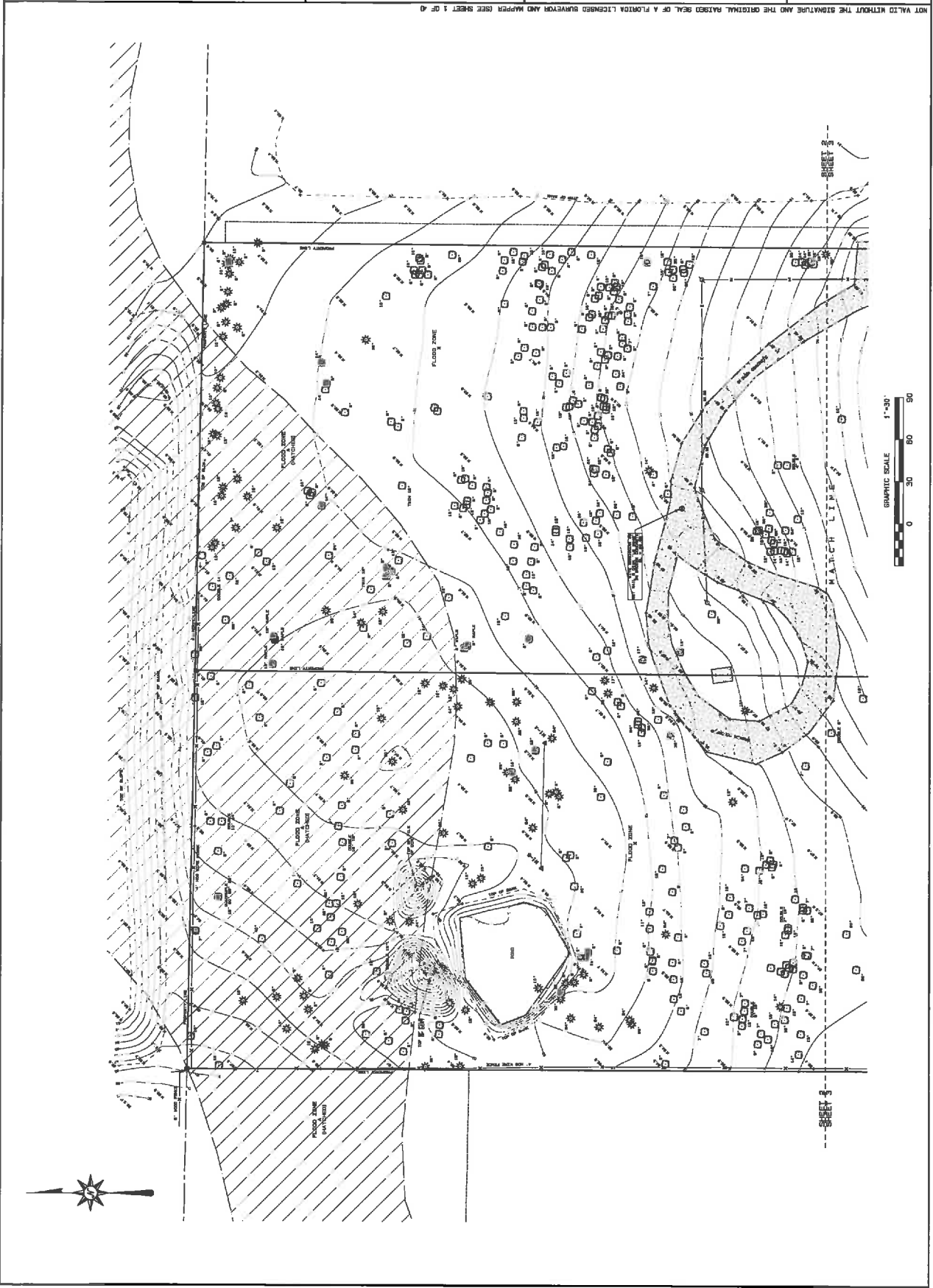


VICINITY MAP
(NOT TO SCALE)

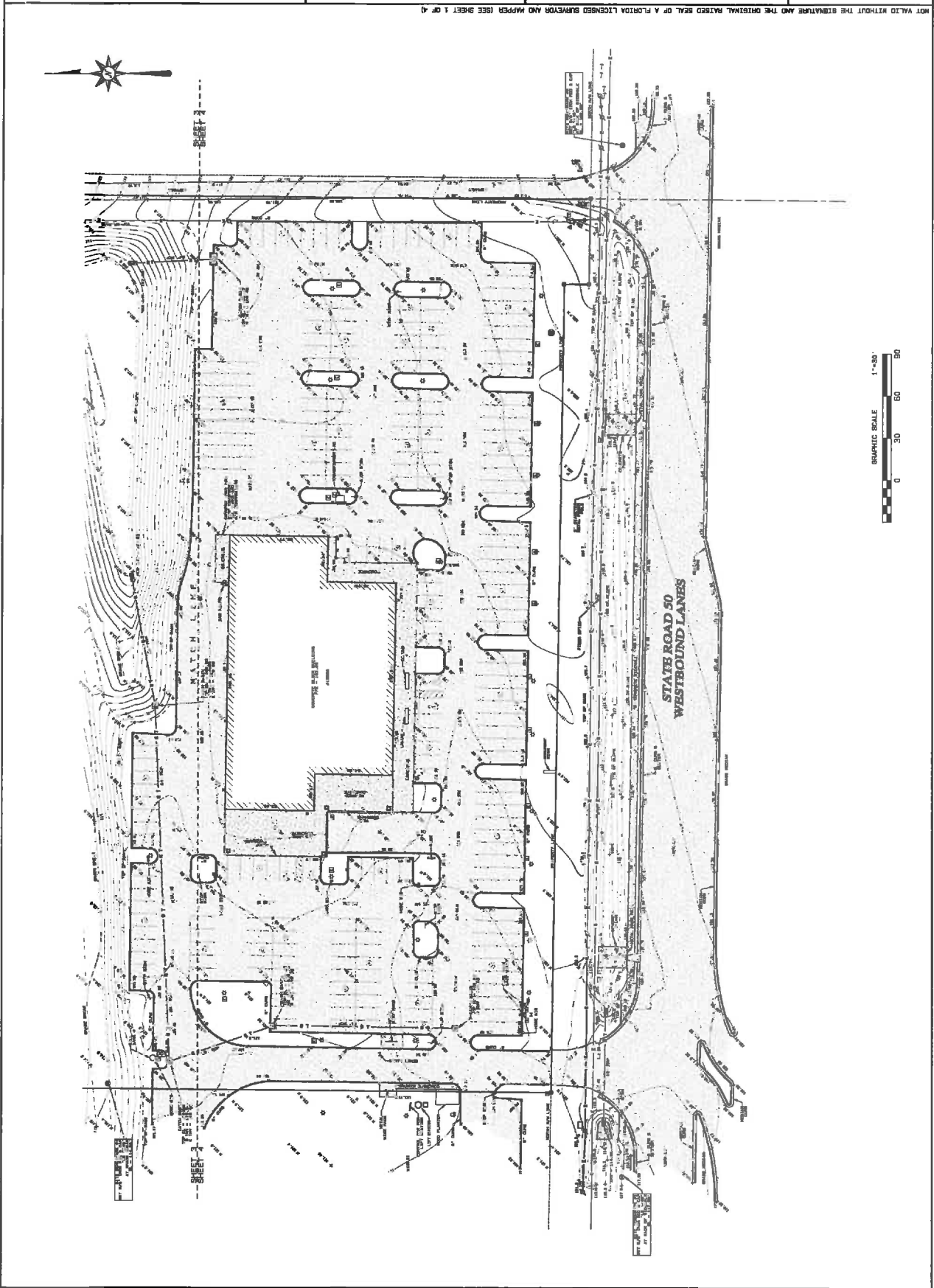
LEGAL DESCRIPTION

(PER TITLE COMMITMENT DEED NUMBER 838284)
PARCEL NO. 1
THAT CERTAIN PARCELS OF LAND, TO-WIT: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 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413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 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1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 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1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 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2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)	
TOPOGRAPHIC & TREE SURVEY OF STILL R. MATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR MAPLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 24 SEP 2015 SURVEYOR: CARL E. MC PROJECT NUMBER: 2015-0008 PROJECT NAME: 1E 1000, 1044, 1046, 1048, 1049 SCALE: 1" = 30' SHEET 2 OF 4	



LAND SURVEYING 10000 BUCKINGHAM BLVD SUITE 100 TAMPA, FL 33613 TEL: 813-281-1111 FAX: 813-281-1112 WWW: WWW.LANDSURVEYING.COM		NAPLITON AUTOMOTIVE GROUP 2001 SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA BILL R. WATSON ESTATE OF TOPOGRAPHIC & TREE SURVEY	
DATE OF DRAWING: 24 SEP 2015 DRAWN BY: JRM CHECKED BY: JRM, NML, JRM PROJECT NUMBER: 2015-0003 FIELD BOOK NUMBER: LE 1000, 1004, 1006, 1008, 1010 SCALE: 1" = 30' SHEET 4 OF 4		REVISIONS:	





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Rick Brandstatter, Director of Real Estate of Clermont Motors, LLC, who being

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

1. That he (she) ~~is~~ is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) ~~desires~~ desires a Future Land Use Amendment from Lake Co. Regional Office/Comm. to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Scott A. Glass to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Rick Brandstatter
Affiant - Applicant Name (print)

X Richard P Brandstatter
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 21st day of December, 20 .



X Kathleen A Falco
Notary Public, State of Florida at Large

* Clermont Motors, LLC

My Commission Expires: 5-13-2018



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Scott A. Glass, who being

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

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

Scott A. Glass
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26th day of February, 2016.



YOLANDE G. MCKAY
MY COMMISSION # FF 178400
EXPIRES: November 20, 2018
Bonded Thru Budget Notary Services

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

My Commission Expires: 11-20-18

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-15

The City of Clermont will hold public hearings Tuesday, April 5, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, April 26, 2016 at 6:30 p.m. before the City Council to consider transmittal and introduction of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcels below from Lake County Regional Commercial and Regional Office to Commercial.

The City of Clermont will hold public hearings on Tuesday, June 28, 2016 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.

□

Location:

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50
15.72 +/- /acres

Ordinance #: 2016-15

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

the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 25 & June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, April 5, 2016											
Agenda Item Name											
Ordinance 2016-16 Napleton Rezoning											
Requested Action											
Move to recommend approval of Ordinance 2016-16.											
Staff Report											
The owner, The Napleton Group, is requesting a rezoning for the existing automotive dealership and vacant property to the north. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property consists of approximately 15 acres, five acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. The property is currently zoned Planned Commercial in Lake County for the developed portion of the site and Agriculture for the undeveloped portion. The corresponding zoning in the City for the automotive dealership would be C-2 General Commercial. The vacant property would also be zoned C-2. This property is located north of the existing dealership and has no Highway 50 road frontage. Access to and use of the site would be through the existing automotive dealership. The current stormwater pond will be relocated farther back on the property and redesigned to treat the additional impervious surface on the site. No formal site plans have been submitted at this time, but the overall design elements have been discussed with the owner's representative. The expansion of the site will be required to meet the City's Land Development Code. The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District and Agriculture District) to the City's C-2 General Commercial zoning classification. The future land use, once adopted by the City, would support this request. Staff recommends approval of the rezoning to C-2 General Commercial.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table><tr><td>1.</td><td>Ordinance</td><td>REZ ORD 2016-16.docx</td></tr><tr><td>2.</td><td>Location</td><td>Whole location.pdf</td></tr><tr><td>3.</td><td>Site plan</td><td>Site plan.pdf</td></tr></table>			1.	Ordinance	REZ ORD 2016-16.docx	2.	Location	Whole location.pdf	3.	Site plan	Site plan.pdf
1.	Ordinance	REZ ORD 2016-16.docx									
2.	Location	Whole location.pdf									
3.	Site plan	Site plan.pdf									

4.	Napleton Maps	Napleton Clermont Maps 2016.pdf
5.	Application	REZ application.pdf
6.	Legal ad	REZ legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-16

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

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

SECTION 1:

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

LEGAL DESCRIPTION

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE 1/4; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE 1/4 a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

CITY OF CLERMONT
ORDINANCE No. 2016-16

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

LOCATION

Napleton Clermont, 15859 State Road 50
Alternate Keys 3329198, 2585013, 2585021

FROM: UE Urban Estate
TO: C-2 General Commercial

SECTION 2:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

CITY OF CLERMONT
ORDINANCE No. 2016-16

2

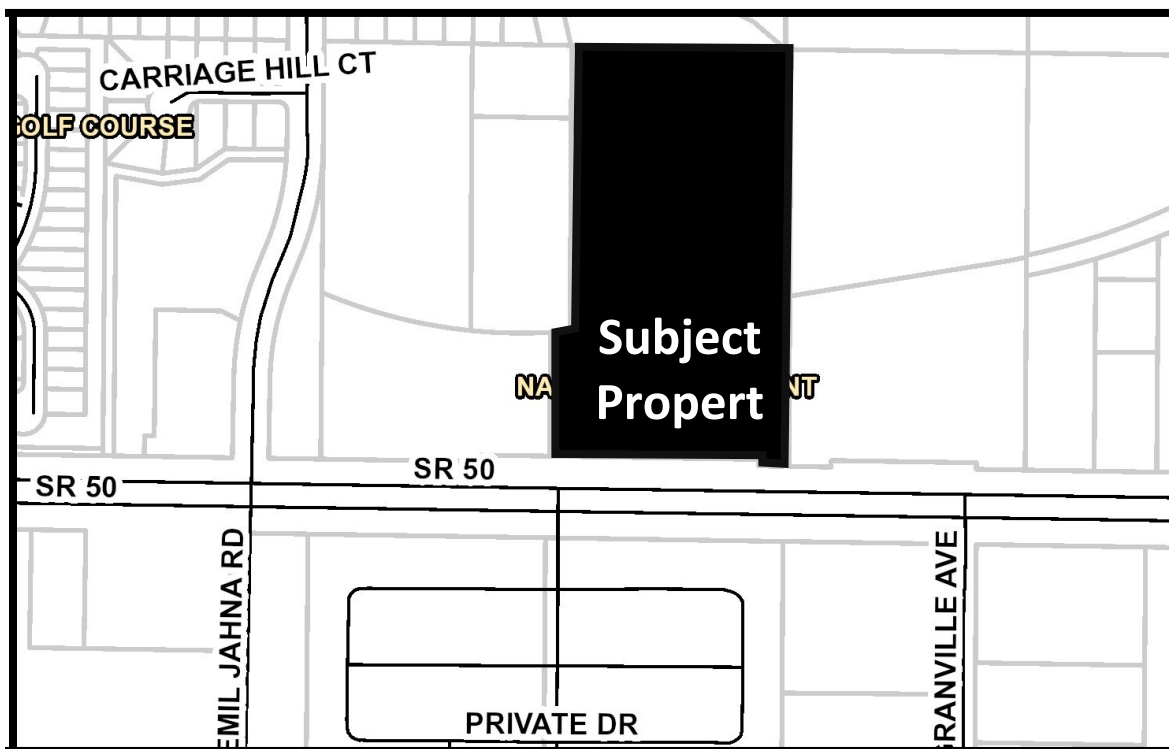
SECTION 3:

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

SECTION 4:

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

Location map:



3

CITY OF CLERMONT
ORDINANCE No. 2016-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

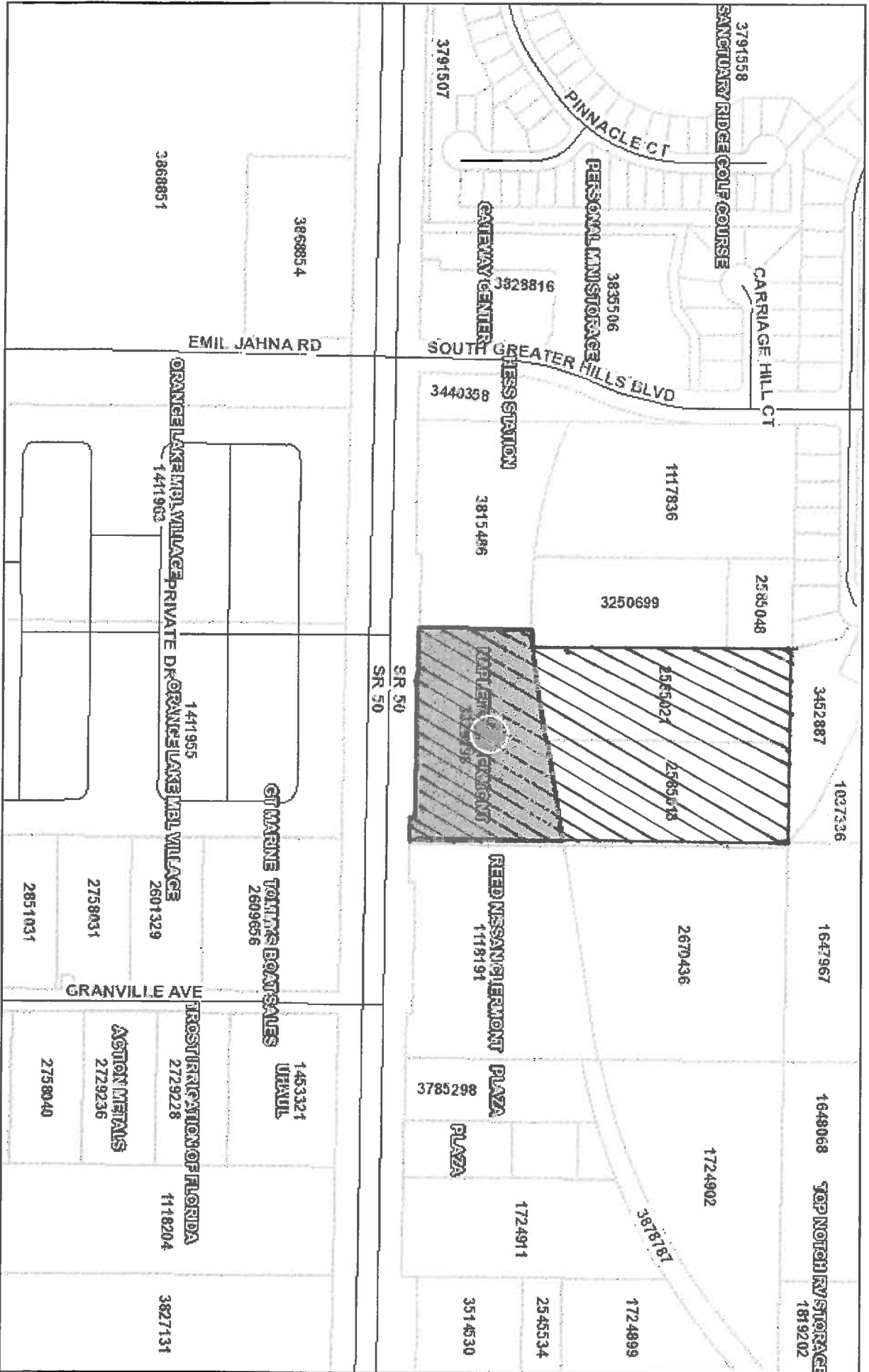
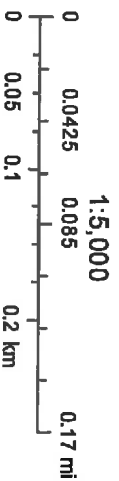
Daniel F. Mantzaris, City Attorney

Override 1

County Boundary
Street Names
Local Streets

Property Name	Tax Parcels Alternate Key	Tax Parcels
---------------	---------------------------	-------------

Surrounding Counties



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S89°13'47"E ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (60 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 581.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00" AND A CHORD BEARING AND DISTANCE OF S80°26'00"E 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17" AND A CHORD BEARING AND DISTANCE OF N80°30'22"E 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 488.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 18, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINING DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA SURVEYING AND MAPPING BOARD.

DATE: 9/21/10
PAUL R. JACKSON, P.S.M. #710
OR CHRISTOPHER J. STELLY, P.S.M. #6445

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 100
OULAND, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6946

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A LICENSED SURVEYOR AND MAPPER

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT ORDER NUMBER 5392394)

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'38" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 305.55 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'38" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 85.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'38" EAST, 740.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12A, NBS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEARS N88°57'11"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 9.982 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - BOUNDARY SURVEY OF LANDS OF BSA REAL ESTATE OF DAVIS, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 886-10004, DATED SEPTEMBER 21, 2010.
 - PLAT OF LAKE HIGHLANDS COMPANY SECTION 28 AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12003C0100D, REVISED DECEMBER 18, 2012. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
 - ACCORDING TO THE LAKE COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT PROPERTY IS ZONED A (AGRICULTURE DISTRICT).
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5392394, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2015. THE FOLLOWING SCHEDULE B SECTION II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #8: DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 762, PAGE 1487 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: OVERHEAD ELECTRIC LINE WITHOUT BENEFIT OF AN EASEMENT RUNNING THROUGH THE SOUTHERN BOUNDARY OF THE PROPERTY. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 50 FEET AS SHOWN ON DEEDS RECORDED IN OFFICIAL RECORDS BOOK 740, PAGE 373, OFFICIAL RECORDS BOOK 740, PAGE 377; OFFICIAL RECORDS BOOK 755, PAGE 1133, AND OFFICIAL RECORDS BOOK 4480, PAGE 787. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 1) AND OFFICIAL RECORDS BOOK 40, PAGE 375; OFFICIAL RECORDS BOOK 708, PAGE 1132; OFFICIAL RECORDS BOOK 1153, PAGE 2180 AND OFFICIAL RECORDS BOOK 4121, PAGE 179. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 2) AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY.
 - OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY AND ARE SHOWN ON THE SURVEY.
 - NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - SET NAIL & DISK "LB 6846"
 - SET 5/8" IRON ROD & CAP "LB 5846"
 - WOOD POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - TITLE COMMITMENT EXCEPTION NUMBER
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - P.O.C.
 - P.O.B.
 - O.R.
 - P.B.
 - PS.
 - R/W
 - CONC. MON.
 - CCR
 - (C)
 - (D)
 - T
 - R
 - PSM
 - LB
- RIGHT OF WAY
CONCRETE MONUMENT
CERTIFIED CORNER RECORD
CALCULATED
PER DEED
TOWNSHIP
RANGE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

PARCEL 2
BILL R. WATSON TRUSTEE
D.R. 4121, PG. 178
4.982 ACRES

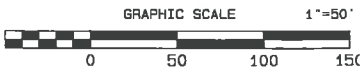
PARCEL 1
15549 STATE ROAD 50
ESTATE OF BILL R. WATSON
D.R. 4480, PG. 787
5.000 ACRES

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'

CURVE TABLE (C)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'



SURVEYOR'S CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

8800 BUCKINGHAM DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 381-8700
FAX: (407) 381-8801
www.leadingedge21.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:

DATE:
JEFFREY D. HUFFUS PSM #6310

DATE OF DRAWING: 16 DEC 2015
MANAGER: JCH
PROJECT NUMBER: 605-15002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 08 SEP 2015
CREW CHIEF (S): PHE, MAC, JCH
COMPUTER FILE: E60502A.TA.PRD
SCALE: 1" = 50'
SHEET 1 OF 1

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



 FOUND CONCRETE MONUMENT
 FOUND IRON ROD & CAP
 SET 5/8" IRON ROD & CAP
"LB 6846"
 SET NAIL & DISK "LB 6846"
 SITE BENCHMARK
 CATCH BASIN
 MITERED END SECTION
 WELL
 MANHOLE
 VALVE
 FIRE HYDRANT
 CLEANOUT
 METER
 ELECTRIC BOX
 TELEPHONE PEDESTAL
 SIGN
 WOOD POWER POLE
 GUY ANCHOR
 LIGHT POLE
 UTILITY MARKER
 COLUMN
 OAK TREE
 PINE TREE
 MISCELLANEOUS TREE
 SPOT ELEVATION - HARD SURFACE
 SPOT ELEVATION - GROUND SHOT
 WETLAND FLAG
 HANDICAPPED PARKING SPACE
 FENCE LINE
 OVERHEAD ELECTRIC LINE
 STORM DRAINER LINE
 FINISHED FLOOR ELEVATION
 ELEVATION
 INVERT
 REINFORCED CONCRETE PIPE
 REINFORCED METAL PIPE
 MITERED END SECTION
 RIGHT OF WAY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSED BUSINESS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

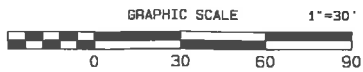
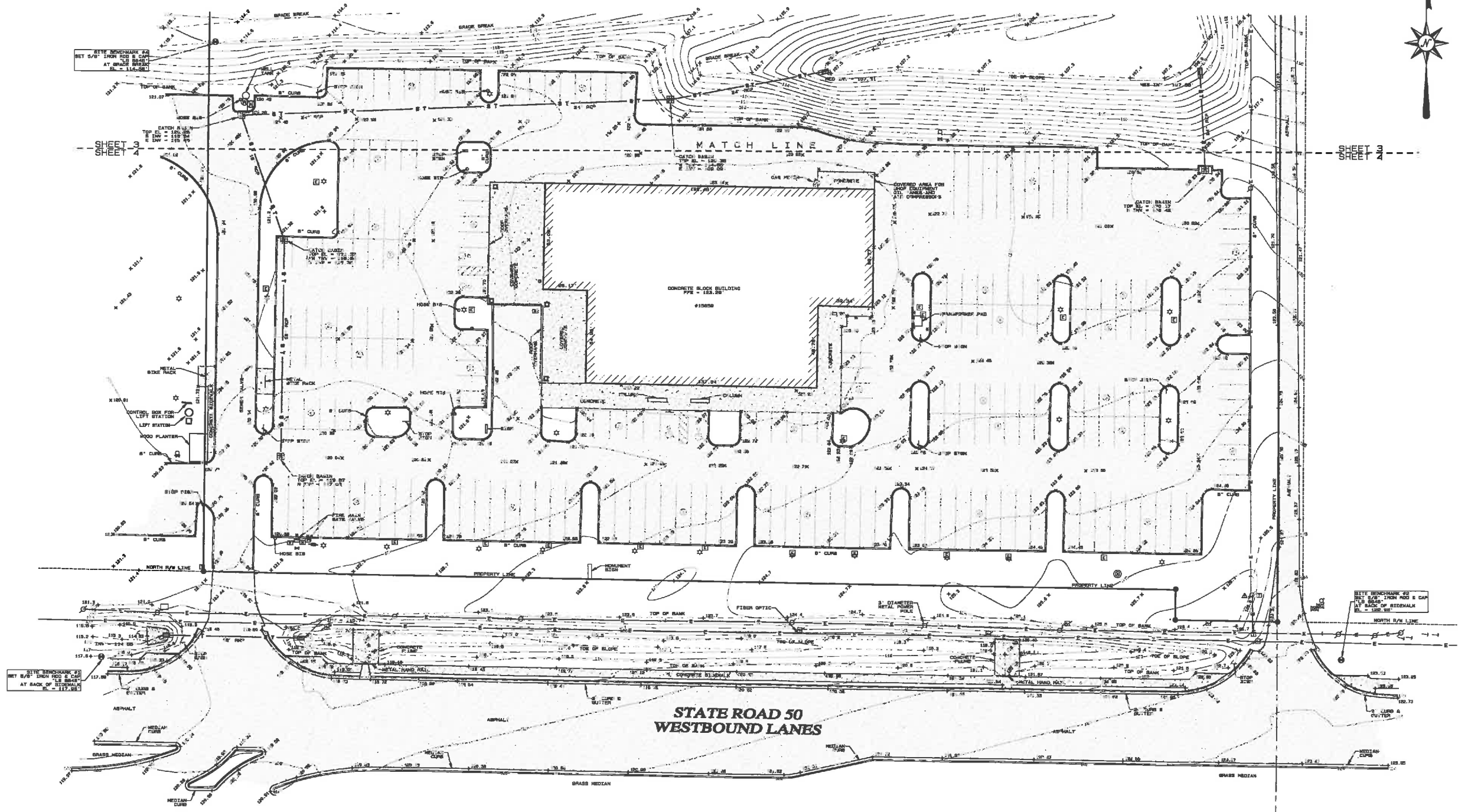
BILL H. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

DATE: 02/08/2015
JEFFREY D. HOFFUS PSN #2310

WWW.LEADINGEDGELS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 5948

DATE OF DRAWING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
MANAGER: JKH	CEN CHIEF (S): RME, NAC, JKH
PROJECT NUMBER 605-19007	COMPUTER FILE: C60502ALTA.PRO
FIELD BOOK NUMBER LE 1000, 1044, 1048, 1049	SCALE: 1" = 30'
	SHEET 3 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAFTING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 604024.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
8800 EDGEMOOR DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

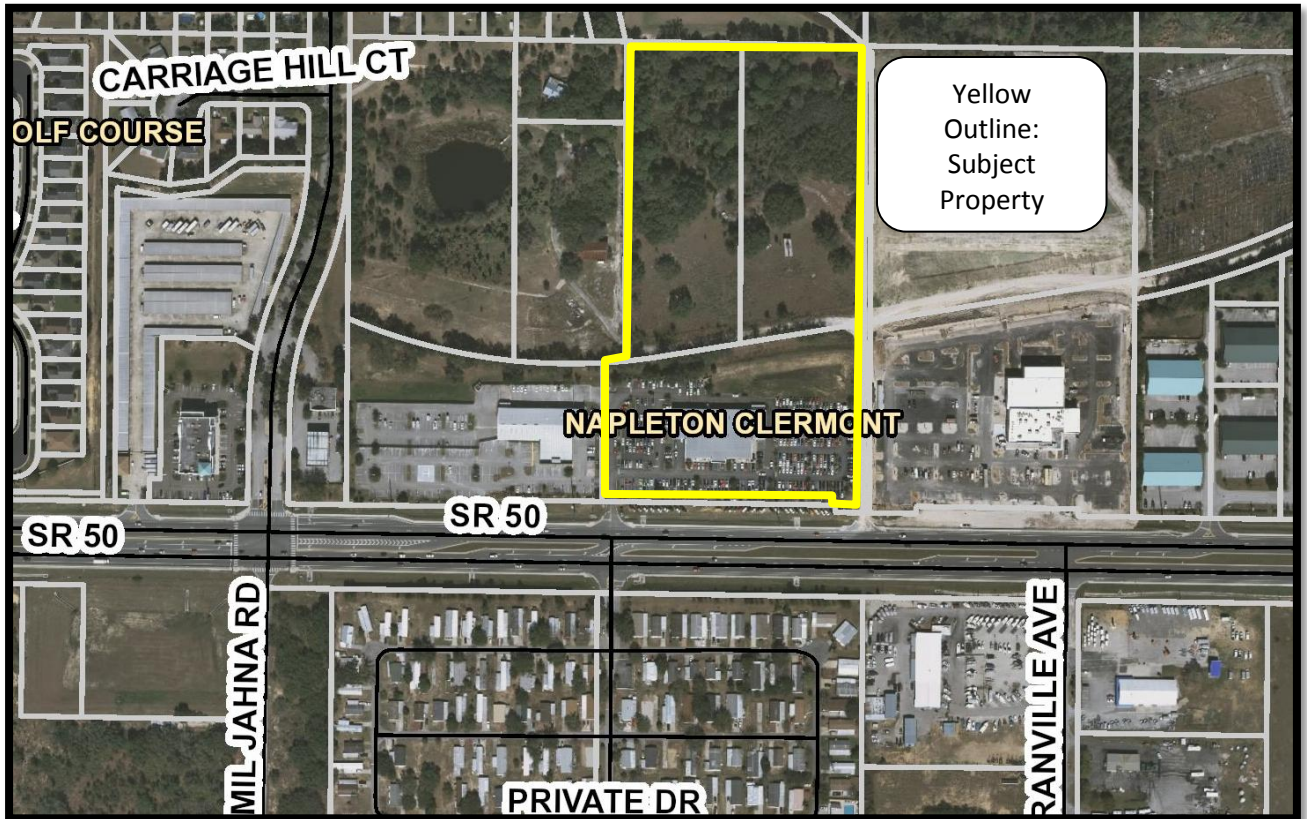
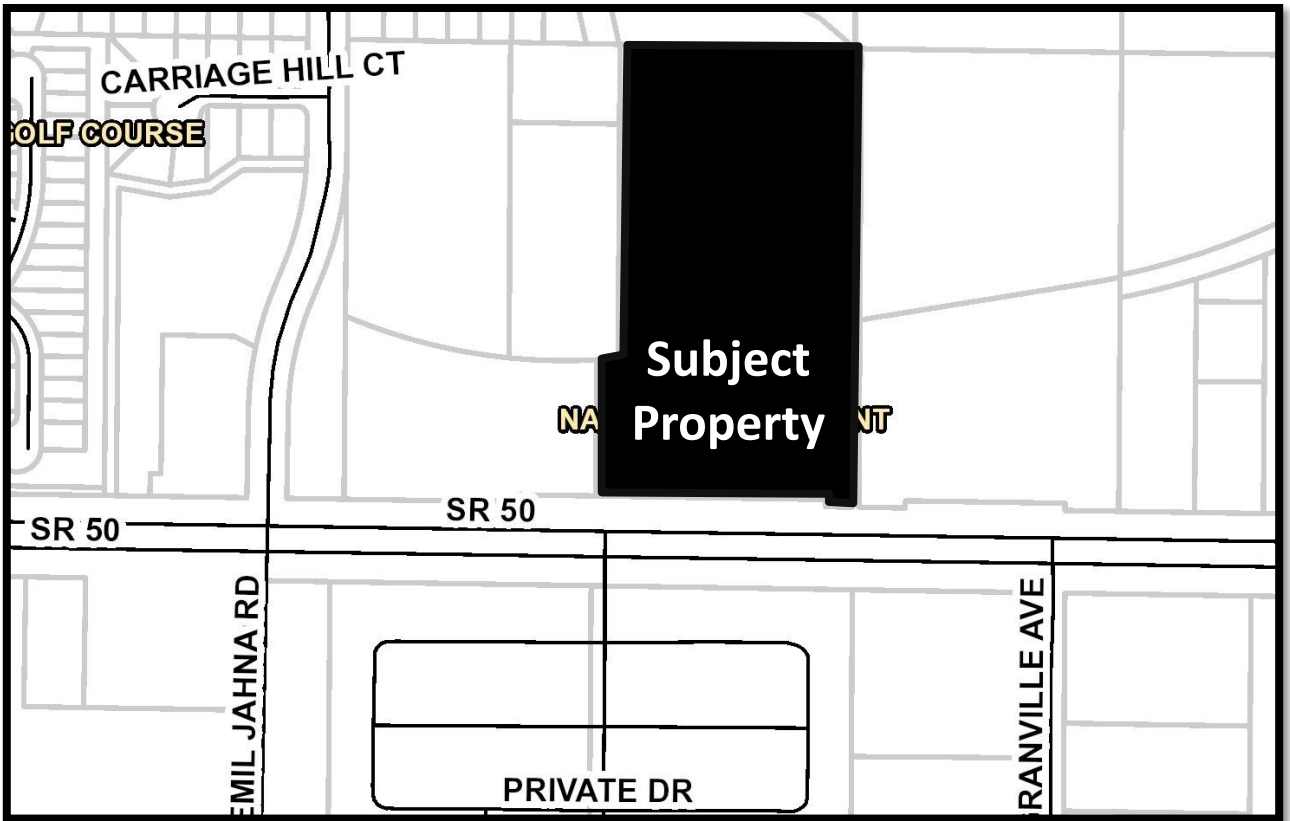


Exhibit – Future Land Use
Napleton Clermont

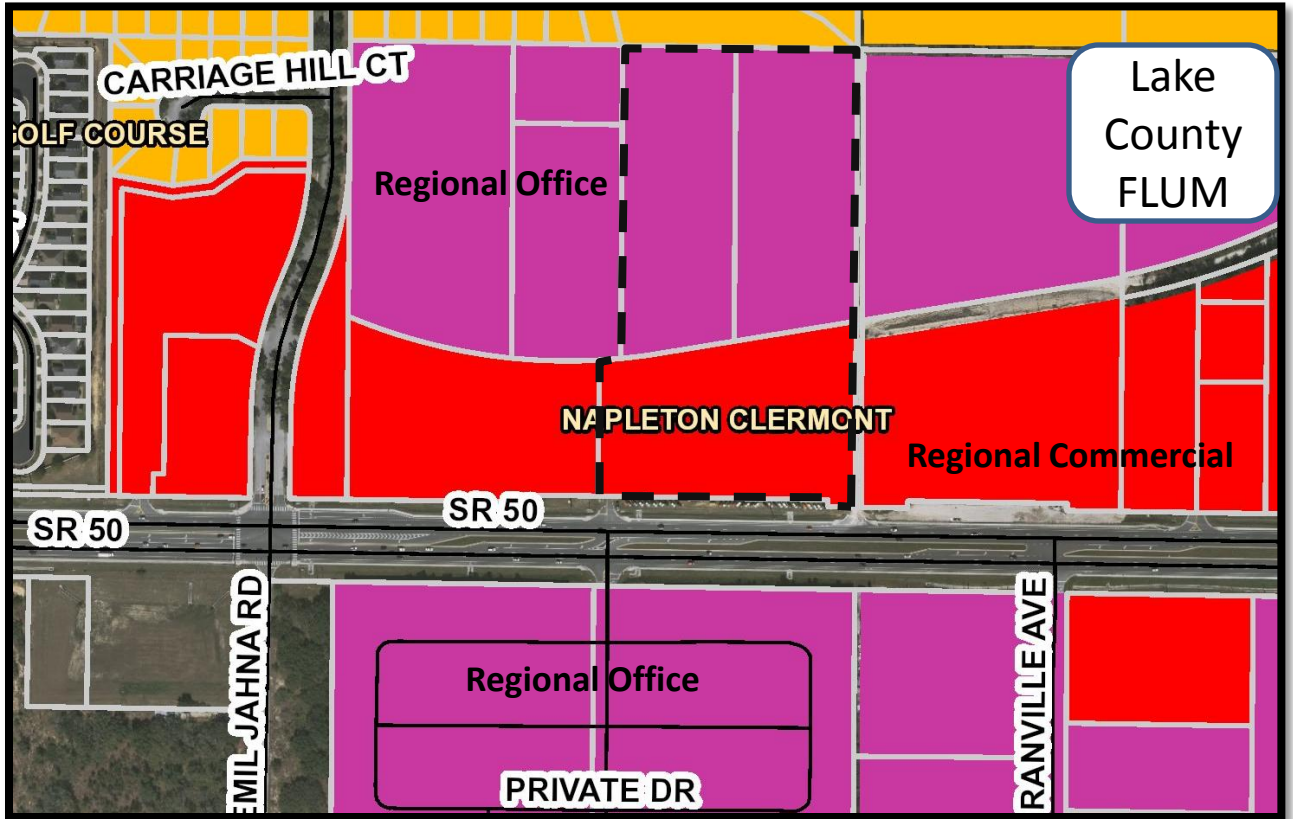
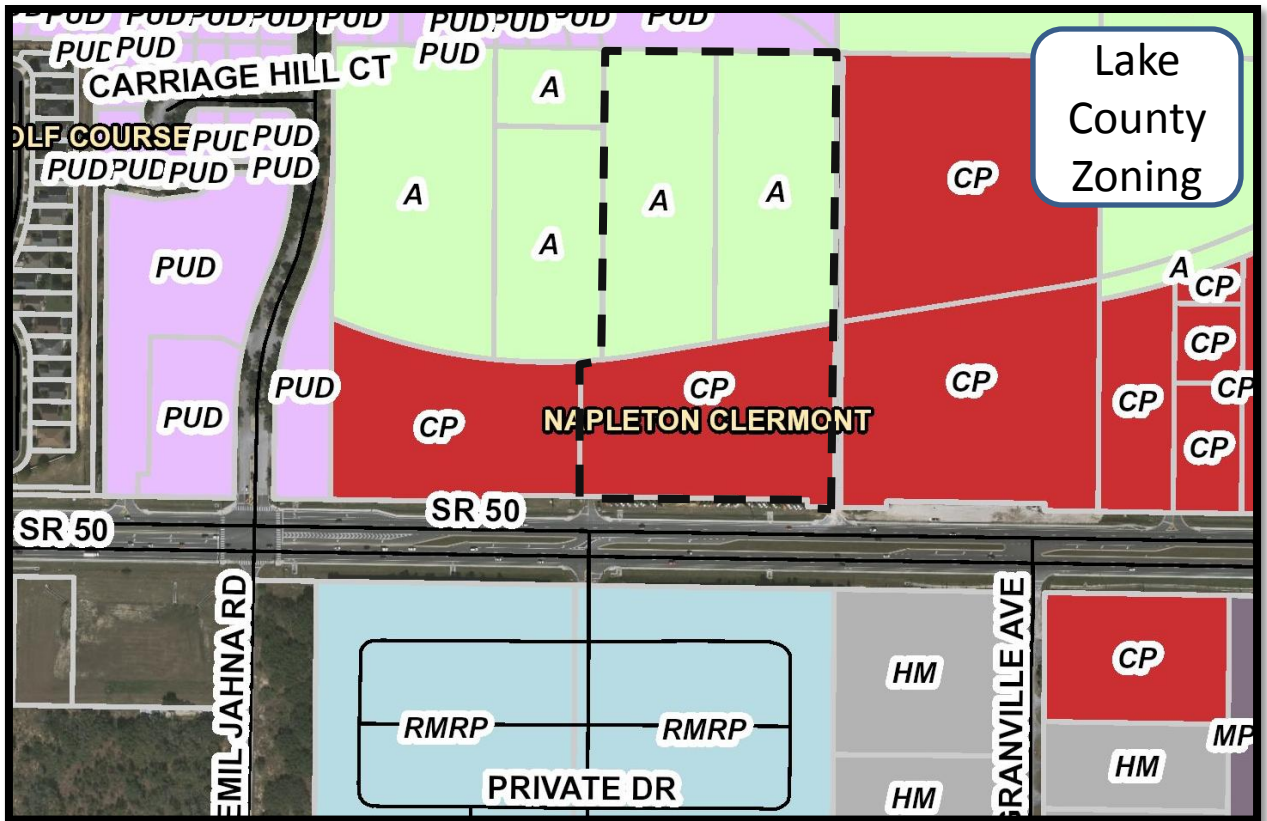


Exhibit – Zoning
Napleton Clermont





CITY OF CLERMONT
REZONING
APPLICATION

DATE: 2-26-16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Napleton

APPLICANT: Clermont Motors, LLC

CONTACT PERSON: Scott A. Glass, Esq., Shutts & Bowen LLP

Address: 300 S. Orange Avenue, Ste. 1000

City: Orlando State: FL Zip: 32801

Phone: 407-835-6964 Fax: 407-849-7264

E-Mail: sglass@shutts.com

OWNER: Clermont Motors, LLC

Address: c/o Napleton Group, 1 East Oak Hill Drive

City: Westmont State: IL Zip: 60559

Phone: 630-455-2945 Fax: _____

Address of Subject Property: 15859 S.R. 50, Clermont, FL 34711

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

Acres: 15.72 ± Land Use: COUNTY REGIONAL OFFICE & COMMERCIAL
(City verification required)

Present Zoning: LAKE CO. A & CP Proposed Zoning: _____
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

Annexing existing auto dealership and approximately 10 additional acres of vacant property
into the City. Vacant property to be developed for vehicle parking and expansion of service
facilities.

CLERMONT MOTORS, LLC

By: Richard Brandstatter

Applicant Name (print)

RICK BRANDSTATTER, DIR. OF REAL ESTATE

CLERMONT MOTORS, LLC

By: Richard Brandstatter

Owner Name (print)

RICK BRANDSTATTER, DIR. OF REAL ESTATE

X Richard P Brandstatter
Applicant Name (signature)

X Richard P Brandstatter
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

Record & Return to:

This Document Prepared By and Return to:
Robert S. Forman, Esquire
Forman & Altino, P. A.
2101 West Commercial Blvd., Suite 2800
Fort Lauderdale, FL 33309

CFN 2010099065
Bk 03954 Pgs 2466 - 2467; (2pgs)
DATE: 10/04/2010 10:29:05 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 24,500.00



Parcel ID Number:

Special Warranty Deed

This Indenture, Made this 23rd day of September, 2010 A.D. Between
G & A Real Estate of Davie, Inc., a corporation existing under the laws
of the State of Florida
of the County of **Broward**, State of **Florida**, grantor, and
EFN Clermont Property, LLC, a Florida limited liability company

whose address is: **15859 State Road 50, Clermont, Florida 34711**

of the County of **Lake County**, State of **Florida**, grantee,
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Lake** State of **Florida** to wit:

See Exhibit "A" Attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

G & A Real Estate of Davie, Inc.

Jean Seibold
Printed Name: Jean Seibold
Witness

By: Daniel D. Gregory, President (Seal)
P.O. Address: 2514 Princeton Court
Weston, FL 33327

Betty R. Buffum
Printed Name: Betty R. Buffum
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24 day of September, 2010 by
Daniel D. Gregory, President of G & A Real Estate of Davie, Inc., a
Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his **Florida driver's license** as identification.



Jean Seibold
Printed Name: Jean Seibold
Notary Public
My Commission Expires:

EXHIBIT A

(PARCEL 1):

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

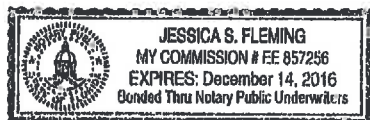
[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

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(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

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The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

Jessica S. Fleming
Witness Name: Jessica S. Fleming

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Jessica S. Fleming
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

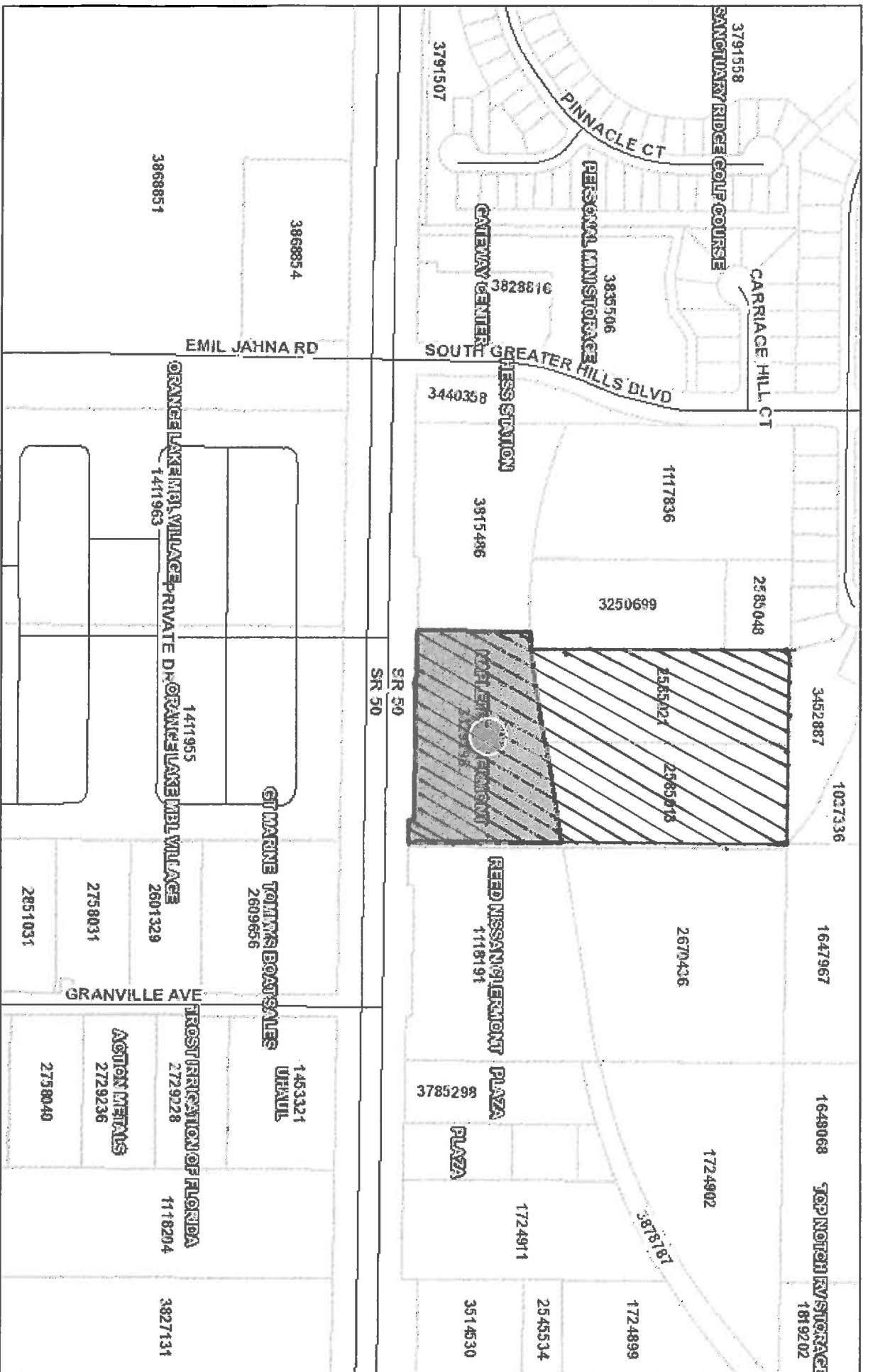
PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.



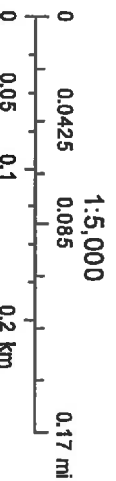
November 20, 2015

☒ Override 1
☐ Override 1

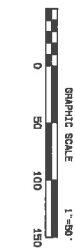
☒ County Boundary
☐ Street Names
☐ Local Streets

☐ Property Name
☐ Tax Parcels Alternate Key
☐ Tax Parcels

☐ Surrounding Counties



LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



(PER TITLE COMMITMENT ORDER NUMBER 0382384)

SURVEYOR'S NOTES

THE FOLLOWING WERE USED IN THE PREPARATION OF THIS BARRY:

[illegible]

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32808
PHONE: (407) 351-8780
FAX: (407) 351-9881
www.leadingedgeinc.com
FLORIDA LICENSED BUSINESS BROKER L.B. 15446

ALTA/ACSM LAND TITLE SURVEY
OF
BILL R. MATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST
LAKE COUNTY, FLORIDA
FOL
NAPLETON AUTOMOTIVE GROUP

SURVEYOR'S CERTIFICATION

TO: RYM CLARKSON EIGHTH, L.L.C. CHICAGO, TITLE INSURANCE COMPANY
BENEFIT & SURETY LAND SURVEYING, INC. 11111 N. RANDOLPH
LIABILITY COMPANY, CHICAGO, ILL. 60641
BY: JEFFREY D. MOFFAT, SURVEYOR, IN WISCONSIN, LICENSED
L.L.C. AND INSTRUMENT C. 8466, S.P.A.

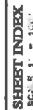
THIS IS TO CERTIFY THAT I HAVE BEEN ON SITE AND THE SURVEY ON WHICH
THIS CERTIFICATE IS BASED IS ACCORDANCE WITH THE 1911 WISCONSIN
STANDARD CHAIN REQUIREMENTS FOR ALIQUOT LAND TITLE SURVEYS.
THIS IS A TRUE AND CORRECT SURVEY OF THE LAND AND IS OF 100%
ACCURACY. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2014.

DATE: _____

JEFFREY D. MOFFAT PUN 00810

[illegible]

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

[illegible]

- [illegible]

TOPOGRAPHIC & TREE SURVEY

WILLIAM H. MARSHALL ESTATE
SECTION 27, TOWNSHIP OF NORTH, RANGE 26 EAST

FOR

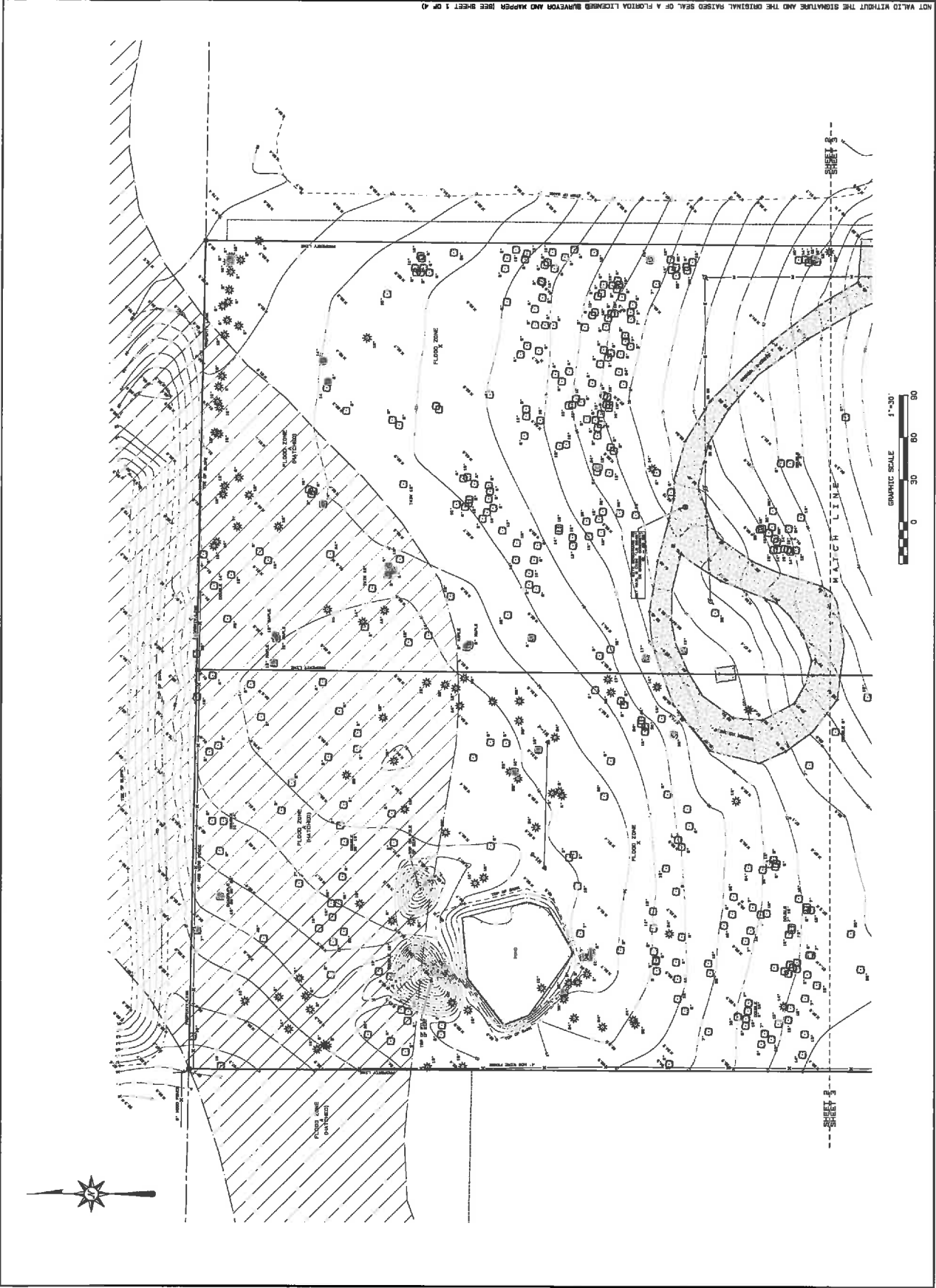
LAND AND SERVICES
RATING INDEX

SORKBYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNALING AND THE ORIGINAL RATED SEAL OF A FLORIDA LICENSED LAWYER AND MAPPER

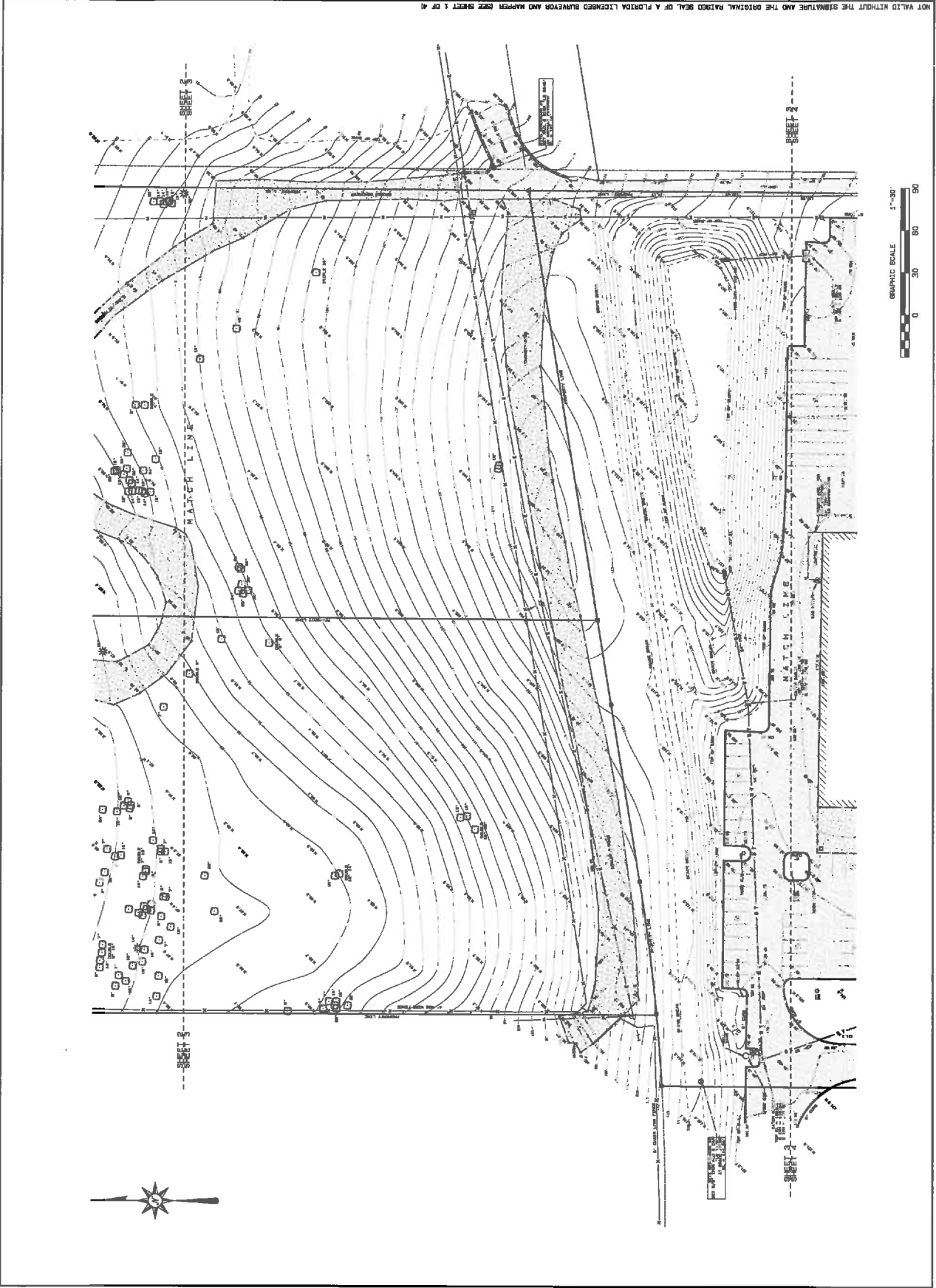
[illegible]

FLORIDA LICENSED SURVEYOR LE 0040 NAME: J. R. WATSON FIRM: J. R. WATSON & ASSOCIATES, INC. ADDRESS: 1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304 PHONE: (954) 341-1111 FAX: (954) 341-1112		TOPOGRAPHIC & TREE SURVEY OF SLL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR NARLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 04 SEP 2013 DRAWN BY: J. R. WATSON CHECKED BY: J. R. WATSON SCALE: 1" = 30' SHEET 2 OF 4		FIELD BOOK NUMBER: LE 0040, 1044, 1045, 1046, 1047 PLANT NUMBER: 001-0001 SURVEY NUMBER: 001-0001	

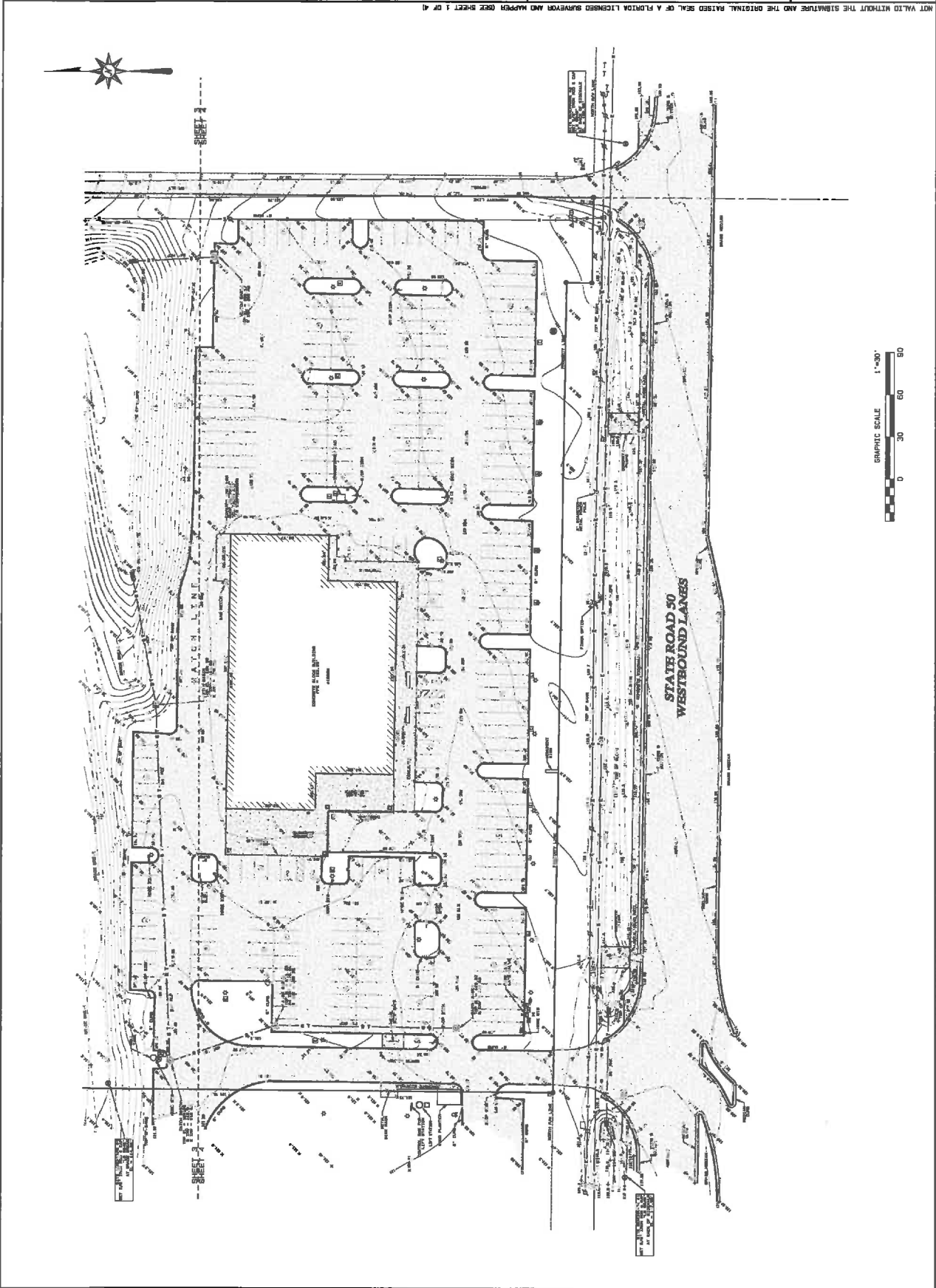


NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

FLORIDA LICENSED SURVEYOR NUMBER 12 0000 www.landexplorers.com FIRM: LAND EXPLORERS ADDRESS: 10000 W. 10TH AVE., SUITE 100 MIAMI, FL 33157 PHONE: (305) 555-1000 FAX: (305) 555-1001		TOPOGRAPHIC & TREE SURVEY OF BILL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA FOR NARLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 04 SEP 2015 SURVEYOR: JRM CHECKED BY: JRM, MRL, JRM LAST FIELD WORK: 04 SEP 2015 PROPERTY FILE: 000000111.000 SCALE: 1" = 30' SHEET 2 OF 4		FIELD BOOK NUMBER: 12 0000 5004 5004 1004 1004 PROJECT NUMBER: 002-00003 REVISIONS:	



FLORIDA LICENSED SURVEYOR HAZARD 10 0040 JAMES H. HARRIS, JR. FLS 1007 2001-2005 6000 EXPANDED DRIVE PALM BEACH, FLORIDA 33409 JAMES H. HARRIS, JR. FLS 1007 2001-2005 6000 EXPANDED DRIVE PALM BEACH, FLORIDA 33409		TOPGRAPHIC & TREE SURVEY OF B.L. R. WATSON ESTATE SECTION 27, TOWNSHIP 28 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR NAPIEYTON AUTOMOTIVE GROUP	
DATE OF SURVEY: 24 SEP 2010 DRAWN BY: JCH CHECKED BY: JCH FIELD BOOK NUMBER: 10 0040 FIELD BOOK NUMBER: 10 0040, 1044, 1045, 1046, 1048 SCALE: 1" = 30' SHEET 4 OF 4		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)	



LEGAL NOTICE

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

ORDINANCE NO. 2016-16

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50

LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74

feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

Containing 15.72 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30 p.m. for final enactment.

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

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 12, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

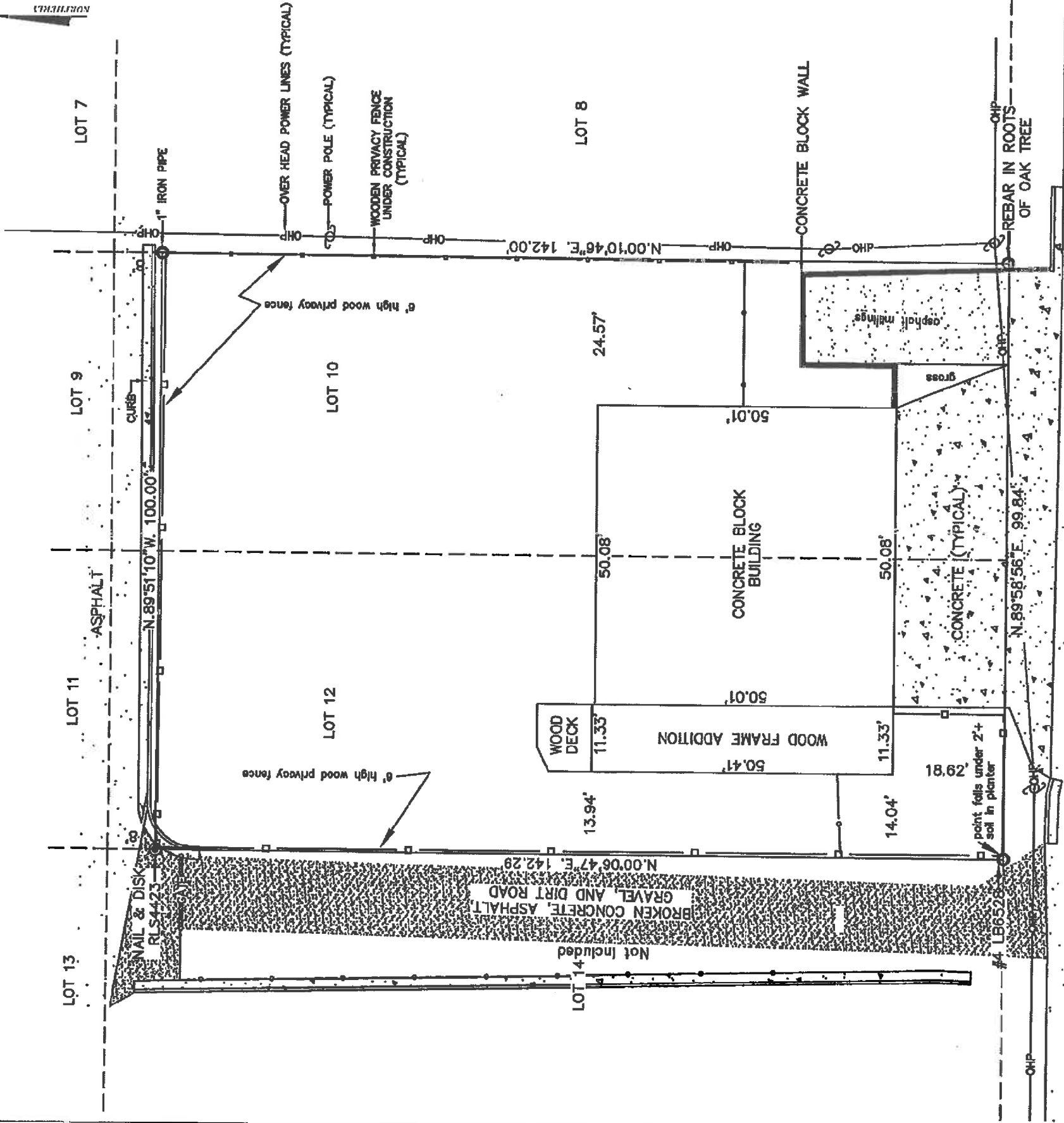
Meeting Date		
Tuesday, April 5, 2016		
Agenda Item Name		
Resolution 2016-08 Rustic Rose Barn & Event Venue		
Requested Action		
Move to recommend approval of Resolution 2016-08.		
Staff Report		
The applicant is requesting a conditional use permit to allow a banquet facility in the Central Business District (CBD). Banquet facilities would be considered a conditional use within the CBD zoning district. The applicant is proposing to renovate an existing commercial building of approximately 3,000 square feet, located at 750 West DeSoto Street. The remodel will create a themed wedding/ banquet destination in downtown Clermont. The applicant states this location will be a one-of-a-kind venue. The applicant also has an agreement with First United Methodist Church to allow for parking on the church's property on the south side of DeSoto Street. Staff has included a condition in this CUP that a parking agreement with the church must be maintained in order to address their parking needs (Section 1 #11). If this agreement is voided by either party, the owner would be required to amend the CUP to address the parking needs.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	CUP RES 2016-08.docx	
2. Location Map	Location Map.docx	
3. Site Plan	Site plan.pdf	
4. CUP Conditions	CUP CONDITIONS.docx	
5. Application	Application.pdf	
6. Legal ad	Rustic Rose CUP Ad.docx	

LEGAL DESCRIPTION

LOTS 10 AND 12, BLOCK 81, LESS AND EXCEPT THE NORTH 8 FEET THEREOF, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

1. BEARINGS BASED ON THE ASSUMED BEARING OF N.89°58'56"E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF DESOTO STREET.
2. PROPERTY SHOWN HEREON CONTAINS 14,203 SQ. FT. 0.33± ACRES
3. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
4. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
5. FENCE LINES SHOWN HEREON, IF ANY, MAY MEANDER ALONG SHOWN PATH.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS.
7. THIS SURVEY IS SUBJECT TO THE FACTS DISCLOSED BY TITLE COMMITMENT #5324023 ISSUED BY CHICAGO TITLE INSURANCE COMPANY..
8. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANIMAL OR PLANT SPECIES THAT MAY BE ENDANGERED, THREATENED, OR PROTECTED.
10. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
11. CURBS SHOWN HEREON ARE COVERED AND BROKEN IN AREAS.



Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:
DARREN W. JOHNSON PRODUCTIONS

SCALE: 1" = 20'	APPROVED BY: PMK	DRAWN BY: pmk
DATE: 10/23/2015	Field Book & Page: 343/26-28	

LOT 10 & 12, BLOCK 81, CITY OF CLERMONT
LAKE COUNTY, FLORIDA

750 WEST DESOTO STREET
CLERMONT, FLORIDA 34711

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:
DARREN W. JOHNSON PRODUCTIONS
MERIDETH NAGEL, P.A.
CHICAGO TITLE INSURANCE COMPANY









CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Feb 22, 2016

FEE: \$300.00

PROJECT NAME (if applicable): Rustic Rose Barn & Event Venue

APPLICANT: GatorSkitch Corporation Architects & Planners

CONTACT PERSON: Michael Latham

Address: 605 West Montrose Street

City: Clermont State: FL Zip: 34711

Phone: 407-608-5677 Fax: 888-599-4104

E-Mail: info@gatorskitch.com

OWNER: Darren Johnson

Address: 1075 West Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-242-3870 Fax: _____

Address of Subject Property: 750 West Desoto Street, Clermont, FL 34711

General Location: _____ Between 8th & 7th
on the north side of Desoto in the middle of the block.

Legal Description (include copy of survey): _____

CLERMONT LOTS 10, 12, BLK 81--LESS N 8 FT-- PB 8 PG
17 ORB 4699 PG 509

Land Use (City verification required): Downtown MU

Zoning (City verification required): CBD



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

The owner proposes to remodel the existing property to create the ultimate themed
Wedding destination in Clermont. With a national marketing campaign that will draw
couples and their wedding party to Clermont. This professionally themed rustic barn
venue is the only air condition location in the State of Florida.

This remodel will include the following improvements to the building and property;
Hand-i-cap parking, side walk, new building facades, additional exits, new Men's and
Women's rest rooms, sprinkler system, fire alarm, landscaping and new themed
interior.

Michael B. Latham
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Darren Johnson
Owner Name (print)

x Darren Johnson
Owner Name (signature)

Digitally signed by Darren Johnson
DN: cn=Darren Johnson, o=us, email=ddarren@clermont.com, c=US
Date: 2016.02.23 08:15:05 -0500

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

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

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

PROPERTY RECORD CARD

General Information

Owner Name:	DARREN W JOHNSON PRODUCTIONS INC	Alternate Key:	1614619
Mailing Address:	1075 W LAKESHORE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-010008101000
Property Location:	750 WEST DESOTO ST CLERMONT FL 34711 Update Property Location	Millage Group and City:	00C1 (Clermont)
Property Description:	CLERMONT LOTS 10, 12, BLK 81--LESS N 8 FT-- PB 8 PG 17 ORB 4699 PG 509	Total Millage Rate:	18.65210
		Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORES 1 STORY (1100)	0	0		14200	SF	\$0.00	\$142,000.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$57,704.00							
Summary	Section(s)							
Year Built: 1925	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 3050	1	FINISHED LIVING AREA (FLA)	14	1	2500	0%	0%	
Full Bathrooms: 0								
Half Bathrooms: 0		Interior Finish (11C)			Percent 100.00 %	Sprinkler No		A/C No
Elevators: 0	2	FINISHED LIVING AREA (FLA)	8	1	550	0%	0%	
Elevator Landings: 0								
Escalators: 0		Interior Finish (48C)			Percent 100.00 %	Sprinkler No		A/C No
Residential Units: 0								
Kitchens: 0								
Fireplaces: 0								
Structure Type: Concrete Block								

or Masonry

Walls

Exterior Walls:

04 : 25.00 %

06 : 25.00 %

07 : 50.00 %

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	FENCING (FEN)	2418	SF	2010	\$2,206.00

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 21 February 2016.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an event venue with off-site parking in the Central Business District, at the following location:

LOCATION

750 W. DeSoto Street
AK 1614619

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30pm.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 5, 2016	
Agenda Item Name	
Resolution 2016-09 Heritage Hills Subdivision	
Requested Action	
Move to recommend approval of brick-paved streets for Resolution 2016-09. Move to recommend denial of Hartwood Marsh Road sidewalk removal, narrow rights-of-way and sidewalks on one side of the street for Resolution 2016-09.	
Staff Report	
The applicant is requesting to amend the existing conditional use permit (Resolution #2014-35) to allow for the elimination of the public sidewalk on Hartwood Marsh Road, and to allow for adjustments to the non-age restricted Phase 7 of Heritage Hills. The existing resolution requires a public sidewalk to be constructed along the north side of Hartwood Marsh Road right-of-way. This is a typical requirement for any development within the City. When this requirement was included as part of the resolution, it was assumed the right-of-way for Hartwood Marsh Road would remain as is. The Lake County engineering office has informed City staff that this is not the case anymore. Lake County staff is now working with the Center Lake sand mine to relocate Hartwood Marsh Road to the eastern side of their property. This would leave a cul-de-sac just to the west of the Heritage Hills entrance on Hartwood Marsh Road. For this reason, the applicant is requesting not to construct the sidewalk in this area. Lake County staff has also included a letter that states this sidewalk will be of no use because of the internal connectivity of the existing development. The second amendment request is to allow for brick paver streets within Phase 7. The developer is seeking a themed look within this section and is looking to provide either stamped asphalt (to create a paver look) or to install brick pavers. Pavers have been accepted for driveways in the past, but a hold harmless agreement has been executed prior to any construction. The third amendment request is to allow for 50-foot rights-of-way for Phase 7. Current City code requires 60-foot rights-of-way for all developments. The developer seeks to create a subdivision brand set apart from other subdivisions. This is strictly for enhancing the look and feel for the community. The final amendment request is to allow a sidewalk on only one side of the right-of-way. City code requires a sidewalk on both sides of the right-of-way. Again, the developer is seeking to create an overall brand for this community and enhancing the landscape. Staff can support the request for paved streets within the development for a themed look. However, staff cannot support the request for eliminating the Hartwood Marsh Road sidewalk, narrower rights-of-way and for sidewalks on only one side of the street. Staff recommends denial of these three requests for the CUP amendment.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Resolution	CUP RES 2016-09.docx
2.	Location Map	Aerial map.docx
3.	Site plan	Site plan.pdf
4.	Exhibits	Exhibits.docx
5.	Conditions	Conditions.docx
6.	Traffic report	Kings Ridge_S Hancock Traffic Report_final.pdf
7.	Application	Application.pdf
8.	Legal ad	Heritage Hills CUP Ad.docx

TRAFFIC SIGNAL WARRANT & SAFETY STUDY

Prepared for:

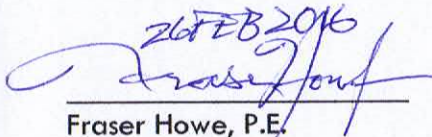
Lake County Public Works
Department- Traffic
Engineering Division
437 Ardice Avenue,
Eustis, FL 32726



LAKE COUNTY
FLORIDA

2/26/2016

S. Hancock Road at Kings Ridge Boulevard

26 FEB 2016

Fraser Howe, P.E.
FL PE #41558

Prepared by:

 **METRO**
CONSULTING GROUP, LLC
planners | engineers | scientists

604 Courtland Street, Suite 140
Orlando, FL 32804

TRAFFIC SIGNAL WARRANT & SAFETY STUDY

Prepared for:

Lake County Public Works
Department- Traffic
Engineering Division
437 Ardice Avenue,
Eustis, FL 32726



LAKE COUNTY
FLORIDA

2/26/2016

S. Hancock Road at Kings Ridge Boulevard

Fraser
S. Howe
Jr., PE

Digitally signed by Fraser S.
Howe Jr., PE
DN: cn=Fraser S. Howe Jr.,
PE gn=Fraser S. Howe Jr., PE
c=United States l=US
o=METRO Consulting Group,
LLC ou=Orlando
e=fraser.howe@metrocgllc.co
m
Reason: I am the author of this
document
Location:
Date: 2016-03-01 11:18-05:00

Fraser Howe, P.E.
FL PE #41558

Prepared by:



604 Courtland Street, Suite 140
Orlando, FL 32804

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Traffic Signal Warrant & Safety Study

S. Hancock Road at Kings Ridge Boulevard

EXECUTIVE SUMMARY

This report presents the results of a traffic signal warrant analysis and safety study completed along S. Hancock Road at the intersection of Kings Ridge Boulevard. At Kings Ridge Boulevard, the east leg of the intersection is Heritage Hills Boulevard and the west leg is Kings Ridge Boulevard, herein the intersection is referred to as Kings Ridge Boulevard. S. Hancock Road is within the City of Clermont, Lake County, Florida. This study was conducted in response to complaints from motorists about the excessive delay experienced trying to enter the intersection because of a lack of gaps in traffic on S. Hancock Road. As part of the traffic evaluation, the Kings Ridge Boulevard is currently controlled by stop signs on the minor roads with no stop control on S. Hancock Road. The Kings Ridge Boulevard intersection meets Signal Warrants 1, 2, 3, and 8.

Based upon the signal warrant analysis of existing conditions, qualitative assessment, crash analysis, field observations, discussions with adjacent owners, and engineering judgment, the following recommendations are presented for the intersection:

1. We recommend that the County (or City) consider installing a fully signalized intersection at S. Hancock Road and Kings Ridge Boulevard / Heritage Hills Boulevard.
2. We recommend evaluating the benefit of adding a southbound left turn lane at Hartwood Pines Way.
3. We recommend working with the school board to alleviate the queuing of vehicles along S. Hancock Road within the driving lanes, and adding pavement markings as noted herein.

SECTION 1 - OVERVIEW

INTRODUCTION

Lake County Department of Public Works has retained METRO Consulting Group, LLC to perform a signal warrant analysis and safety study along S. Hancock Road at the intersection of Kings Ridge Boulevard / Heritage Hills Boulevard, located within the City of Clermont, Lake County, Florida, as shown in Figure 1. The purpose of this analysis is to evaluate the operation of the intersection, under existing conditions, and recommend improvements that would benefit the public (vehicular, pedestrian and bicycling). This intersection is currently controlled by Stop signs on the minor roads only. Traffic does not stop along S. Hancock Road. The intersection was assessed to identify potential engineering recommendations for improved traffic operations.

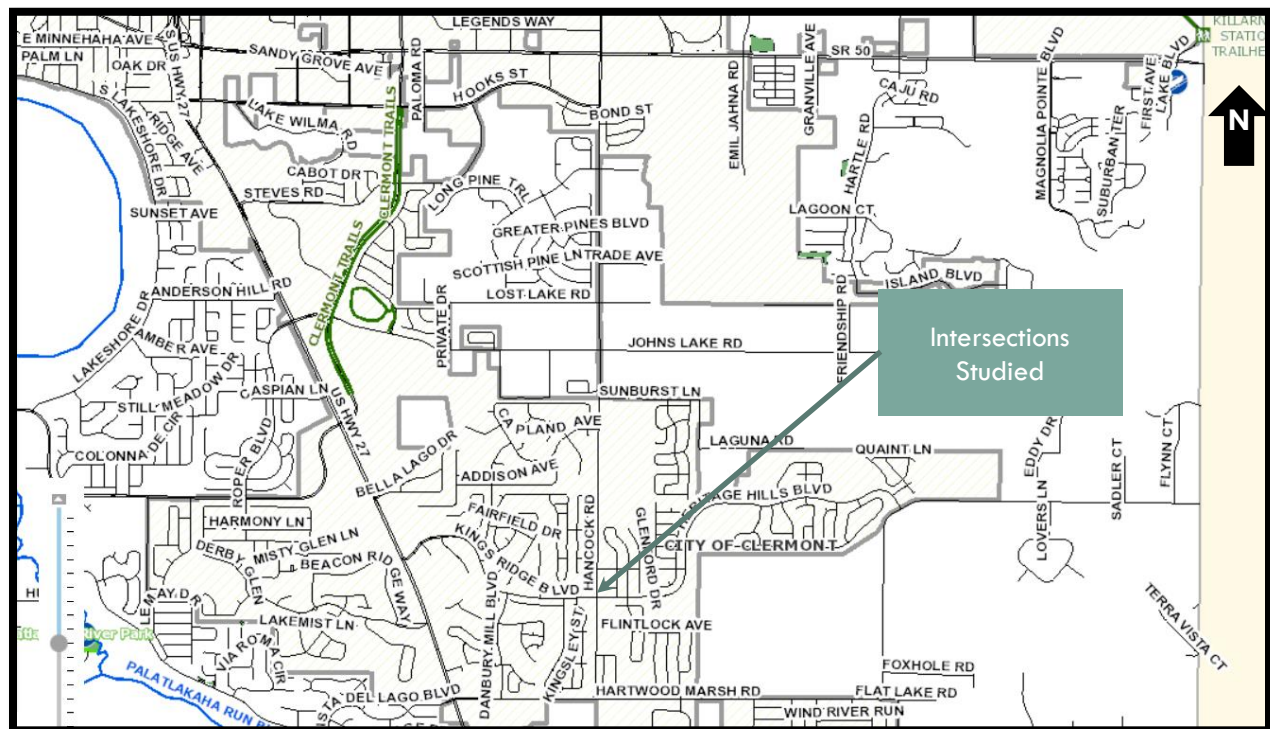


Figure 1 Project Location

Map source: Lake County Property Appraiser

The analysis methods used in completing this study are consistent with the Manual on Uniform Traffic Control Devices (MUTCD), Manual on Uniform Traffic Studies (MUTS) and engineering judgment. The remainder of this report documents the methodology, existing conditions, vehicle and pedestrian counts, crash analyses, concerns from adjacent landowners, qualitative assessment, signal warrant analyses and recommendations based on engineering judgment.

METHODOLOGY

The methodology approved for performing this study is shown below:

- Collect twenty four (24) hour approach counts at the intersection of S. Hancock Road at Kings Ridge Boulevard / Heritage Hills Boulevard on a typical weekday. Use these counts to identify the peak hours.
- Collect turning movement counts, during the AM and PM peak hours, at the two intersection.
- Evaluate five years of crash data at the intersection.

- Complete a qualitative assessment based on actual operating conditions.
- Based on the data collected, complete a Traffic Signal Warrant Analysis for the study intersection.
- Based on the signal warrant analyses, existing conditions, crash analyses, property owner concerns, and engineering judgment, discuss different alternatives to improve the safety and traffic operations at the study intersection.

SECTION 2 - EXISTING CONDITIONS

FIELD INVENTORY

The study intersection is at S. Hancock Road & Kings Ridge Boulevard, located in Clermont, Lake County, Florida. Existing conditions in the vicinity of the intersection are shown in Figure 2 and Figure 3.

S. Hancock Road is a north-south collector roadway that extends from Hartwood Marsh Road to the south and SR 50 to the north. It continues as N. Hancock Road north of SR 50. S. Hancock Road is primarily a two-lane undivided road, with no curbs, some sidewalk, and a posted speed limit of 45 miles per hour (MPH) within the study limits. It primarily serves residential neighborhoods but does have Windy Hill Middle School located on it as well as a City Park. There are several other nearby schools, and may also be used as a bypass for motorists traveling between US 27 and SR 50.

Kings Ridge Boulevard is approximately 2.7 miles south of SR 50 and ½ mile north of Hartwood Marsh Road. Along S. Hancock Road at Kings Ridge Boulevard, there are left and right turn lanes both northbound and southbound. Kings Ridge Boulevard services a gated community with a nearby access gate limiting the speed in the vicinity of S. Hancock Road. Kings Ridge Boulevard does serve a large community, but that community has several other access points which disperse traffic without concerns. Heritage Hills Boulevard to the east, has a 25 mph speed limit and also services a few residential communities. However, those communities also have other road network access points which disperse traffic without concerns. There appears to be large undeveloped areas which could add future traffic and along Heritage Hills Boulevard. Kings Ridge Boulevard to the west is a built out community with no anticipated increase in future traffic volume. Figure 2 depicts the existing conditions at the study intersections; including the general roadway geometry, land use and intersection traffic control. In addition, photographs of existing conditions in the vicinity of the study intersections are attached at the end of this section as Figure 4. The conditions stated in this report reflect those as observed on the day of the qualitative assessment.



Figure 2 Existing Conditions in the vicinity of S. Hancock Road between Kings Ridge Boulevard and Sunburst Lane

LAKE COUNTY CONNECT
INTERACTIVE MAP

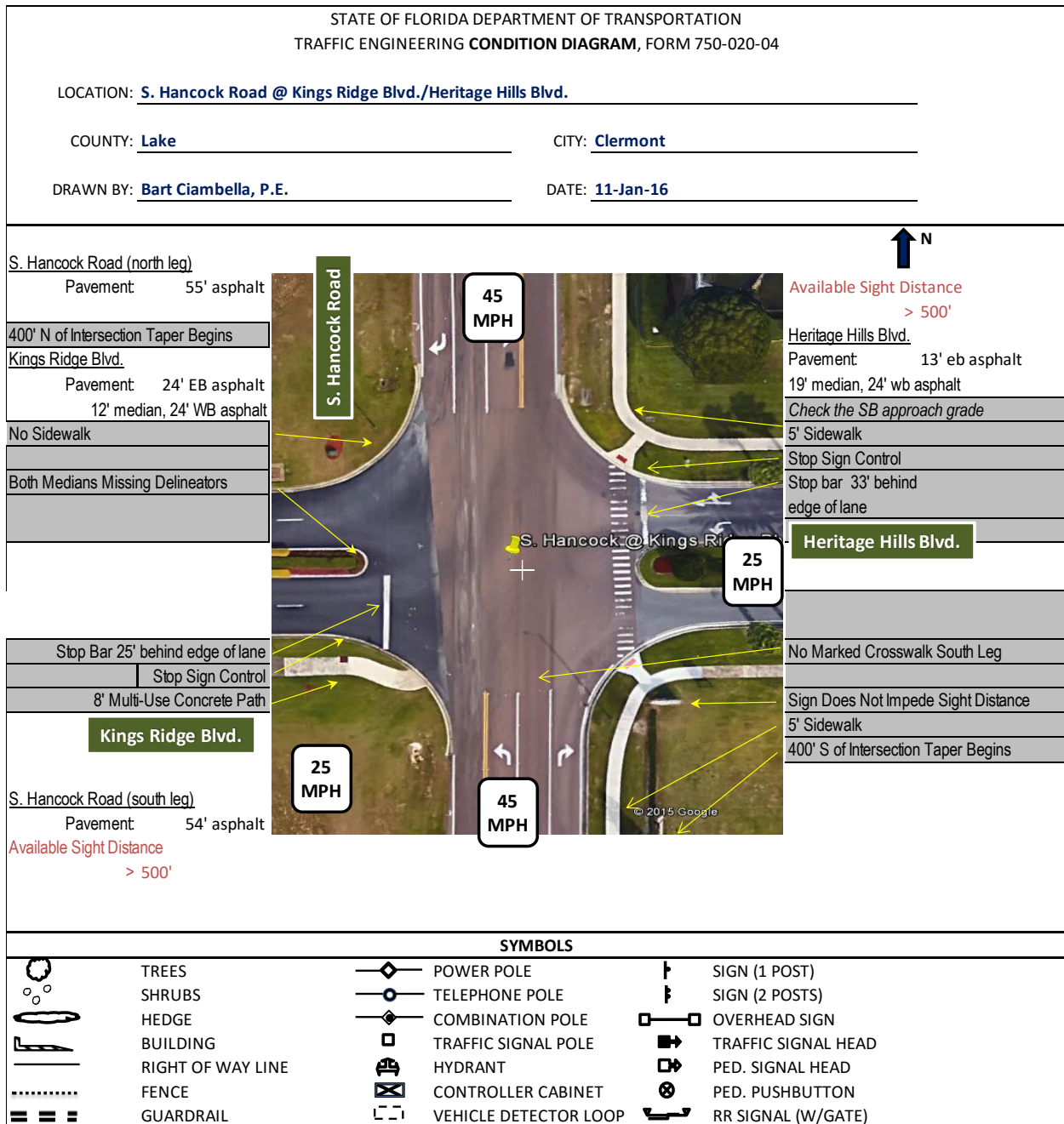


Figure 3 S. Hancock Road at Kings Ridge Boulevard / Heritage Hills Boulevard Condition Diagram



Figure 4 Photos of existing conditions at S. Hancock Road and Kings Ridge Boulevard / Heritage Hills Boulevard

TRAFFIC VOLUME DATA

Twenty four (24) hour approach counts were collected from midnight on Tuesday February 17, 2015 through midnight on Thursday February 19, 2015. Figure 5 shows the counts on each approach and the total volume entering the intersection of S. Hancock Road and Kings Ridge Boulevard.

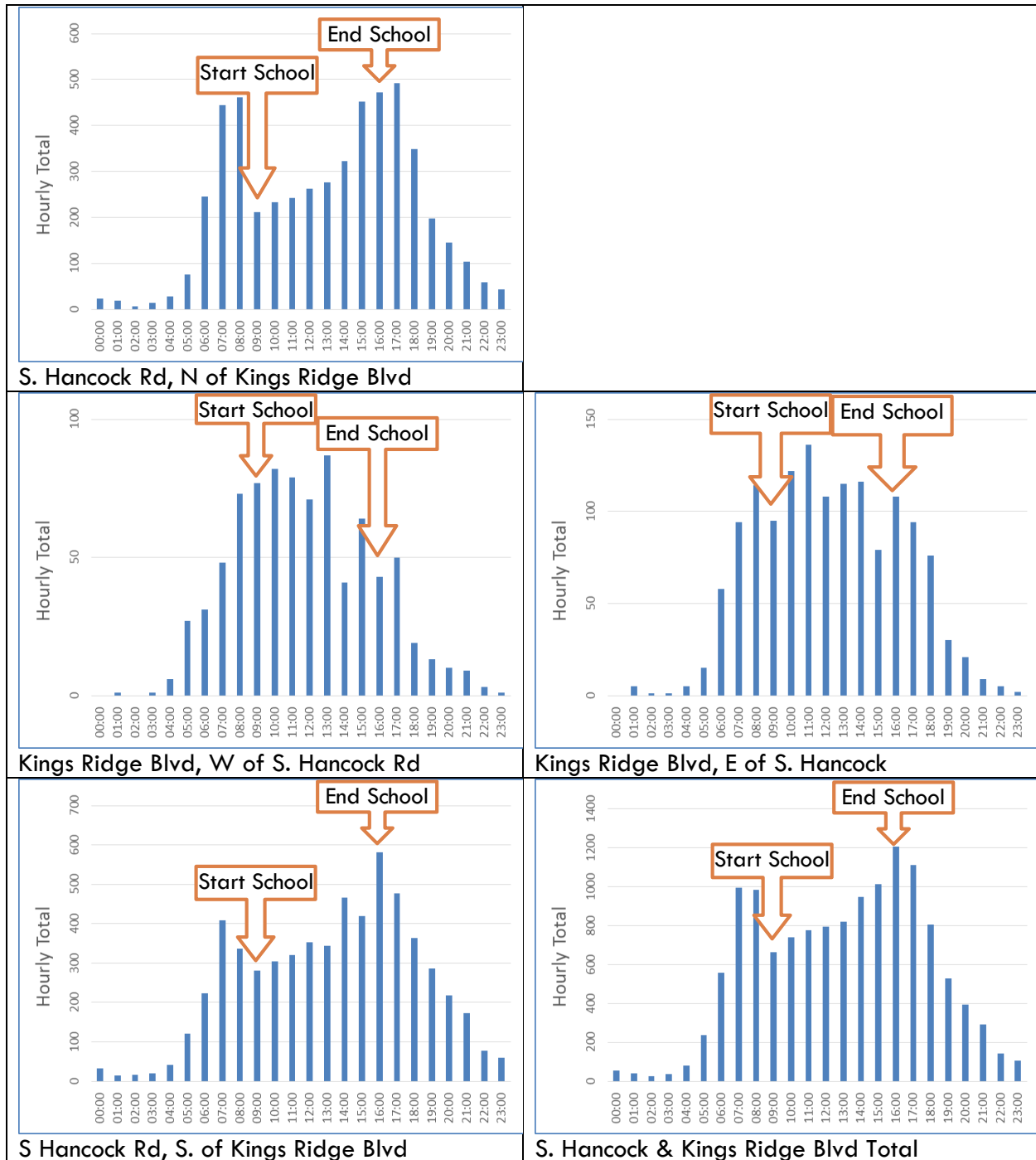
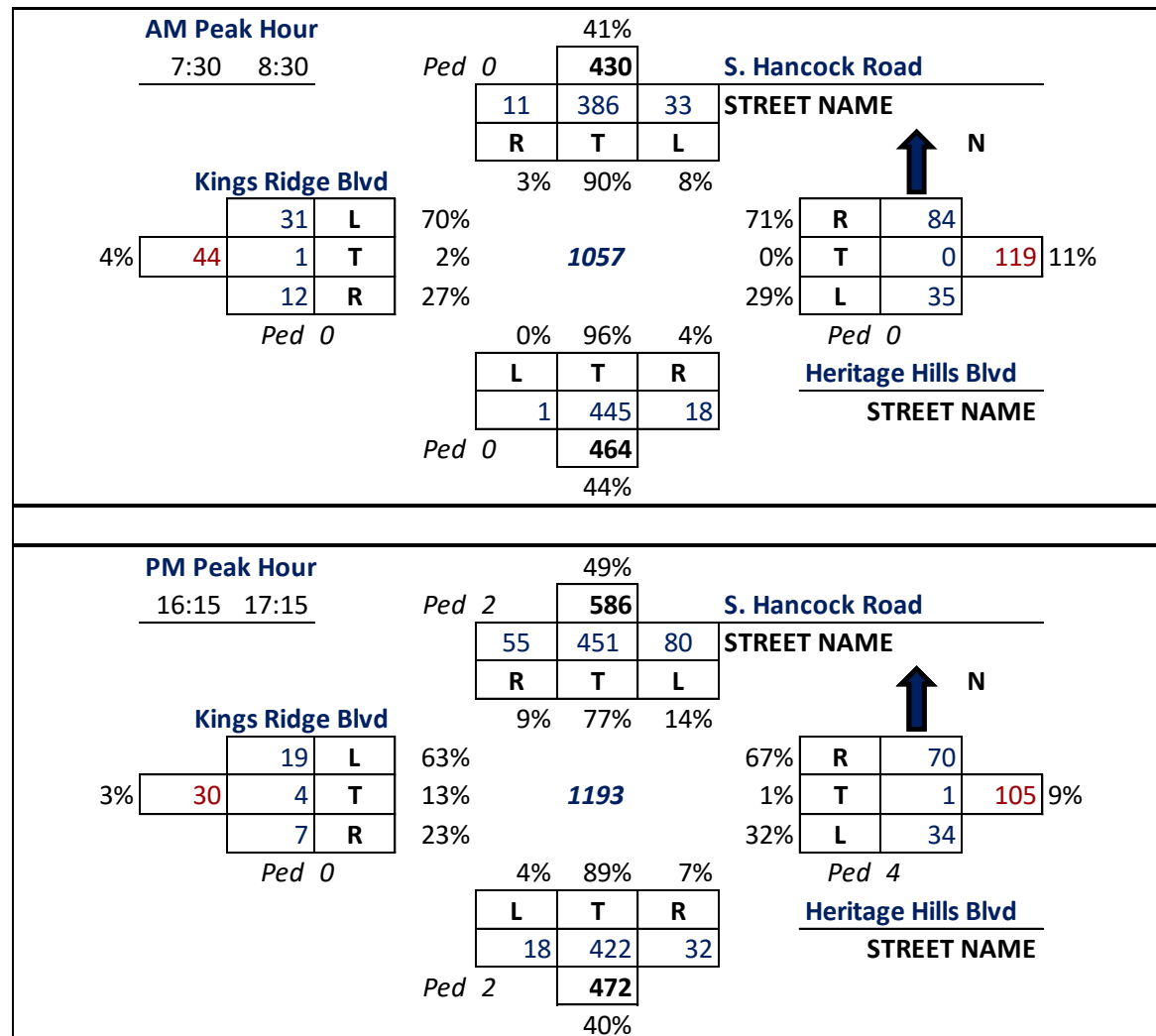


Figure 5 Approach Counts on February 18, 2016 at S. Hancock Road & Kings Ridge Boulevard

Windy Hill Middle School Hours: 9:20 am – 4:10 pm every week day. The callouts show the approach volumes during the times when students are coming to, and leaving from, school.

Vehicle turning movement and pedestrian counts were collected from 7:30 to 9:30 a.m. and 4:00 to 6:00 p.m.

Figure 6 shows weekday traffic flow patterns are similar at this intersection between 7:30 a.m. to 8:30 a.m. with approximately 41% southbound, 11% westbound, 4% eastbound and 44% northbound. During the evening peak hour between 4:15 p.m. and 5:15 p.m., the traffic flow patterns are approximately 49% southbound, 9% westbound, 3% eastbound, and 40% northbound.



During the count period very few pedestrians crossed the intersection. Appendix A contains the existing turning movement counts and pedestrian count summaries.

CRASH DATA

Florida Signal Four Analytics is an interactive, web-based system designed by the University of Florida to support the crash mapping and analysis needs in the state of Florida. Signal Four Analytics was used to investigate crash records reported along S. Hancock Road between January 1, 2010 and December 31, 2015.

The crash data for the intersection at Kings Ridge Boulevard / Heritage Hills Boulevard is presented in Figure 7 and Figure 8.

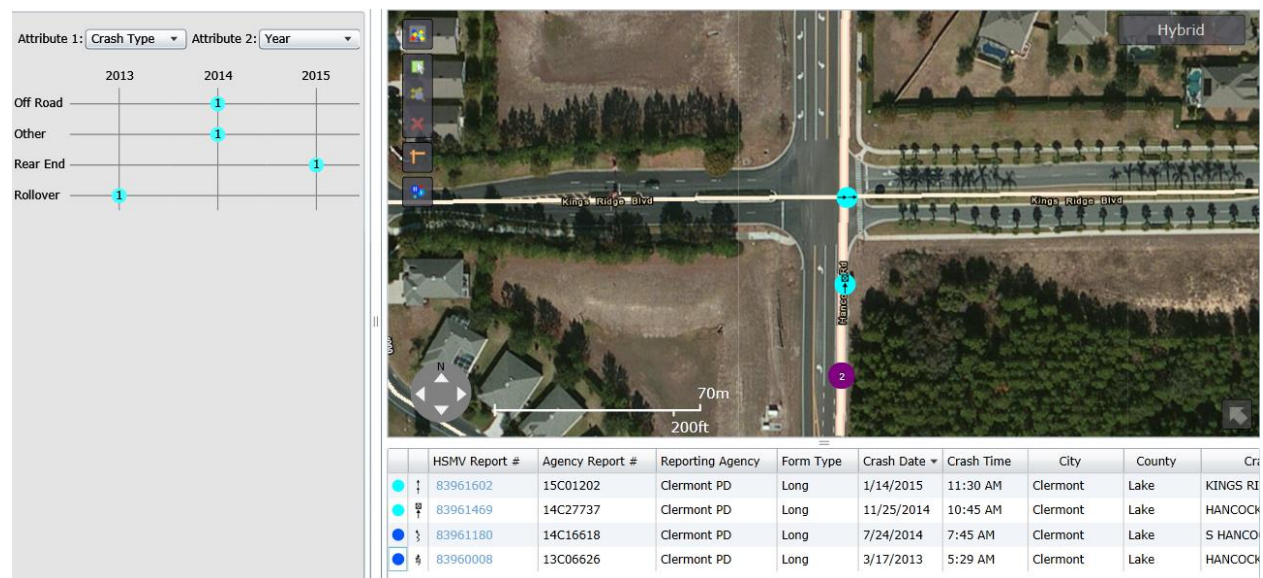


Figure 7 S. Hancock @ Kings Ridge - Crashes by Year and Type (note few crashes with turn lanes)



Figure 8 S. Hancock @ Kings Ridge - Crashes by Type and Direction

At Kings Ridge Boulevard there have only been 4 reported accidents over the last five years. This does not meet the Crash Warrant for a signal.

We also briefly evaluated crashes along the remainder of the S. Hancock Road corridor. We are aware of a few rear end crashes near Windy Hill Middle School and they are expected with the long queue lines that have been reported. There have only been a few of these crashes over the last five years. We were also told of an issue with parents exiting the south driveway access and making a left hand turn (southbound). We were told that this was a very hesitant move and was slowing the entire exit line while the left turning vehicles yielded to the southbound through movement. We did not see this firsthand but note that there are no crash records indicating that this has been a crash issue. We would recommend extending skip lines through this driveway opening, to better delineate a refuge area, and thereby allowing the exiting motorist to better estimate the location of the through lane movement.

We took the liberty to also look at the crash records for the intersection of Hartwood Pines Way, which is another 0.25 mile south of Kings Ridge Boulevard. This intersection also does not have any turning lanes. As shown in Figure 9 there were 9 crashes within the last five years with 5 of those occurring from 11/17/14 to 7/27/15. Each of these crashes involved a southbound vehicle.

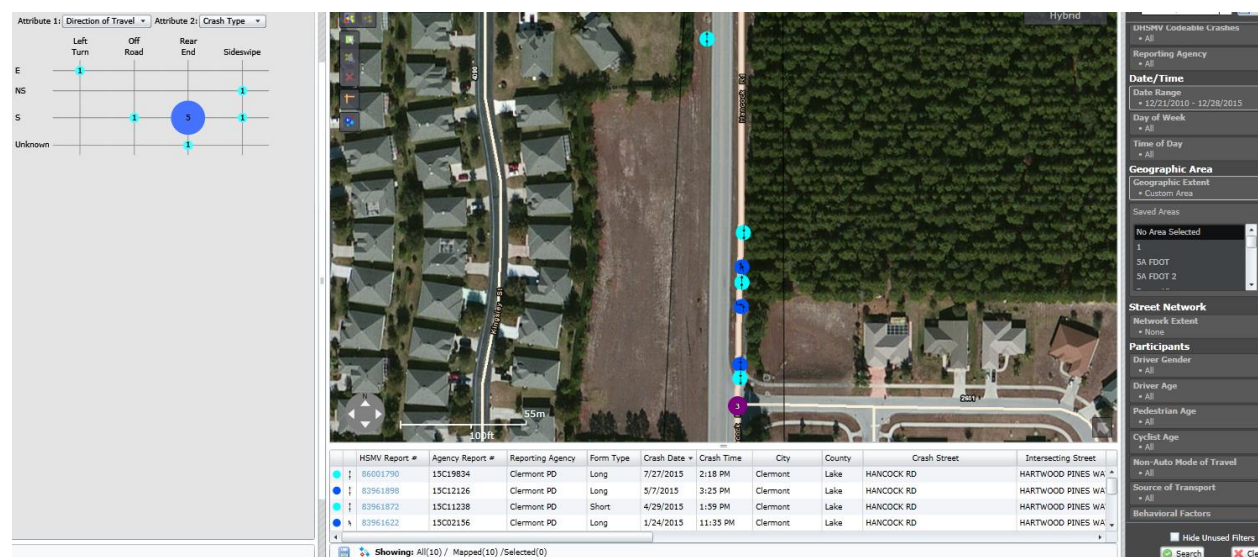


Figure 9 S. Hancock @ Hartwood Pines Way - Crashes by Direction and Type (note issue with SB rear ends and no turn lane)

It is evident that at the Kings Ridge Boulevard intersection there are adequate turn lanes and minimal crashes. We expect with the accident history along S. Hancock Road and with traffic projected to continue to grow that it would be beneficial to install left turn lanes or bypass lanes at Hartwood Pines Way.

QUALITATIVE ASSESSMENT

Qualitative assessments (QAs) are conducted in the field in order to evaluate the existing operating conditions and traffic flow patterns at a particular location, and to identify areas where improvements would be potentially beneficial to the overall safety and efficiency of the location. A registered professional engineer performed the QA. The QA specifically addressed whether the installation of a traffic signal at this location would be potentially beneficial.

1. Observations showed that north / south volumes on S. Hancock Road do not provide adequate gaps for turning traffic.

SIGNAL WARRANT ANALYSIS at KINGS RIDGE BOULEVARD (HERITAGE HILLS BOULEVARD)

This section describes the traffic signal warrant analysis performed for the study intersection using the traffic volume data, collision data and other pertinent information. The analysis was performed in accordance to the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition and the Florida DOT Manual on Uniform Traffic Studies (MUTS). The warrant worksheets are contained in Appendix B.

The major street is S. Hancock Road and the minor street is Kings Ridge Boulevard (to the west and Heritage Hills Boulevard to the east). Since the minor street is a single lane approach, the total approach volumes with all the movements were used in the analysis. Based on the condition that the posted speed along S. Hancock Road is 45 mph, the corresponding 70 percent volume criteria for signal warrants #1, #2 and #3 were utilized as the threshold in the analysis. The results of the signal warrant analysis are summarized below:

Warrant 1, Eight-Hour Vehicular Volume - Satisfied

This warrant is met if Condition A or Condition B are satisfied, or if 80% of both Conditions are met.

Condition A - Minimum Vehicular Volume. During the eight (8) highest hours, the corresponding volumes exceed the criteria of 350 vehicles per hour (VPH) for both major approaches, with our lowest of the eight hours being above 900. These occurred from 7:15 AM until 6:30 PM, again this time period contains the 8 highest hours of the day and they do not need to be continuous. We do not meet the threshold for the VPH on the minor street for each of the 8 hours.

Condition B - Interruption of Continuous Traffic. On the major street S. Hancock Road the approach volume exceeds the 70% minimum requirements (525 VPH) for all eight hours. Therefore, **Warrant 1 is satisfied.**

Warrant 2, Four-Hour Vehicular Volume - Satisfied

For each of the four (4) highest hours the Major Street and the Minor Street traffic is recorded and plotted on a graph. The graph has a line which is the threshold for this warrant. If all four combinations of traffic volumes exceed the values on the line, then the intersection meets warrant 2. Since we only have one approach lane along the major street and one approach lane along the minor street, we utilized the curve for *one lane & one lane* in Figure 4C-2 of the Manual on Uniform Traffic Control Devices (MUTCD) 2009 edition. Again since our critical approach speed is 45 mph, we utilized the 70% volume level. All four of the highest hours exceeded the curve and therefore **Warrant 2 is satisfied.**

Warrant #3 - Peak Hour – Satisfied

This is another warrant that looks at meeting either of two conditions. Since the approach speed limit is 45 mph, we utilized Figure 4C-4.

Condition A: Peak Hour Delay - Not Measured

This delay was not required to be measured.

Condition B: Peak Hour Volume - Satisfied

This warrant is satisfied. The combination of the approach volumes do exceed the minimum volume required to satisfy this condition during the peak hour. **Warrant 3 is satisfied.**

Warrant #4 - Pedestrian Volume - N/A

This warrant is not applicable since a traffic signal at the intersection was not being considered for pedestrian crossing purposes.

Warrant #5 - School Crossing - N/A

This warrant is not applicable since a traffic signal at the intersection was not being considered for school crossing purposes.

Warrant #6- Coordinated Signal System - N/A

This warrant is not applicable since we were not evaluating a coordinated signal system at this time.

Warrant #7 - Crash Experience – N/A

This warrant must satisfy all three conditions. Since there are northbound and southbound left and right turn lanes, there have only been four reported crashes over the last 5 years, this does not meet the threshold of 5 preventable crashes within a 12 month period.

Condition A: Have adequate alternatives failed to reduce crashes?

Condition B: Have there been 5 crashes within a 12 month period that would have been avoided with the signal installation. This is not met

Condition C: Involves meeting 80% of Warrant 1 Condition A or 80% of Warrant 1 Condition B. This is met. Since all three are not met, a signal is not warranted based on crashes.

Warrant #8- Roadway Network- Applicable

Criteria 1 is met with more than 1,000 VPH during a peak hour and S. Hancock Road has been designated by the Lake-Sumter MPO as an *Emerging Regionally Significant Corridor*.

Since the Kings Ridge Boulevard intersection meets Warrants 1, 2, 3, and 8, a signal is recommended at this location.

SECTION 3 - POTENTIAL ALTERNATIVES

This section explains in detail the various potential alternatives at the study intersections with an aim to improve the safety and traffic operations, thereby allowing safe bicycle and pedestrian traffic circulation and better vehicle movement along S. Hancock Road in the vicinity of the Kings Ridge Boulevard / Heritage Hills Boulevard intersection.

At Kings Ridge Boulevard

- 1) A signalized intersection should be implemented as it meets four (4) Signal Warrants.
- 2) The center medians on both Kings Ridge Boulevard and Heritage Hills Boulevard both should have a stay right sign (R4-7 series) and both median curbs should be painted yellow and not white.
- 3) The Stop Sign, as you exit Kings Ridge Boulevard, should meet MUTCD and be a minimum of 5' high.
- 4) Add yellow skip lines to direct left turning movements.

Other Potential Improvements

Additional areas for improvement that may be considered

Windy Hill Middle School

Resolve circulation issues. First, expedite exiting traffic. Add dual exiting lanes with a long right turn lane. In addition, clarify with pavement markings the S. Hancock Road through lane movement in the vicinity of the student pick up exit point. In particular, extend the skip marks through the driveway area so that parents exiting the school and turning southbound can better judge their lane and exit the school quicker. Once the parents are exiting quicker, the actual pick-up process may be evaluated to use multiple lanes and move traffic through the school. This ultimately will reduce the exposure of the parent's queueing along S. Hancock Road and creating an unsafe environment.

Hartwood Pines Way

A southbound left turn or bypass lane should be considered at this location as well based on the frequency of crashes that could be avoided, at more than 5 within a 12 month period.

APPENDICES

Appendix A Traffic Count Summaries

Appendix B Signal Warrant Analysis Worksheets

Appendix C Correspondence and Meetings

Appendix A

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 1

Site Reference: 000000000001
 Site ID: 000000012639
 Location: S Hancock Rd, S of Kings Ridge Bv
 Direction: NORTH

File: D0107456.prn
 City: Clermont, Fl
 County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	150	300	450	600
00:00	7	10	3	3	23	*				
01:00	5	7	3	3	18	*				
02:00	2	1	2	1	6					
03:00	0	9	3	2	14	*				
04:00	7	7	5	9	28	**				
05:00	10	16	25	24	75	*****				
06:00	33	65	88	59	245	*****				
07:00	87	90	101	166	444	*****				
08:00	128	120	106	107	461	*****				
09:00	55	53	45	58	211	*****				
10:00	62	60	58	53	233	*****				
11:00	59	72	52	59	242	*****				
12:00	60	65	78	60	263	*****				
13:00	65	63	62	86	276	*****				
14:00	68	93	76	86	323	*****				
15:00	97	136	113	106	452	*****				
16:00	130	116	106	120	472	*****				
17:00	128	126	140	98	492	*****				
18:00	107	78	80	83	348	*****				
19:00	59	49	44	45	197	*****				
20:00	35	32	33	45	145	*****				
21:00	27	24	26	26	103	*****				
22:00	17	10	13	18	58	*****				
23:00	13	11	10	10	44	***				

TOTAL 5173

AM Times	08:00	Largest Interval: 166
AM Peaks	520	PHF: .78
PM Times	17:00	Largest Interval: 140
PM Peaks	514	PHF: .91

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 2

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: SOUTH

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	150	300	450	600
00:00	11	11	2	8	32	**				
01:00	4	3	5	3	15	*				
02:00	4	4	6	3	17	*				
03:00	5	1	7	7	20	*				
04:00	12	14	10	5	41	***				
05:00	19	20	48	34	121	*****				
06:00	34	38	74	77	223	*****				
07:00	72	87	127	122	408	*****				
08:00	104	78	62	93	337	*****				
09:00	71	76	57	76	280	*****				
10:00	87	67	61	89	304	*****				
11:00	65	79	81	96	321	*****				
12:00	102	89	95	67	353	*****				
13:00	84	70	98	91	343	*****				
14:00	91	99	141	136	467	*****				
15:00	123	111	70	116	420	*****				
16:00	145	175	128	134	582	*****				
17:00	115	139	129	94	477	*****				
18:00	99	89	91	85	364	*****				
19:00	93	67	70	57	287	*****				
20:00	64	51	50	53	218	*****				
21:00	61	47	34	30	172	*****				
22:00	30	19	15	14	78	*****				
23:00	17	18	17	7	59	*****				

TOTAL 5939

AM Times	07:30	Largest Interval: 127
AM Peaks	440	PHF: .86
PM Times	16:15	Largest Interval: 175
PM Peaks	582	PHF: .83

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 3

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: EAST

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	25	50	75	100
00:00	0	0	0	0	0					
01:00	0	0	1	0	1					
02:00	0	0	0	0	0					
03:00	0	1	0	0	1					
04:00	0	4	2	0	6	***				
05:00	6	8	6	7	27	*****				
06:00	3	8	4	16	31	*****				
07:00	13	16	6	13	48	*****				
08:00	17	28	11	17	73	*****				
09:00	11	25	18	23	77	*****				
10:00	19	18	23	22	82	*****				
11:00	28	16	16	19	79	*****				
12:00	16	23	18	14	71	*****				
13:00	18	26	33	10	87	*****				
14:00	9	7	16	9	41	*****				
15:00	21	10	18	15	64	*****				
16:00	15	11	8	9	43	*****				
17:00	12	15	10	13	50	*****				
18:00	8	4	4	3	19	*****				
19:00	0	3	6	4	13	*****				
20:00	5	2	2	1	10	*****				
21:00	2	3	1	3	9	****				
22:00	1	0	2	0	3	*				
23:00	0	0	1	0	1					

TOTAL 836

AM Times	10:30	Largest Interval: 28
AM Peaks	91	PHF: .81
PM Times	13:00	Largest Interval: 33
PM Peaks	91	PHF: .68

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 4

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: WEST

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	50	100	150	200
00:00	0	0	0	0	0					
01:00	1	2	1	1	5	*				
02:00	0	0	1	0	1					
03:00	1	0	0	0	1					
04:00	1	0	1	3	5	*				
05:00	3	3	3	6	15	***				
06:00	10	10	15	23	58	*****				
07:00	16	20	32	26	94	*****				
08:00	28	25	30	31	114	*****				
09:00	21	23	26	25	95	*****				
10:00	27	32	28	35	122	*****				
11:00	42	25	39	30	136	*****				
12:00	21	30	31	26	108	*****				
13:00	36	26	29	24	115	*****				
14:00	34	28	33	21	116	*****				
15:00	21	19	20	19	79	*****				
16:00	27	29	22	30	108	*****				
17:00	22	24	21	27	94	*****				
18:00	20	19	17	20	76	*****				
19:00	12	5	6	7	30	*****				
20:00	5	7	4	5	21	*****				
21:00	5	2	0	2	9	**				
22:00	4	1	0	0	5	*				
23:00	0	1	1	0	2					

TOTAL 1409

AM Times	11:00	Largest Interval: 42
AM Peaks	141	PHF: .83
PM Times	12:30	Largest Interval: 36
PM Peaks	123	PHF: .85

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 5

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: ROAD TOTAL

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	500	1000	1500	2000
00:00	18	21	5	11	55	*				
01:00	10	12	10	7	39	*				
02:00	6	5	9	4	24					
03:00	6	11	10	9	36					
04:00	20	25	18	17	80	**				
05:00	38	47	82	71	238	*****				
06:00	80	121	181	175	557	*****				
07:00	188	213	266	327	994	*****				
08:00	277	251	209	248	985	*****				
09:00	158	177	146	182	663	*****				
10:00	195	177	170	199	741	*****				
11:00	194	192	188	204	778	*****				
12:00	199	207	222	167	795	*****				
13:00	203	185	222	211	821	*****				
14:00	202	227	266	252	947	*****				
15:00	262	276	221	256	1015	*****				
16:00	317	331	264	293	1205	*****				
17:00	277	304	300	232	1113	*****				
18:00	234	190	192	191	807	*****				
19:00	164	124	126	113	527	*****				
20:00	109	92	89	104	394	*****				
21:00	95	76	61	61	293	*****				
22:00	52	30	30	32	144	***				
23:00	30	30	29	17	106	**				

TOTAL 13357

AM Times	07:45	Largest Interval:	327
AM Peaks	1121	PHF:	.85
PM Times	16:15	Largest Interval:	331
PM Peaks	1205	PHF:	.91

Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv 0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- General Traffic - Truck Traffic - Turn Traffic

	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:30	5	89	0	94	9	0	19	28	1	91	1	93	5	0	5	10	225
07:45	7	97	3	107	5	0	25	30	0	93	5	98	9	1	3	13	248
Total	12	186	3	201	14	0	44	58	1	184	6	191	14	1	8	23	473
08:00	14	107	5	126	11	0	19	30	0	138	6	144	12	0	2	14	314
08:15	7	93	3	103	10	0	21	31	0	123	6	129	5	0	2	7	270
08:30	9	63	3	75	5	0	19	24	1	89	4	94	14	0	1	15	208
08:45	11	57	2	70	5	2	19	26	0	120	7	127	7	1	4	12	235
Total	41	320	13	374	31	2	78	111	1	470	23	494	38	1	9	48	1027
09:00	7	98	3	108	8	1	25	34	4	91	4	99	20	0	2	22	263
09:15	14	70	6	90	7	0	24	31	1	58	6	65	8	0	6	14	200
*** BREAK ***																	
Total	21	168	9	198	15	1	49	65	5	149	10	164	28	0	8	36	463
*** BREAK ***																	
16:00	15	82	5	102	8	3	15	26	1	106	10	117	9	1	2	12	257
16:15	13	135	13	161	10	0	25	35	6	91	7	104	1	0	0	1	301
16:30	26	122	13	161	11	0	16	27	3	111	8	122	9	1	4	14	324
16:45	18	106	21	145	6	0	15	21	5	112	9	126	5	1	1	7	299
Total	72	445	52	569	35	3	71	109	15	420	34	469	24	3	7	34	1181
17:00	23	88	8	119	7	1	14	22	4	108	8	120	4	2	2	8	269
17:15	15	93	9	117	8	2	11	21	5	91	6	102	7	1	1	9	249
17:30	19	90	9	118	10	1	20	31	5	119	4	128	11	0	4	15	292
17:45	17	80	14	111	11	0	12	23	2	126	14	142	9	2	0	11	287
Total	74	351	40	465	36	4	57	97	16	444	32	492	31	5	7	43	1097
Grand Total	220	1470	117	1807	131	10	299	440	38	1667	105	1810	135	10	39	184	4241
Apprch %	12.2	81.4	6.5		29.8	2.3	68		2.1	92.1	5.8		73.4	5.4	21.2		
Total %	5.2	34.7	2.8	42.6	3.1	0.2	7.1	10.4	0.9	39.3	2.5	42.7	3.2	0.2	0.9	4.3	
General Traffic	213	1420	117	1750	129	10	287	426	38	1610	102	1750	134	9	39	182	4108
% General Traffic	96.8	96.6	100	96.8	98.5	100	96	96.8	100	96.6	97.1	96.7	99.3	90	100	98.9	96.9
Truck Traffic	7	50	0	57	2	0	12	14	0	57	3	60	1	1	0	2	133
% Truck Traffic	3.2	3.4	0	3.2	1.5	0	4	3.2	0	3.4	2.9	3.3	0.7	10	0	1.1	3.1
U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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798 Executive Drive, Suite A

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Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 2

	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:30 to 09:15 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30																	
07:30	5	89	0	94	9	0	19	28	1	91	1	93	5	0	5	10	225
07:45	7	97	3	107	5	0	25	30	0	93	5	98	9	1	3	13	248
08:00	14	107	5	126	11	0	19	30	0	138	6	144	12	0	2	14	314
08:15	7	93	3	103	10	0	21	31	0	123	6	129	5	0	2	7	270
Total Volume	33	386	11	430	35	0	84	119	1	445	18	464	31	1	12	44	1057
% App. Total	7.7	89.8	2.6		29.4	0	70.6		0.2	95.9	3.9		70.5	2.3	27.3		
PHF	.589	.902	.550	.853	.795	.000	.840	.960	.250	.806	.750	.806	.646	.250	.600	.786	.842

Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 16:15

16:15	13	135	13	161	10	0	25	35	6	91	7	104	1	0	0	1	301
16:30	26	122	13	161	11	0	16	27	3	111	8	122	9	1	4	14	324
16:45	18	106	21	145	6	0	15	21	5	112	9	126	5	1	1	7	299
17:00	23	88	8	119	7	1	14	22	4	108	8	120	4	2	2	8	269
Total Volume	80	451	55	586	34	1	70	105	18	422	32	472	19	4	7	30	1193
% App. Total	13.7	77	9.4		32.4	1	66.7		3.8	89.4	6.8		63.3	13.3	23.3		
PHF	.769	.835	.655	.910	.773	.250	.700	.750	.750	.942	.889	.937	.528	.500	.438	.536	.921



Accurate Traffic Counts, Inc.

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Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- General Traffic

Start Time	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30	4	89	0	93	9	0	19	28	1	88	1	90	5	0	5	10	221
07:45	6	94	3	103	5	0	24	29	0	90	4	94	9	0	3	12	238
Total	10	183	3	196	14	0	43	57	1	178	5	184	14	0	8	22	459
08:00	14	102	5	121	10	0	18	28	0	134	6	140	11	0	2	13	302
08:15	7	93	3	103	10	0	21	31	0	120	6	126	5	0	2	7	267
08:30	8	62	3	73	5	0	19	24	1	88	3	92	14	0	1	15	204
08:45	11	57	2	70	5	2	19	26	0	103	7	110	7	1	4	12	218
Total	40	314	13	367	30	2	77	109	1	445	22	468	37	1	9	47	991
09:00	7	93	3	103	8	1	24	33	4	86	4	94	20	0	2	22	252
09:15	14	64	6	84	7	0	22	29	1	56	6	63	8	0	6	14	190
*** BREAK ***																	
Total	21	157	9	187	15	1	46	62	5	142	10	157	28	0	8	36	442
*** BREAK ***																	
16:00	14	80	5	99	7	3	13	23	1	97	9	107	9	1	2	12	241
16:15	10	112	13	135	10	0	23	33	6	90	7	103	1	0	0	1	272
16:30	26	120	13	159	11	0	13	24	3	107	8	118	9	1	4	14	315
16:45	18	104	21	143	6	0	15	21	5	111	9	125	5	1	1	7	296
Total	68	416	52	536	34	3	64	101	15	405	33	453	24	3	7	34	1124
17:00	23	87	8	118	7	1	14	22	4	108	8	120	4	2	2	8	268
17:15	15	93	9	117	8	2	11	21	5	89	6	100	7	1	1	9	247
17:30	19	90	9	118	10	1	20	31	5	117	4	126	11	0	4	15	290
17:45	17	80	14	111	11	0	12	23	2	126	14	142	9	2	0	11	287
Total	74	350	40	464	36	4	57	97	16	440	32	488	31	5	7	43	1092
Grand Total	213	1420	117	1750	129	10	287	426	38	1610	102	1750	134	9	39	182	4108
Apprch %	12.2	81.1	6.7		30.3	2.3	67.4		2.2	92	5.8		73.6	4.9	21.4		
Total %	5.2	34.6	2.8	42.6	3.1	0.2	7	10.4	0.9	39.2	2.5	42.6	3.3	0.2	0.9	4.4	



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

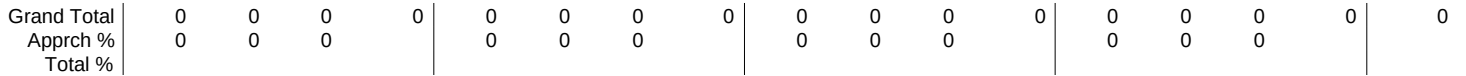
Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- Truck Traffic

Start Time	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30	1	0	0	1	0	0	0	0	0	3	0	3	0	0	0	0	4
07:45	1	3	0	4	0	0	1	1	0	3	1	4	0	1	0	1	10
Total	2	3	0	5	0	0	1	1	0	6	1	7	0	1	0	1	14
08:00	0	5	0	5	1	0	1	2	0	4	0	4	1	0	0	1	12
08:15	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	3
08:30	1	1	0	2	0	0	0	0	0	1	1	2	0	0	0	0	4
08:45	0	0	0	0	0	0	0	0	0	17	0	17	0	0	0	0	17
Total	1	6	0	7	1	0	1	2	0	25	1	26	1	0	0	1	36
09:00	0	5	0	5	0	0	1	1	0	5	0	5	0	0	0	0	11
09:15	0	6	0	6	0	0	2	2	0	2	0	2	0	0	0	0	10
*** BREAK ***																	
Total	0	11	0	11	0	0	3	3	0	7	0	7	0	0	0	0	21
*** BREAK ***																	
16:00	1	2	0	3	1	0	2	3	0	9	1	10	0	0	0	0	16
16:15	3	23	0	26	0	0	2	2	0	1	0	1	0	0	0	0	29
16:30	0	2	0	2	0	0	3	3	0	4	0	4	0	0	0	0	9
16:45	0	2	0	2	0	0	0	0	0	1	0	1	0	0	0	0	3
Total	4	29	0	33	1	0	7	8	0	15	1	16	0	0	0	0	57
17:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	2
17:30	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	2
*** BREAK ***																	
Total	0	1	0	1	0	0	0	0	0	4	0	4	0	0	0	0	5
Grand Total	7	50	0	57	2	0	12	14	0	57	3	60	1	1	0	2	133
Apprch %	12.3	87.7	0		14.3	0	85.7		0	95	5		50	50	0		
Total %	5.3	37.6	0	42.9	1.5	0	9	10.5	0	42.9	2.3	45.1	0.8	0.8	0	1.5	



LAKE COUNTY, FLORIDA

BICYCLES MOVEMENT SUMMARY

CODE: 2CITY: ClermontCOUNTY: LakeSTATE ROUTE S Hancock RdINTERSECTING ROUTE: Kings Ridge Bv (EB)OBSERVER NinoHeritage Hills Bv

MILEPOST _____

GPS COORDINATES

REMARKS _____

Latitude	Longitude

FORM COMPLETED BY SantiagoDATE 01/14/16S. Hancock Road

SB ST NAME

7:30-8:30	8:30-9:30				16:00-17:00	17:00-18:00		Total
0	0				0	0		0
0	0				0	0		0
0	0				0	0		0



7:30-8:30	0	0	
8:30-9:30	0	0	
16:00-17:00	0	0	
17:00-18:00	0	0	
Total	0	0	0

Kings Ridge Bv

EB ST NAME

Heritage Hills Bv

WB ST NAME

7:30-8:30	0	0	
8:30-9:30	0	0	
16:00-17:00	0	0	
17:00-18:00	0	0	
Total	0	0	0

7:30-8:30	8:30-9:30				16:00-17:00	17:00-18:00		Total
0	0				0	0		0
0	0				0	0		0
0	0				0	0		0

S. Hancock Road

NB ST NAME

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING **CONDITION DIAGRAM**, FORM 750-020-04

LOCATION: S. Hancock Road @ Kings Ridge Blvd./Heritage Hills Blvd.

COUNTY: Lake

CITY: Clermont

DRAWN BY: Bart Ciambella, P.E.

DATE: 11-Jan-16

S. Hancock Road (north leg)

Pavement: 55' asphalt

400' N of Intersection Taper Begins

Kings Ridge Blvd.

Pavement: 24' EB asphalt
12' median, 24' WB asphalt

No Sidewalk

Both Medians Missing Delineators

Stop Bar 25' behind edge of lane

Stop Sign Control

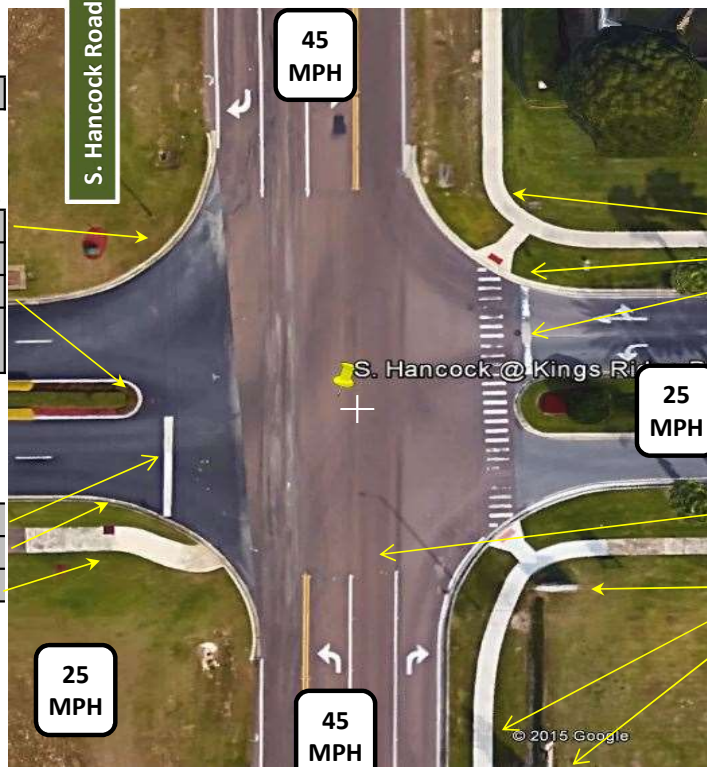
8' Multi-Use Concrete Path

Kings Ridge Blvd.

S. Hancock Road (south leg)

Pavement: 54' asphalt

Available Sight Distance
> 500'



Available Sight Distance
> 500'

Heritage Hills Blvd.

Pavement: 13' eb asphalt
19' median, 24' wb asphalt

Check the SB approach grade

5' Sidewalk

Stop Sign Control

Stop bar 33' behind
edge of lane

Heritage Hills Blvd.

No Marked Crosswalk South Leg

Sign Does Not Impede Sight Distance

5' Sidewalk

400' S of Intersection Taper Begins

SYMBOLS

	TREES		POWER POLE		SIGN (1 POST)
	SHRUBS		TELEPHONE POLE		SIGN (2 POSTS)
	HEDGE		COMBINATION POLE		OVERHEAD SIGN
	BUILDING		TRAFFIC SIGNAL POLE		TRAFFIC SIGNAL HEAD
	RIGHT OF WAY LINE		HYDRANT		PED. SIGNAL HEAD
	FENCE		CONTROLLER CABINET		PED. PUSHBUTTON
	GUARDRAIL		VEHICLE DETECTOR LOOP		RR SIGNAL (W/GATE)



Heritage Hills Blvd. WB @ S. Hancock



Kings Ridge Blvd. EB @ S. Hancock



S. Hancock St SB at Kings Ridge Blvd.



S. Hancock St NB at Kings Ridge Blvd.



Kings Ridge Blvd, looking north at S. Hancock Road



Kings Ridge Blvd, looking south at S. Hancock Road

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

SUMMARY OF VEHICLE MOVEMENTS

TRAFFIC ENGINEERING, FORM 750-020-02

LOCATION: **S. Hancock Road @ Kings Ridge Blvd / Heritage Hills Blvd**Counter: **676**COUNTY: **Lake**CITY: **Clermont**WEATHER: **Clear**DATE: **4-Jan-16**ROAD CONDITION: **dry**OBSERVER(S): **Nino**

Ped 2

586**S. Hancock Road**

use circles to indicate location(s)

REMARKS: **insert only text in BLUE**

Total AM Peak 1057

Kings Ridge BlvdTotal PM Peak **1193**

19 L

63%

30 4 T

13%

7 R

23%

Ped 0

4%

89%

7%

L

T

R

18

422

32

Ped 2

472

○

N

67%

R

70

1%

T

1

105

32%

L

34

Ped 4

●

Heritage Hills Blvd

STREET NAME

VEHICLE MOVEMENTS

TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
7:30	1	91	1	5	89	0	5	0	5	9	0	19
7:45	0	93	5	7	97	3	9	1	3	5	0	25
8:00	0	138	6	14	107	5	12	0	2	11	0	19
8:15	0	123	6	7	93	3	5	0	2	10	0	21
TOTAL	1	445	18	33	386	11	31	1	12	35	0	84
TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
8:30	1	89	4	9	63	3	14	0	1	5	0	19
8:45	0	120	7	11	57	2	7	1	4	5	2	19
9:00	4	91	4	7	98	3	20	0	2	8	1	25
9:15	1	58	6	14	70	6	8	0	6	7	0	24
TOTAL	6	358	21	41	288	14	49	1	13	25	3	87
TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
16:00	1	106	10	15	82	5	9	1	2	8	3	15
16:15	6	91	7	13	135	13	1	0	0	10	0	25
16:30	3	111	8	26	122	13	9	1	4	11	0	16
16:45	5	112	9	18	106	21	5	1	1	6	0	15
TOTAL	15	420	34	72	445	52	24	3	7	35	3	71
TIME	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
BEGIN	L	T	R	L	T	R	L	T	R	L	T	R
17:00	4	108	8	23	88	8	4	2	2	7	1	14
17:15	5	91	6	15	93	9	7	1	1	8	2	11
17:30	5	119	4	19	90	9	11	0	4	10	1	20
17:45	2	126	14	17	80	14	9	2	0	11	0	12
TOTAL	16	444	32	74	351	40	31	5	7	36	4	57

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours.

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems).

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☒ No
80% Satisfied: ☐ Yes ☒ No
70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:15 AM	8:15 AM	9:15 AM	1:30 PM	2:30 PM	3:30 PM	4:30 PM	5:30 PM
Major	1,365	608	592	758	1,022	1,012	1,032	822
Minor	106	107	101	115	94	95	98	87

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable: ☒ Yes ☐ No
 100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No
 70% Satisfied: ☒ Yes ☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	7:15 AM	8:15 AM	9:15 AM	1:30 PM	2:30 PM	3:30 PM	4:30 PM	5:30 PM
Major	1,365	608	592	758	1,022	1,012	1,032	822
Minor	106	107	101	115	94	95	98	87

Existing Volumes

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level **may** be used if Question 1 or 2 above is answered "Yes" ☒ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

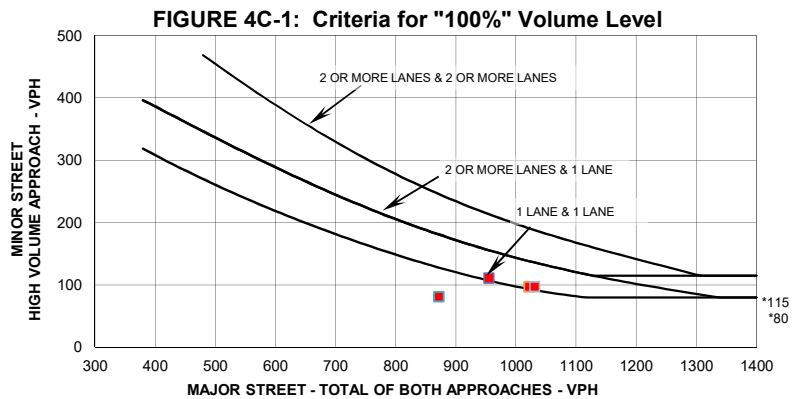
If all four points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

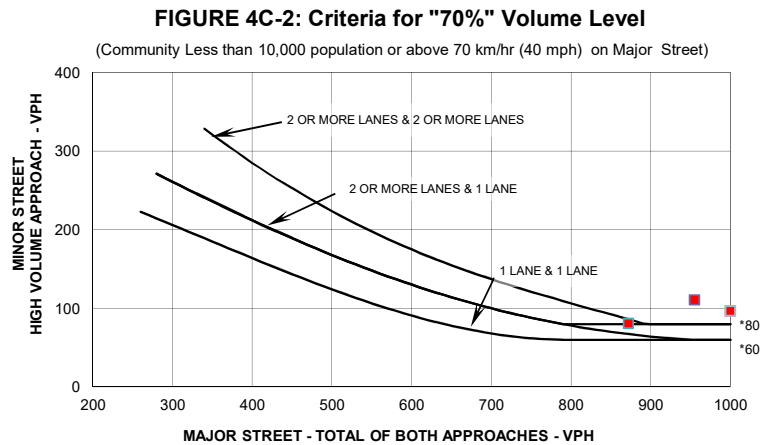
Four Highest Hours	Volumes	
	Major Street	Minor Street
7:30 AM	955	111
2:45 PM	872	81
3:45 PM	1022	97
4:45 PM	1031	97



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
7:30 AM	955	111
2:45 PM	872	81
3:45 PM	1022	97
4:45 PM	1031	97



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 - Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
"70%" volume level **may** be used if Question 1 or 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Unusual condition justifying use of warrant:

Volume on major street does not allow gaps, double the threshold criteria.

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
4:30 PM	996	98

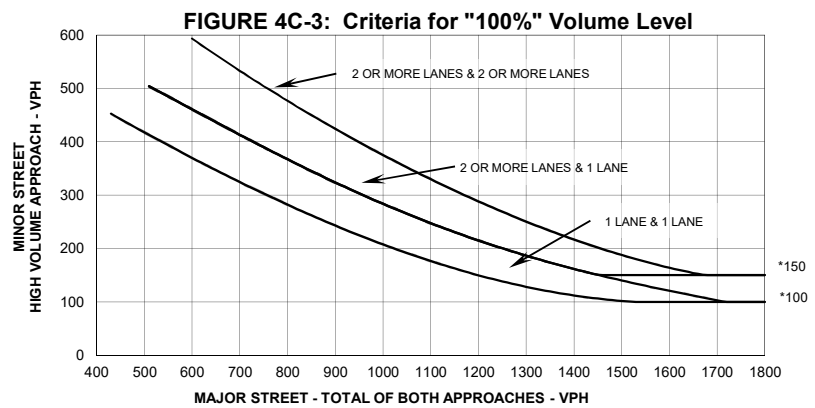
Criteria

1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*		
Fulfilled?:	☐ Yes	☒ No

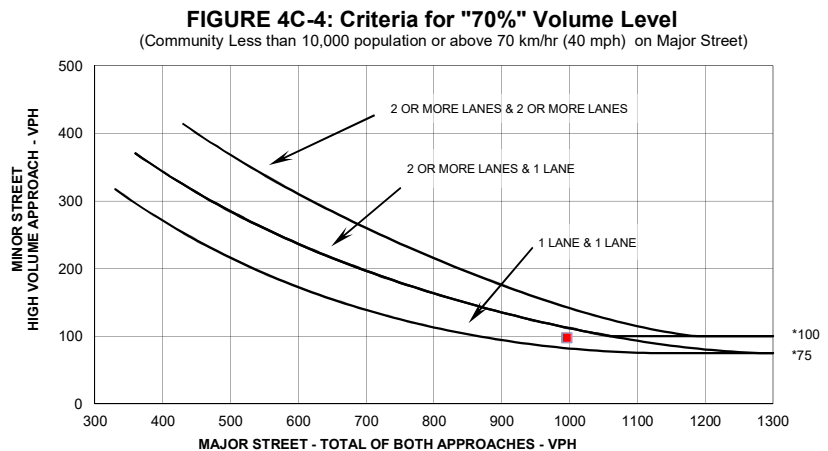
2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*		130
Fulfilled?:	☐ Yes	☒ No

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,151
Fulfilled?:	☒ Yes	☐ No

Plot volume combination on the applicable figure below.



* Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.



* Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road**
Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?

☒ Yes ☐ No

☐ Yes ☐ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

☒ 70% ☐ 100%

WARRANT 4 - PEDESTRIAN VOLUME

For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

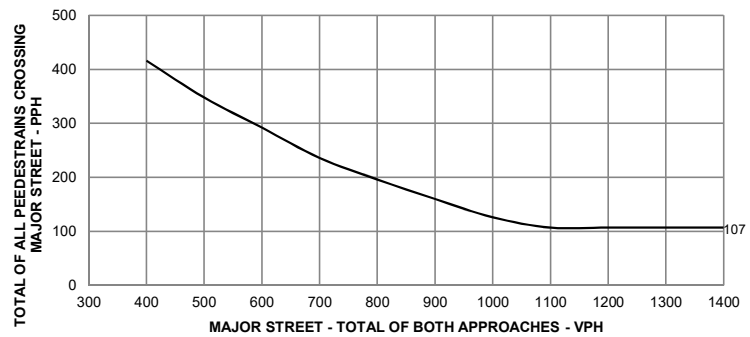
Satisfied: ☐ Yes ☒ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

Figure 4C-5. Criteria for "100%" Volume Level

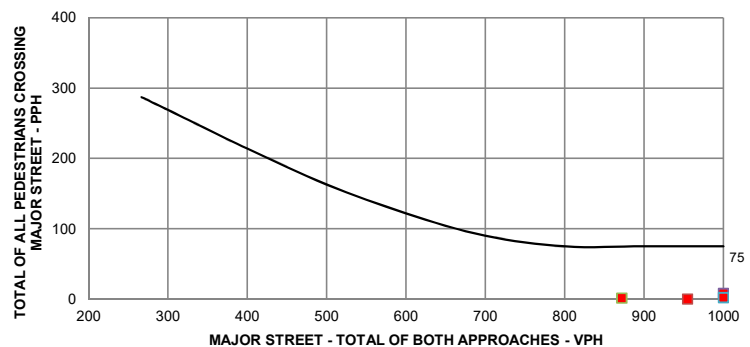


* Note: 107 pph applies as the lower threshold volume

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total
7:30 AM	955	
2:45 PM	872	1
3:45 PM	1022	8
4:45 PM	1031	2

Figure 4C-6 Criteria for "70%" Volume Level



* Note: 75 pph applies as the lower threshold volume

WARRANT 4 - PEDESTRIAN VOLUME

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

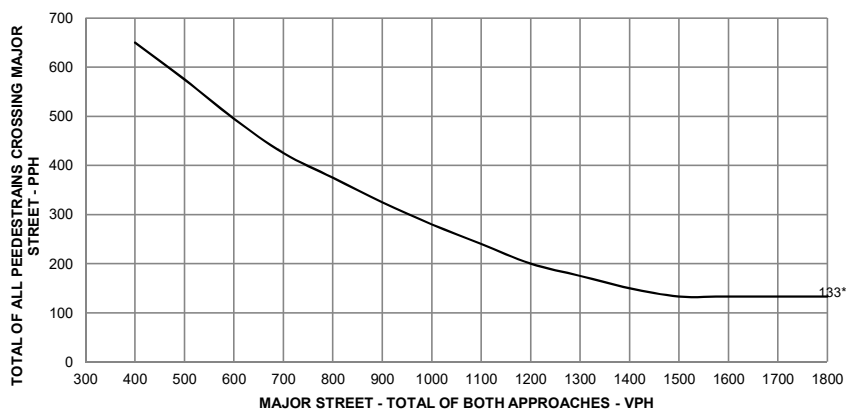
Satisfied: ☐ Yes ☒ No

Plot one volume combination on the applicable figure below.

100% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total

Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour

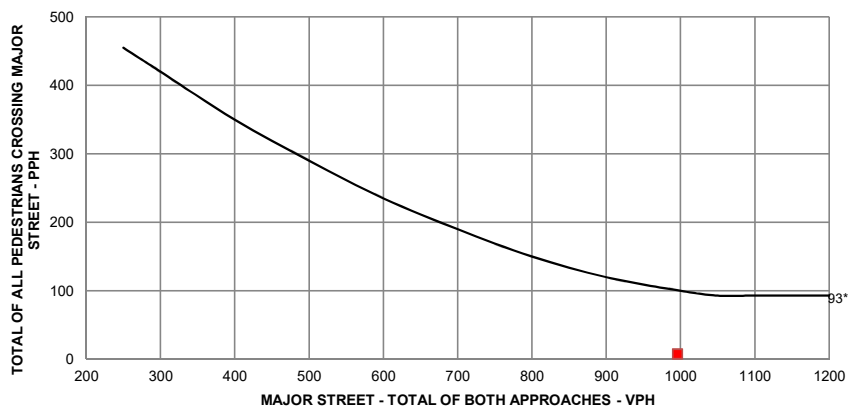


* Note: 133 pph applies as the lower threshold volume

70% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total
4:30 PM	996	8

Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour



* Note: 93 pph applies as the lower threshold volume

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: S. Hancock Road	Lanes: 1	Major Approach Speed: 45
Minor Street: Kings Ridge Blvd.	Lanes: 1	Minor Approach Speed: 25

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 5 - SCHOOL CROSSING

Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Criteria				Fulfilled?	
				Yes	No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students: 8	Hour: 4:00:00 PM			
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.		Minutes: 	Gaps: 		
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.					

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 6 - COORDINATED SIGNAL SYSTEM

Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).

Applicable: ☐ Yes ☒ No

Satisfied: ☐ Yes ☒ No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
 TRAFFIC ENGINEERING
 10/15

City: **Clermont**
 County: **11 – Lake**
 District: **Five**

Engineer: _____
 Date: **January 20, 2016**

Major Street: **S. Hancock Road**
 Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
 Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 7 - CRASH EXPERIENCE

Record hours where criteria are fulfilled, the corresponding volume, and other information in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Criteria		Hour								Volume		Met?		Fulfilled?	
										Major	Minor	Yes	No	Yes	No
1. One of the warrants to the right is met.	Warrant 1, Condition A (80% satisfied)	Y	Y	Y	Y	Y	Y	Y	Y	600/420	60/42	X		X	
	Warrant 1, Condition B (80% satisfied)	Y	Y	Y	Y	Y	Y	Y	Y			X			
	Warrant 4, Pedestrian Volume at 80% of volume requirements: # ped/hr for four (4) hours or # ped/hr for one (1) hour.												X		
2.	Adequate trial of other remedial measure has failed to reduce crash frequency.	Measure tried:													X
3.	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12-month period.	Observed Crash Types:								Number of crashes per 12 months:			2		X

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Clermont**
 County: **11 – Lake**
 District: **Five**

Engineer: _____
 Date: **January 20, 2016**

Major Street: **S. Hancock Road**
 Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
 Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 8 - ROADWAY NETWORK

Record hours where criteria are fulfilled, and the corresponding volume or other information in the boxes provided. The warrant is satisfied if at least one of the criteria is fulfilled and if all intersecting routes have one or more of the Major Route characteristics listed.

Applicable: ☒ Yes ☐ No

Satisfied: ☒ Yes ☐ No

Criteria							Met?		Fulfilled?		
							Yes	No	Yes	No	
1. Both of the criteria to the right are met.	a. Total entering volume of at least 1,000 veh/hr during a typical weekday peak hour.			Entering Volume:			X		X		
				1,205							
	b. Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			Warrant:	1	2	3	X			
				Satisfied?:	Y	Y	Y				
2. Total entering volume at least 1,000 veh/hr for each of any 5 hrs of a non-normal business day (Sat. or Sun.)							← Hour				
							← Volume				

Characteristics of Major Routes						Met?		Fulfilled?	
						Yes	No	Yes	No
1. Part of the street or highway system that serves as the principal roadway network for through traffic flow.	Major Street:						X	X	
	Minor Street:						X		
2. Rural or suburban highway outside of, entering, or traversing a city.	Major Street:						X		
	Minor Street:						X		
3. Appears as a major route on an official plan.	Major Street:					X			
	Minor Street:						X		

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Approach Lane Criteria

1. How many approach lanes are there at the track crossing?

☐ 1 ☐ 2 or

If there is 1 lane, use Figure 4C-9 and if there are 2 or more, use Figure 4C-10.

☐ Fig 4C-9 ☐ Fig 4C-10

WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing.

Indicate if both criteria are fulfilled in the boxes provided. The warrant is satisfied if both criteria are met.

Applicable: ☐ Yes ☐ No
Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and	☐	☐
2. During the highest traffic volume hour during which the rail uses the crossing, the plotted point falls above the applicable curve for the existing combination of approach lanes over the track and the distance D (clear storage distance).	☐	☐

Use the following tables (4C-2, 4C-3, and 4C-4 to appropriately adjust the minor-street approach volume).

Inputs

Occurrences of Rail traffic per day
% of High Occupancy Buses on Minor-Street Approach
Enter D (feet)
% of Tractor-Trailer Trucks on Minor-Street Approach

Adjustment Factors from Tables

1.00
0.50

Table 4C-2. Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses* on Minor Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Table 4C-4. Adjustment Factor for Percentage of Tractor-Trailer Trucks

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

Input the major and minor street volumes before
adjustment factors are applied

1 Approach Lane		

D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

Input D and the major and minor street volumes before
adjustment factors are applied

2 or more Approach Lanes		

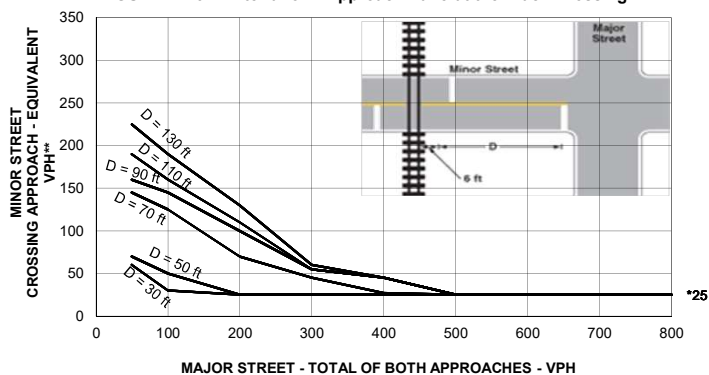
D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

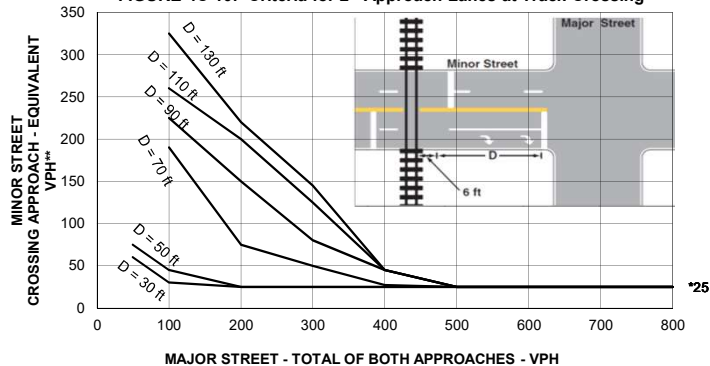
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road**
Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

CONCLUSIONS

Remarks: **Warrants 1, 2, 3, and 8 are met at this intersection for a signal. There are adequate existing turn lanes.**
Existing traffic along S. Hancock exceeds 1600 vph and does not allow adequate gaps for entering or exiting vehicle

WARRANTS SATISFIED:

☒ Warrant 1	☐ Not Applicable
☒ Warrant 2	☐ Not Applicable
☒ Warrant 3	☐ Not Applicable
☐ Warrant 4	☐ Not Applicable
☐ Warrant 5	☐ Not Applicable
☐ Warrant 6	☒ Not Applicable
☐ Warrant 7	☐ Not Applicable
☒ Warrant 8	☐ Not Applicable
☐ Warrant 9	☒ Not Applicable

20JAN2016 Phone Calls

Appendix C

Wednesday, January 27, 2016 9:43 AM

Bart Ciambella made phone calls on 1/20/16 to assess concerns of facilities along S. Hancock

Windy Hill Middle School - 352-394-2123 William Roberts, Principal

Talked with William on 1/21, he expressed several concerns,

- they do discharge into only a single lane of traffic, but the exiting traffic is backed up because of the difficulty in exiting SB, there is a conflict with SB vehicles entering and SB vehicles going through (sounds like a gap issue) speeds are reduced, we could suggest skip lines through the drive area which would allow exiting vehicles to better judge there merge area.
- Not significant accidents, generally 3 around the school area, 2 rear ends and 1 hit a fixed object over the last 5 years.
- He also had a concern with pedestrians walking to school and several parents not yielding to the students within the cross-walks.
- Safe Schools - 352-253-6675 Reginald Young, admin. said he is aware of the issues at the school and is the best person to talk with, Left Mssg.

Clermont Environmental Services - 352-241-0178 Heather Wooding Admin. Asst.

She was very helpful and gave an overview of each of the issues along S. Hancock,

- she said light at Johns Lake is functioning well to allow vehicles out of John Lake,
- S. Hancock SB coming to Sunburst is an issue because cars can't see the stopped vehicles on the ridge. (An initial review by Metro has noted the approximately 4-5% grade flattens out as you approach Sunburst. There may be one or several areas along this upward curve, that cars stopped for the left hand turn on to Sunburst, are difficult to be spotted. The Stopping Sight Distance should be evaluated along this approach.)
- Heading South down Hancock, the next point of discussion was the Parent/Student Pick-up lines in front of Windy Hill Middle School. She thought the cars queued up SB extended beyond the existing left turn lane, and the NB cars queued up approximately 40-50 cars and pulled off along the shoulder. Other NB cars pass with caution and appear to comply with the school zone speed limits.
- We discussed using S. Hancock as a bypass instead of continuing NB on 27 and then EB on SR 50, she said that is a frequent maneuver unless school is letting out. She mentioned some of the traffic along Hartwood Marsh as well and noted the location of the four schools in the relative neighborhood. That includes a school on Hartwood Marsh, Windy Hill, the Elementary on Johns Lake, and the HS and Middle school campus on Hooks Street.

Clermont Arts and Recreation, Hancock Recreation Area - 352-394-3500

Sandra Ramdass

Not aware of any issues. Location has access on S. Hancock and Sunburst, they lease fields to different organizations, including softball and soccer. They also have some basketball and other fields there.

21JAN2016 Phone calls

Thursday, January 21, 2016 9:51 AM

Kings Ridge Community Association, Inc.
1900 Kings Ridge Boulevard
Clermont, Florida 34711
Kim Myers, Community Association Manager
Leland Management, Inc., at 352-242-9653
http://www.kings-ridge.org/KingsRidge/outside_home.asp

9:30 am Kim Myers 407.721.9664 cell

Her personal experience:

- Excessive speed does not seem to be a problem (probably because of the rolling terrain)
- Drivers going east on Kings Ridge Blvd, making a left turn onto S. Hancock Rd, have to look 3 ways at once: for cars coming south, going north and coming out of the subdivision across the street (Heritage Hills). Often don't put on their turn signal, so can't tell which way they are going.
- When Windy Hill MS lets out many cars wait along the side of the road to turn into the school. NB drivers have to go into the opposite lane to get around, or wait.
- When there is an event at Hancock Park there is congestion up by Sunburst Lane. Sometimes the parking lot fills and cars park along the shoulders. Makes it hard for drivers coming out at Capland Ave.
- As part of her responsibilities, Kim sometimes drives west from Hancock onto the dirt road opposite from Sunburst Ln. Coming back it is hard to see to the north because of trees & shrubs on the lot to the north.
- As Association Manager she gets all the complaints from residents and has not heard about this being a problem. At the Association Annual Meeting on Jan. 27 she will ask and call me back if I need to talk, or meet with, anyone else.

Magnolia Park Homeowners Association
Community Association Manager, Barbara Rights at 352-243-4595 ext.
Sentry Management, Inc.
1645 E Highway 50, Suite 201
Clermont, FL 34711
P: 352-243-4595
From <http://www.magnoliaparkclermont.com/magnoliaparkclermont/page.html?page_id=25>

10:15 am Barbara Rights

Her personal experience:

- Driving south on Hancock Road it is hard to see where Sunburst Lane is - easy to miss and have to turn around. Needs a bigger street name sign.
- Making a left from Sunburst onto Hancock, it's hard to see cars coming from the north.
- She will ask the Association about any problems / concerns they have and get back to me. (Sent email with specifics for her to send, asking for replies by January 31.

27JAN2016 Magnolia Park input regarding Sunburst and Hancock

Monday, February 1, 2016 8:09 AM

Meeting Date: 1/28/2016 10:00 AM

Location: 1645 E Hwy 50, Clermont, FL 34711

Link to Outlook Item: [click here](#)

Invitation Message

Participants

-  [Fraser Howe](#) (Meeting Organizer)
-  [Barbara Rights](#), Community Association Manager, Sentry Management
-  [Joseph Harmer Jr](#), 2880 WHITE MAGNOLIA LOOP

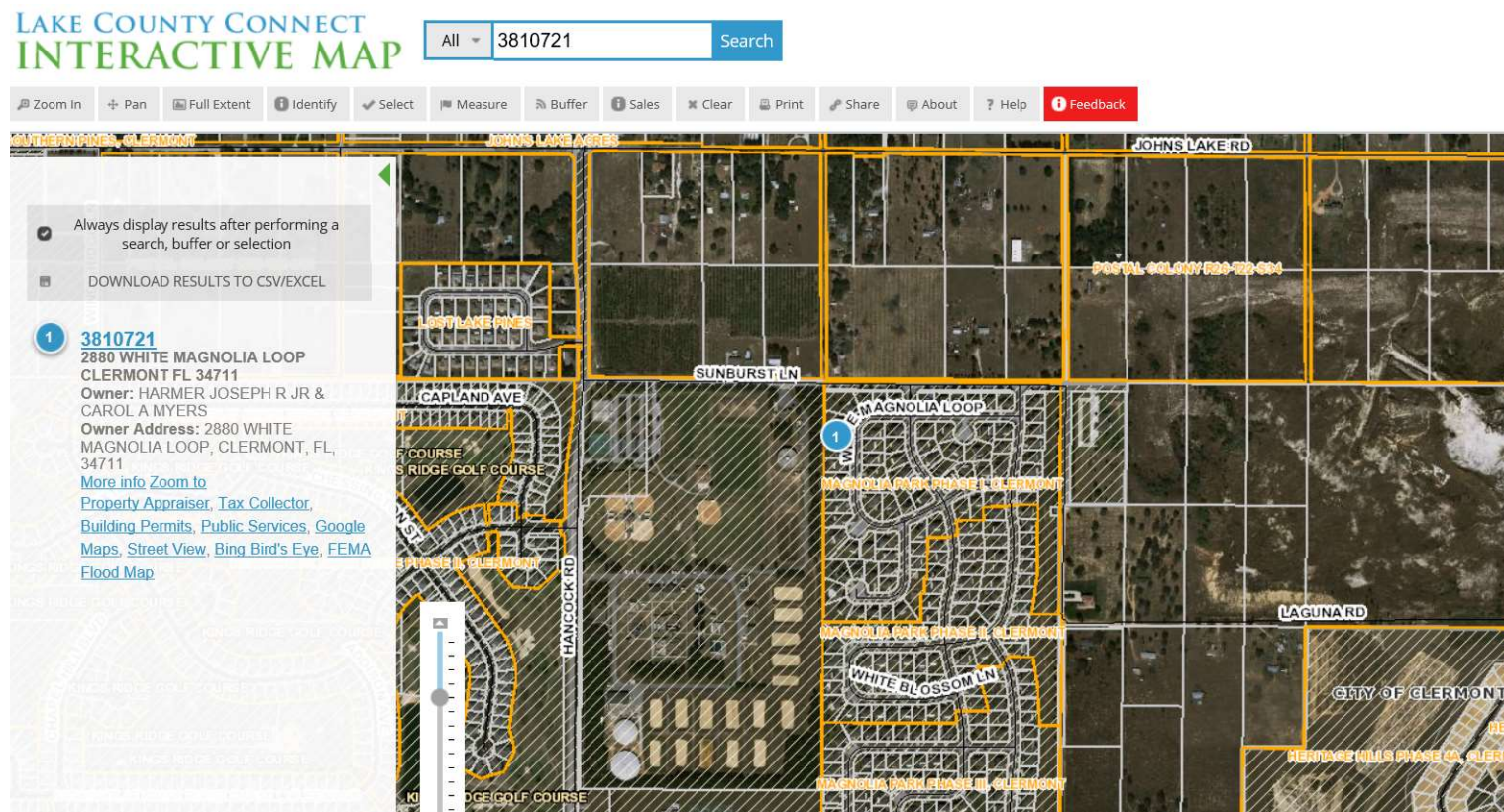
Notes

Mr. Harmer advised that he had asked the Community Association Manager to request the City of Clermont to look into the concerns he and his neighbors have about turning from Sunburst Lane onto and off of S. Hancock Road:

- Very hard to see the street name sign on the SE corner - both because of the shrubs around it (northbound) and coming up the hill (southbound)
- Vehicles on S. Hancock Road often go very fast
- Traveling southbound from Johns Lake Road, it's hard to see a car stopped waiting to make a left turn onto Sunburst Lane - there have been crashes at the intersection.
- There are not enough spaces in the parking lot for some of the activities at Hancock Park, so cars park on Sunburst Lane and on the shoulder of Hancock Rd.

They asked that the following be investigated:

- Replace and move the Sunburst Lane street name sign (or remove the tree) so it is easier to see
- Lower the speed limit on S. Hancock Rd
- Install a sign to warn motorists southbound on Hancock Road that vehicles may be stopped ahead
- Make the intersection a 3-way stop
- Add left turn lanes
- Construct a road connecting Sunburst Lane to Johns Lake Road so residents in Magnolia Park have another way in / out.



Lake County Connect
http://gis.lakecountyfl.gov/gisweb/?query=3810721#?x=430990.1673949577&y=1522014.4294192658&l=13&query=3810721&_suid=14543326828570535832784821459
2/1/2016 8:18 AM - Screen Clipping



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Feb 29, 2016

FEE: \$1,500.00

PROJECT NAME (if applicable): Heritage Hills

APPLICANT: Lennar Homes, LLC

CONTACT PERSON: Rob Bonin, V.P. Land

Address: 6750 Forum Drive, Suite 310

City: Orlando State: FL Zip: 32821

Phone: 407-586-4063 Fax: 407-877-6902

E-Mail: rob.bonin@lennar.com

OWNER: same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Alternate Key #3823713

General Location: N.E. corner of Hartwood Marsh Rd. & future
Hartle Rd. intersection.

Legal Description (include copy of survey): See property record card for
legal description. Survey on file with original CUP application.

Land Use (City verification required): Master Planned Development

Zoning (City verification required): PUD



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

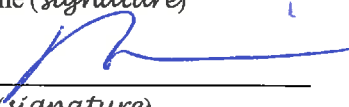
Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

1. Resolution 2014-35, Section 6, Item 5; request to remove condition for sidewalk along Hartwood Marsh Rd. due to realignment of Hartwood Marsh Rd. and Hartle Rd. by Lake County. Letter attached from Lake County.
2. Reduce right of way width in Phase 7 from 60' to 50' roadway to be private and gated.
2. Allow brick paver street instead of asphalt. Roadway to be privately owned and structurally stronger than City standard.

Rob Bonin
Applicant Name (print)

X 
Applicant Name (signature)

Rob Bonin
Owner Name (print)

X 
Owner Name (signature)

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

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

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



February 8, 2016

Mr. Duane K Booth, P.E.
Booth, Ern, Straughan, & Hiott, Inc.
902 N Sinclair Ave
Tavares, Florida 32778

Re: Heritage Hills, Phase 6A and 6B, sidewalk and intersection concurrency with Lake County.

Dear Duane,

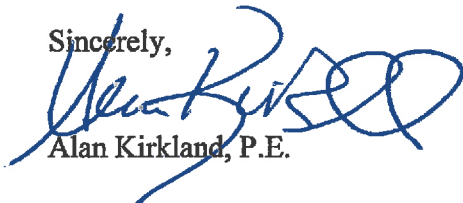
After reviewing your proposed drawings for Heritage Hills 6B, Lake County will not need a sidewalk along the northern section of Hartwood Marsh Road. This would be from Heritage Hills Blvd. to the future Hartle Road. This connectivity will be taking place within the Heritage Hills Phases 6A and 6B.

When Hartle Road is extended south to Hartwood Marsh Rd, a proposed cul-de-sac will terminate Hartwood Marsh to the southwest of the intersection of Heritage Hills Blvd. The sidewalk connection plan through Heritage Hills Phase 6A, and 6B will suffice for the County due to the termination of Hartwood Marsh. The community being Active Adult and gated, should have little to no children utilizing these sidewalks for getting to school, but future connectivity must exist through the Heritage Hills community to access both Imagine South Lake Charter School, and Windy Hill Middle School.

It is our understanding that Hartwood Marsh south side sidewalk, would be constructed with the development that comes into the south.

Please let us know if we can help further.

Sincerely,



Alan Kirkland, P.E.

Cc: Fred Schneider, P.E.
Jim Hitt
Curt Henschel
Terry Dykehouse, P.E.

PUBLIC WORKS DEPARTMENT • ENGINEERING DIVISION
P.O. Box 7800 • TAVARES, FL 32778 • P 352.253.6000 • F 352.253.9082
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5

PROPERTY RECORD CARD

General Information

Owner Name:

LENNAR HOMES LLC

Alternate Key:

3823713

Mailing Address:

700 NW 107TH AVE STE 400
MIAMI, FL 33172
[Update Mailing Address](#)

Parcel Number:

02-23-26-000100000400

Millage Group and City:

000C (Clermont)

Total Millage Rate:

18.65210

Trash/Recycling/Water/Info:

[My Public Services Map](#)

Property Location:

CLERMONT FL 34711
[Update Property Location](#)

Property Name:

[Submit Property Name](#)

School Locator:

[School and Bus Map](#)

FROM N 1/4 COR OF SEC RUN S 0-17-01 W ALONG W LINE OF NE 1/4 |
A DIST OF 1318.96 FT FOR POB, RUN S 89-38-50 E ALONG N LINE |
OF S 1/2 OF NE 1/4 A DIST OF 2647.84 FT, S 0-22-14 W ALONG E |
LINE OF NE 1/4 A DIST OF 1288.41 FT TO N'LY R/W LINE OF |
HARTWOOD MARSH RD, N 89-33-05 W ALONG SAID R/W LINE 2031.70 |
FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE S'LY, HAVING |
A RADIUS OF 676 FT, THENCE ALONG SAID CURVE THRU A CENTRAL |
ANGLE OF 29-37-34 FOR A DIST OF 349.54 FT TO THE POINT OF |
TANGENCY, THENCE S 60-49-22 W 581.58 FT TO A POINT OF |
CURVATURE OF A CURVE CONCAVE SE'LY HAVING A RADIUS OF 422 |
FT, THENCE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE |
OF 60-07-10 FOR A DIST OF 442.80 FT TO THE POINT OF |
TANGENCY, THENCE S 0-42-12 W 59.22 FT TO A POINT ON A |
NON-TANGENT CURVE CONCAVE SE'LY & HAVING A RADIUS OF 6222.73 |
FT, THENCE DEPARTING SAID R/W FROM A TANGENT BEARING OF S |
60-40-56 W, RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A |
CENTRAL ANGLE OF 03-37-29 FOR A DIST OF 393.66 FT TO THE |
POINT OF TANGENCY, THENCE S 57-03-27 W 851.32 FT, S 89-59-59 |
W TO W LINE OF SEC, N ALONG SAID W LINE OF SEC TO N LINE OF |
S 1/2 OF NW 1/4, S 89-43-10 E ALONG N LINE OF S 1/2 OF NW |
1/4 A DIST OF 2648.47 FT TO POB--LESS HERITAGE HILLS PH 2 PB |
63 PG 1-7 & LESS A STRIP OF LAND DEDICATED BEING 40 FT OF |
EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FROM NW COR |
OF SW 1/4 OF NE 1/4 RUN S 89-37-38 E ALONG N LINE OF SAID SW |
1/4 OF NE 1/4 A DIST OF 843.30 FT FOR POB, RUN S 36-15-27 E |
440.08 FT, S 34-59-04 E 131.40 FT TO THE POINT OF CURVATURE |
OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 957 FT, THENCE |
RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF |
10-10-03 AN ARC DIST OF 169.82 FT, THENCE RUN S 09-59-56 E |
52.19 FT TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE |
CONCAVE W'LY & HAVING A RADIUS OF 945 FT TO WHICH A RADIAL |
LINE BEARS N 68-14-36 E, THENCE RUN S'LY ALONG THE ARC OF |
SAID CURVE THRU A CENTRAL ANGLE OF 21-13-47 AN ARC DIST OF |
350.15 FT TO A POINT OF TANGENCY, THEN RUN S 0-31-37 E |
287.28 FT TO A POINT ON THE N R/W LINE OF HARTWOOD MARSH RD & |
THE TERMINUS OF THE DESCRIBED CENTERLINE FOR RD R/W & LESS |
HERITAGE HILLS PH 5 PB 64 PGS 86-89 & LESS FROM THE MOST |
S'LY COR OF TRACT K HERITAGE HILLS PHASE 2 PB 63 PGS 1-7, |
SAID COR BEING ON THE W'LY R/W LINE OF HARTWOOD MARSH RD & A |
CURVE CONCAVE SE'LY HAVING A RADIUS OF 422 FT TO WHICH A |
RADIAL LINE BEARS N 44-17-53 W, THENCE RUN SW'LY ALONG SAID |
W'LY R/W LINE & THE ARC OF SAID CURVE THRU A CENTRAL ANGLE |
OF 36-28-42 268.67 FT FOR POB, THENCE DEPARTING SAID W'LY |
R/W LINE RUN S 36-56-11 W 261.98 FT TO A PT ON A NON-TANGENT |
CURVE CONCAVE SE'LY HAVING A RADIUS OF 6222.73 FT TO WHICH A |
RADIAL LINE BEARS N 30-55-26 W, THENCE RUN NE'LY ALONG ARC |
OF SAID CURVE THRU A CENTRAL ANGLE OF 01-36-37 174.89 FT TO |
THE W'LY R/W LINE OF HARTWOOD MARSH RD AS DESCRIBED IN ORB |
1299 PG 1952, THENCE RUN N 0-42-12 E ALONG SAID W'LY R/W |
LINE 59.22 FT TO THE BEG OF A CURVE CONCAVE SE'LY HAVING A |
RADIUS OF 422 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID |
CURVE & THE W'LY R/W LINE OF HARTWOOD MARSH RD TO POB & LESS |
HERITAGE HILLS PHASE 4A PB 65 PG 37-40 & LESS HERITAGE HILLS |
PHASE 6A PB 66 PG 21-24 AND LESS HERITAGE HILLS PHASE 4A |
EAST PB 66 PG 97-98-- |
ORB 2464 PG 599 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		31.55	AC		\$0.00	\$265,020.00
3	WASTELANDS (9600)	0	0		0.44	AC		\$0.00	\$20.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2464 / 599	12/4/2003	Warranty Deed	Multi-Parcel	Vacant	\$8,837,600.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$265,040	\$265,040	\$265,040	5.30510	\$1,406.06
LAKE COUNTY MSTU AMBULANCE	\$265,040	\$265,040	\$265,040	0.46290	\$122.69
SCHOOL BOARD STATE	\$265,040	\$265,040	\$265,040	5.69700	\$1,509.93
SCHOOL BOARD LOCAL	\$265,040	\$265,040	\$265,040	1.50000	\$397.56
CITY OF CLERMONT	\$265,040	\$265,040	\$265,040	4.20610	\$1,114.78
ST JOHNS RIVER FL WATER MGMT DIST	\$265,040	\$265,040	\$265,040	0.30230	\$80.12
LAKE COUNTY VOTED DEBT SERVICE	\$265,040	\$265,040	\$265,040	0.16000	\$42.41
LAKE COUNTY WATER AUTHORITY	\$265,040	\$265,040	\$265,040	0.25540	\$67.69
SOUTH LAKE HOSPITAL DIST	\$265,040	\$265,040	\$265,040	0.76330	\$202.31
				Total: 18.6521	Total: \$4,943.55

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

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

Exemption Savings

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

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

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

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Property data last updated on 21 February 2016.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to amend Resolution 2014-35 for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, the reduction of right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7, at the following location:

LOCATION

Heritage Hills Subdivision
442 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30pm.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 5, 2016	
Agenda Item Name	
Resolution 2016-10 Highland Ranch Subdivision	
Requested Action	
Move to recommend approval of Resolution 2016-10 with the exception of the billboards timeframe extension.	
Staff Report	
The owner, Taylor Morrison of Florida, is requesting several amendments to an existing planned unit development (PUD) known as Highland Ranch. The project is currently permitted under Resolution 2013-17. The owner wishes to make adjustments to the conditional use permit (CUP) due to market changes and buyer preferences. One of the main changes is the demand for a smaller, clustered single-family detached dwelling and the addition of a two-family dwelling (duplex), known as a “twin villas” product. The proposed amendments will not increase the total number of residential units within the Highland Ranch PUD, which will stay at the current 1,200 dwelling units. The owner would like to offer these market-driven products in the development and has indicated that these changes are desired along with a few other changes to remove language on items that have been completed or otherwise been extended. The proposed amendments have been addressed in the attached Resolution 2013-17 language. Strikethroughs indicate deletions and underlines indicate additions. The proposed amendments to the existing PUD are as follows: (1) Under Section 1, General Conditions, update the PUD site plan to show the addition of the typical lot layout for the twin villa and smaller lot, as prepared by Waldrop Engineering, dated March 14, 2016. (2) Remove conditions under Section 3, Site Development, that have been completed in the PUD. (3) Remove conditions under Section 4, Transportation Improvements, that have been completed in the PUD. (4) Under Section 9, allow lot sizes smaller than one acre, down to 4,000 square feet. This modification will allow for a lot type “A-1”, a two-family dwelling unit with a 35-foot minimum lot width and a lot type “A-2” with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the PUD site plan. (5) Under Section 9, allow shared sidewalks to be located on the property lines between the two-family dwellings. (6) Under Section 9, add a new minimum side yard setback of 0’/7.5’ for the two-family dwellings. (7) Under Section 9, allow a rear yard setback of 8 feet for the principal structure and 5 feet for accessory structures for lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 only. This is being requested to develop a model center for prospective customers to visit and see the available models. (8) Under Section 9, extend the waiver to allow the existing billboards to remain until January 31, 2025. The request for the two-family dwelling and smaller detached dwelling is consistent with other developments, such as Heritage Hills, Kings Ridge (4,000 sf lot) and WaterBrooke. The spacing between the dwellings will still maintain full compliance with the fire and building codes. The proposed changes appear to be consistent with other developments in the area and allow the flexibility within the PUD. The only exception is the extension of the billboards timeframe. The billboards are existing nonconforming signs that were granted approval to remain until the year 2021. Therefore, staff is unable to support the request for the billboards extension timeframe. Staff is able to	

support the requests for the other amendments sought by the applicant.

Staff recommends approval of the proposed changes with the exception of the billboards timeframe extension.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|---|
| 1. | Resolution | Resolution 2016-10 Highland Ranch.docx |
| 2. | Site plan | Highland Ranch PUD-2016-03-14 Site Plan.pdf |
| 3. | Location Map | Location Map.pdf |
| 4. | CUP with strikethrough/underline | 2016 CUP Conditions Strikethrough Underline.doc |
| 5. | CUP Conditions | 2016 Highland Ranch CUP Conditions.docx |
| 6. | Application | Application.pdf |
| 7. | Legal ad | Highland Ranch CUP Ad.docx |

WAIVER REQUESTS:

WAIVERS RELATED TO GRADING & WALLS

- Waiver 1 – Section 94–195(b)(3)
Increase, in specific areas, the allowable maximum depth of cut or fill for construction of any roadway to be 25 feet measured at the center line of the roadway.
- Waiver 2 – Section 94–195(c)(1)
Increase the allowable area to be graded to include the entire lot and tract area.
- Waiver 3 – Section 94–195(c)(2)
Increase in specific areas as shown on Sheet 2 of the PD plans, the allowable maximum change in topography from 10 ft. to 25 ft.
- Waiver 4 – Section 94–195(d)(5)
Increase the allowable maximum slope from 5:1 to 4:1
- Waiver 5 – Section 94–195(d)(5)
Increase the maximum height of each retaining wall from 6 ft. to 10 ft.

WAIVERS RELATED TO LOT SIZE & SETBACKS

- Waiver 6 – Section 122–84(1), Section 122–84(2), Section 122–84(3), Section 122–85(1), Section 122–85(2), Section 122–85(3), Section 110 121(6), Section 110 212(3)(a and b)
Modification of the lot size, setbacks, impervious surface, & utility easements to match proposed lot data chart on this page.

WAIVERS RELATED TO ROADWAYS

- Waiver 7 – Section 110–192
Allow private streets at the discretion of the developer in accordance with the private road conditions of this section.

WAIVER RELATED TO BILL BOARDS

- Waiver 8 – Section 122–83
A waiver is granted so that horizontal construction may occur anywhere on the property prior to removal of the existing billboards that are located on the property adjacent to the Turnpike. In addition, houses may be constructed and occupied prior to removal of the existing billboards, so long as such houses are located more than 200' feet away from the billboards. All construction must occur in accordance with the City's construction plan approval process.

WAIVER RELATED ROADWAY CROSS SECTION & SIDEWALK

- Waiver 9 – Section 110–194(3)
The roadway cross section and sidewalk location shall match the section provided on this sheet.

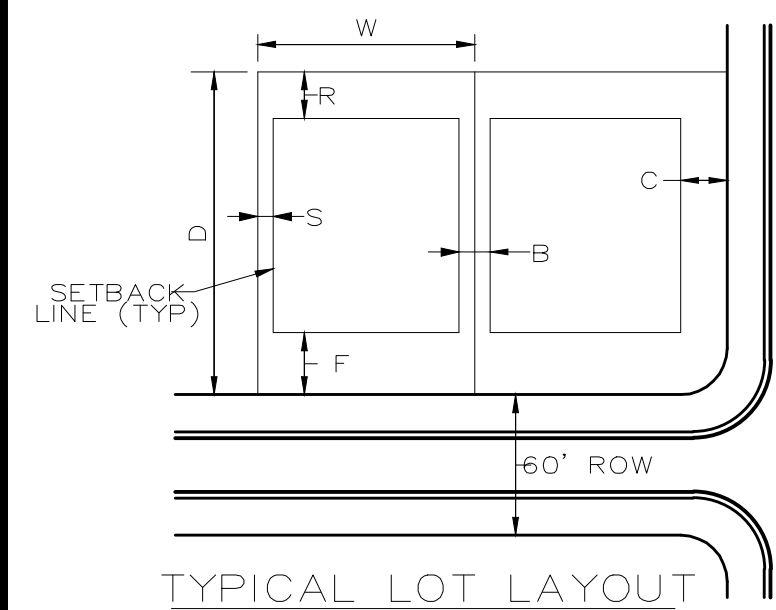
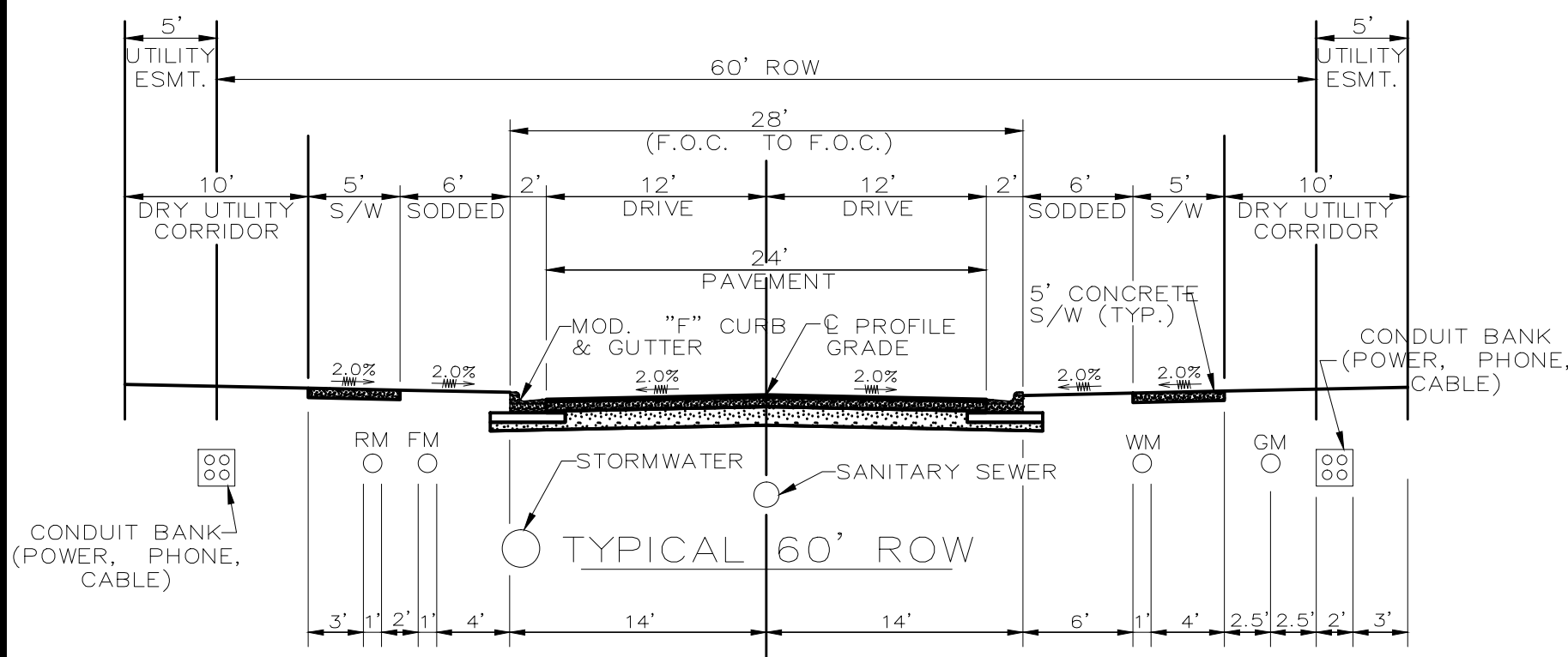
SITE DATA

1. PROJECT ACREAGE: 578.93 ac.
2. RESIDENTIAL DEVELOPABLE ACREAGE: 483 ac.
3. PROPOSED RESIDENTIAL UNITS: 1200 units**
4. PROPOSED RESIDENTIAL DENSITY (GROSS): 2.07 du/ac
5. PROPOSED COMMERCIAL AREA: 10.00 ac. / 100,000 s.f.

- **MIX OF AGE-RESTRICTED AND NON-AGE-RESTRICTED UNITS, SUBJECT TO CONDITIONAL USE PERMIT CONDITIONS, SECTION 2.2.

NOTES:

- 1.) THERE ARE NO PROPOSED WETLAND IMPACTS.
2.) THERE ARE NO 100 YR ENCROACHMENTS FOR LOT DEVELOPMENT. MINOR ENCROACHMENTS WITH MITIGATION FOR BOULEVARD/INFRASTRUCTURE ROADWAY.
3.) PRIVATE ROADS AND GATED ENTRIES MAY BE ALLOWED WITHIN THE PUD, AT THE DEVELOPER'S ELECTION, IN WHICH CASE PRIVATE ROADS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4.) AGRICULTURE MAY CONTINUE AS A PERMITTED USE ON AREAS WITHIN THE PUD THAT HAVE NOT DEVELOPED WITH RESIDENTIAL OR COMMERCIAL USES.
5.) PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES WHICH CAN BE BUILT IN ANY SEQUENCE AT THE DEVELOPERS DISCRETION.
6.) AN EASEMENT FOR ACCESS AND UTILITIES MAY BE PROVIDED TO THE OUT PARCEL CURRENTLY OWNED BY PAUL AND ELIZABETH BETHUNE.
7.) THIS PROJECT WILL BE SUBJECT TO ST. JOHNS WATER MANAGEMENT PERMITTING.
8.) FOR HOMES OVER 5000 S.F. ADDITIONAL FIRE HYDRANTS MAY BE NEEDED TO MEET FIRE FLOW REQUIREMENTS.
9.) UTILITY EASEMENTS– NO INVASIVE TREES SHALL BE PLANTED IN THE UTILITY EASEMENTS PROVIDED ON-SITE.



PROPOSED LOT DATA									
MINIMUM LOT SIZE (FT.)		MINIMUM PRIMARY STRUCTURE SETBACK (FT.)					IMPERVIOUS COVER (%)		
LOT I.D.	W	D	F	R	S	C	B	TOTAL*	BUILDING*
A-1	35	115	15	20	0/7.5	15	15	75	65
A-2	45	115	15	20	5	15	10	75	65
A	50	110	15	20	5	15	10	75	65
B	55	110	15	20	5	15	10	75	65
C	60	110	15	20	5	15	10	75	65
D	65	110	15	20	5	15	10	75	65
E	70	120	15	20	5	15	10	75	65
F	75	120	15	20	5	15	10	75	65

* BUILDING IMPERVIOUS COVER EXCLUDES PORCH AND POOL AREAS.
* SIDE YARD UTILITY EASEMENTS TO MATCH SIDE YARD SETBACKS

REQUIRED OFF-SITE RECLAIM LINE INSTALLATIONS:

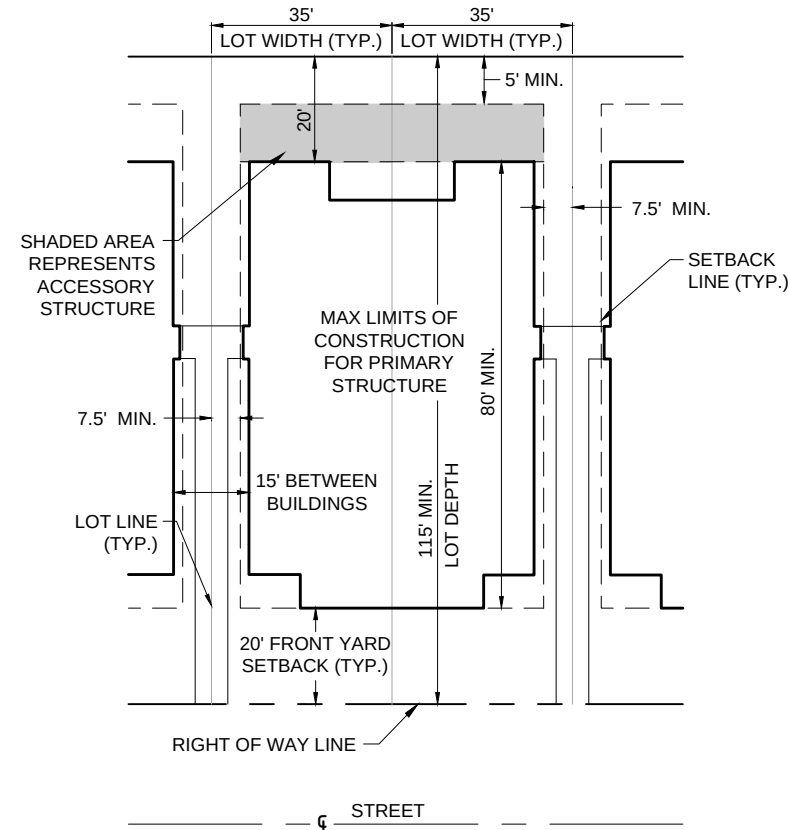
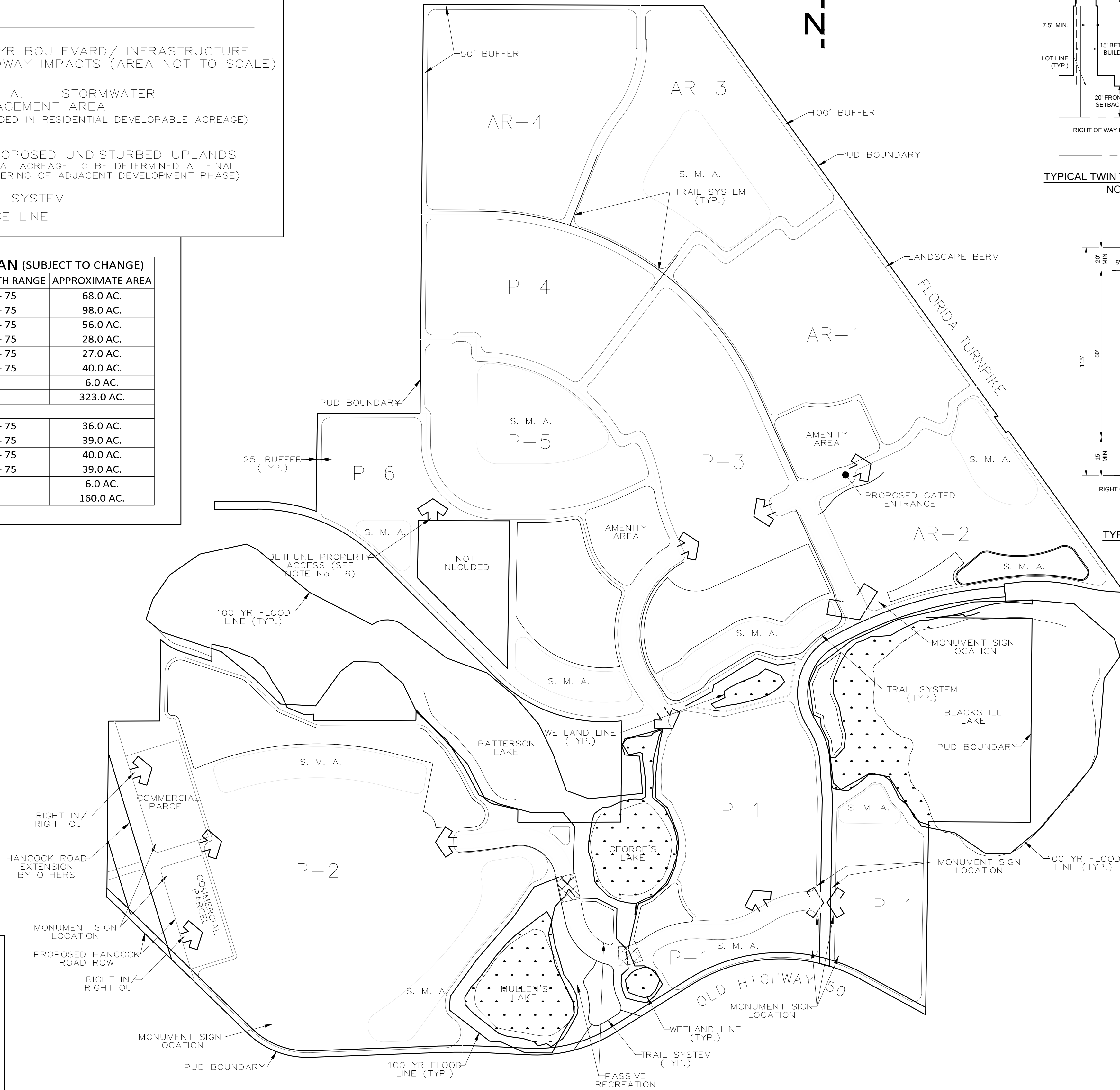
THE DEVELOPER SHALL EXTEND THE OFF-SITE RECLAIM LINE TO THE PROJECT FROM THE POINT OF CONNECTION DEPICTED ON THE CUP PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE CONSTRUCTED PURSUANT TO THE PHASE 2 CONSTRUCTION PLANS. THE 229 AGE RESTRICTED AND PRIMARY PHASE 1 LOTS WILL BE SERVICED IN THE INTERIM BY THE INTERNAL RECLAIM LINE WHICH WILL BE JUMPED OFF OF THE POTABLE SYSTEM. THE DEVELOPER WILL INSTALL INTERNAL RECLAIM LINES WITHIN ALL OF THE SUBDIVISION STREETS FOR SERVICE.

LEGEND

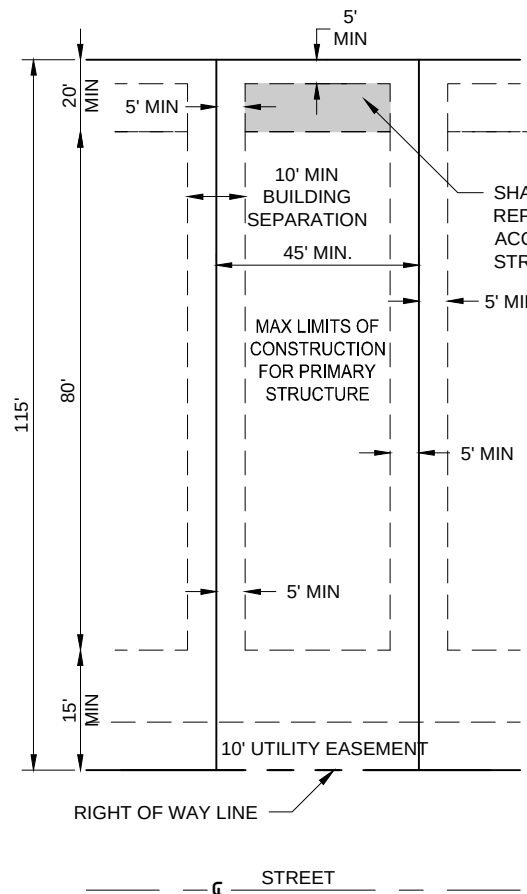
- 100 YR BOULEVARD/ INFRASTRUCTURE ROADWAY IMPACTS (AREA NOT TO SCALE)
- S. M. A. = STORMWATER MANAGEMENT AREA (INCLUDED IN RESIDENTIAL DEVELOPABLE ACREAGE)
- PROPOSED UNDISTURBED UPLANDS (ACTUAL ACREAGE TO BE DETERMINED AT FINAL ENGINEERING OF ADJACENT DEVELOPMENT PHASE)
- TRAIL SYSTEM PHASE LINE

PHASING PLAN (SUBJECT TO CHANGE)		
PHASE	LOT WIDTH RANGE	APPROXIMATE AREA
P-1	50 - 75	68.0 AC.
P-2	50 - 75	98.0 AC.
P-3	50 - 75	56.0 AC.
P-4	50 - 75	28.0 AC.
P-5	50 - 75	27.0 AC.
P-6	50 - 75	40.0 AC.
AMENITY		6.0 AC.
TOTAL		323.0 AC.

AR-1	35 - 75	36.0 AC.
AR-2	35 - 75	39.0 AC.
AR-3	35 - 75	40.0 AC.
AR-4	35 - 75	39.0 AC.
AMENITY		6.0 AC.
TOTAL		160.0 AC.



TYPICAL TWIN VILLA 35' X 115' LOT (A-1)
NOT TO SCALE



TYPICAL 45'x115' LOT (A-2)
NOT TO SCALE



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33575
P: 813-443-8282 F: 813-443-8285
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

HIGHLAND RANCH
(F.K.A. BLACK WEST)
P.U.D. SITE PLAN

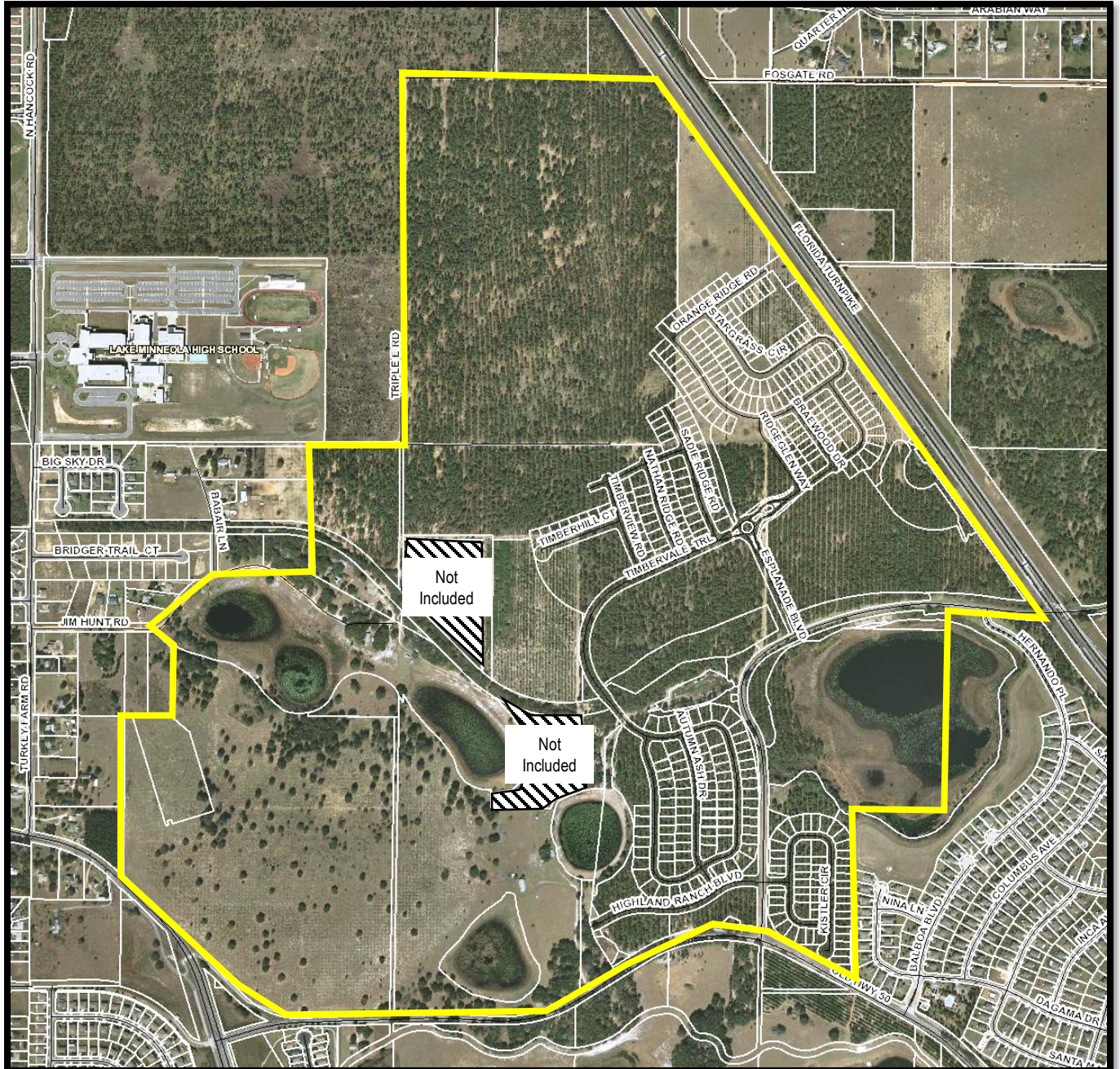
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SCALE IN FEET

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: 51100E1601
UPDATED: 03/14/2016

Highland Ranch Project



CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated ~~August 26, 2013 prepared by Bowyer Singleton~~ March 14, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2- Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This Planned Unit Development includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10% (to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10% (to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.

6. The off-site reclaim line shall be a 16-inch main line based on the Tetra Tech hydraulic analysis report. [Condition Completed]
7. The developer shall extend the off-site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 age restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off of the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service. [Condition Completed]

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. [Condition Completed]
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). [Condition Completed]
4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. [Condition Completed]
5. The approximately 50 foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the Property, but may be used as a trail or other multi-modal purpose.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

Section 6 – Landscaping

1. The landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the Planned Unit Development

Specific considerations/variances within the Planned Unit Development are as follows:

- 1) To allow for private streets with gates.
- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the Planned Unit Development (where they would be adjacent to property that is located outside of the Planned Unit Development) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to ~~5,500~~ 4,000 square feet. This modification will allow for a lot type “A-1”, a two-family dwelling unit with a 35-foot minimum lot width and a lot type “A-2” with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-

4, as shown on the PUD site plan, dated March 14, 2016 prepared by Waldrop Engineering.

- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (PB 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 5 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, ~~2021~~ 2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: February 26, 2016

FEE: \$1,500

PROJECT NAME (if applicable): Highland Ranch Planned Unit Development

APPLICANT: Waldrop Engineering, P.A.

CONTACT PERSON: Alexis Crespo, AICP

Address: 28100 Bonita Grande Drive, Suite 305

City: Bonita Springs State: FL Zip: 34135

Phone: (239) 405-7777 Fax: (239) 405-7899

E-Mail: alexis.crespo@waldropengineering.com

OWNER: Taylor Morrison - Orlando Division

Address: 2600 Lake Lucien Drive, Suite 350

City: Maitland State: FL Zip: 32751

Phone: (407) 629-0077 Fax: _____

Address of Subject Property: N/A

General Location: 579 acres generally located north of Old Highway 50 and southwest of the Florida Turnpike.

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

Land Use (City verification required): Master Planned Development Land Use District

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

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

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Nicholas A. Pope, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600



FOR RECORDING DEPARTMENT USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 14th day of November, 2013, by **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership, whose mailing address is 102 W. Pineloch Avenue, Suite 10, Orlando, Florida 32806 (hereinafter referred to as the "Grantor") to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose mailing address is 151 Southhall Lane, Suite 200, Maitland, Florida 32751 (hereinafter referred to as the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged has granted, bargained, sold, conveyed, and confirmed and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, all that certain land situate in Lake County, Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH all licenses, approvals, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the

Exhibit "A"

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

A TRACT OF LAND LYING IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF THE VACATED RIGHTS OF WAY LYING NORTH AND WEST OF LOT 36 ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE S89°51'12"E, A DISTANCE OF 1814.43 FEET; TO THE WESTERLY RIGHT OF WAY OF THE FLORIDA TURNPIKE, THENCE S35°37'32"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 3278.71 FEET, THENCE N89°30'35"W, A DISTANCE OF 24.76 FEET, THENCE S35°37'32"E, A DISTANCE OF 129.79 FEET; THENCE N54°22'28"E, A DISTANCE OF 20.00 FEET; THENCE S35°37'32"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 1285.25 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N00°02'53"W, A RADIAL DISTANCE OF 1085.92 FEET, THENCE DEPARTING SAID RIGHT OF WAY RUN WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°55'21", A DISTANCE OF 225.96 FEET; THENCE N78°07'32"W, A DISTANCE OF 98.80 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET AND A CENTRAL ANGLE OF 180°00'; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 378.85 FEET, THENCE S83°52'28"W, A DISTANCE OF 80.50 FEET; THENCE S08°07'32"E, A DISTANCE OF 120.00 FEET, THENCE N 83°52'28"E, A DISTANCE OF 80.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S06°08'21"E, A RADIAL DISTANCE OF 1079.81 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°50'23", A DISTANCE OF 91.21 FEET, THENCE S00°32'28"W, A DISTANCE OF 26.56 FEET, THENCE N84°34'01"W, A DISTANCE OF 72.37 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 681.52 FEET AND A CENTRAL ANGLE OF 25°44'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 308.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 836.52 FEET AND A CENTRAL ANGLE OF 06°03'04"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 88.35 FEET; THENCE S75°44'31"W, A DISTANCE OF 11.62 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 888.23 FEET AND A CENTRAL ANGLE OF 14°36'34"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 221.39 FEET; THENCE S89°38'55"E, A DISTANCE OF 687.00 FEET; THENCE S00°32'28"W, A DISTANCE OF 1321.37 FEET, THENCE N80°47'14"W, A DISTANCE OF 658.44 FEET; THENCE S00°53'05"W, A DISTANCE OF 1250.54 FEET TO THE NORTH RIGHT OF WAY OF OLD HIGHWAY 50, THENCE N61°22'59"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 478.59 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1083.00 FEET AND A CENTRAL ANGLE OF 60°38'48", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 1146.34 FEET; THENCE S57°58'13"W, A DISTANCE OF 585.43 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 967.00 FEET AND A CENTRAL ANGLE OF 34°43'50", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 586.16 FEET, THENCE N87°17'57"W, A DISTANCE OF 287.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3533.00 FEET AND A CENTRAL ANGLE OF 04°50'20", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 298.39 FEET; THENCE S87°51'43"W, A DISTANCE OF 835.26 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 552.00 FEET AND A CENTRAL ANGLE OF 46°18'02", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 446.07 FEET, THENCE N45°50'15"W, A DISTANCE OF 1156.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4100.00 FEET AND A CENTRAL ANGLE OF 01°35'38", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 114.06 FEET; THENCE N00°34'44"E DEPARTING SAID RIGHT OF WAY A DISTANCE OF 1139.62 FEET, THENCE N89°50'34"E, A DISTANCE OF 332.02 FEET, THENCE N00°36'31"E, A DISTANCE OF 527.19 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES

N42°37'52"E, A RADIAL DISTANCE OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 245°1'20", A DISTANCE OF 151.83 FEET, THENCE S72°13'27"E, A DISTANCE OF 210.58 FEET THENCE N00°38'18"E, A DISTANCE OF 114.24 FEET, THENCE S49°07'42"E, A DISTANCE OF 4.92 FEET, THENCE S77°00'13"E, A DISTANCE OF 106.27 FEET; THENCE S66°53'30"E, A DISTANCE OF 97.15 FEET, THENCE S89°38'01"E, A DISTANCE OF 70.81 FEET; THENCE S49°12'12"E, A DISTANCE OF 93.33 FEET, THENCE S36°07'18"E, A DISTANCE OF 46.74 FEET; THENCE S28°22'18"E, A DISTANCE OF 66.02 FEET, THENCE S34°02'10"E, A DISTANCE OF 102.57 FEET, THENCE S24°13'15"E, A DISTANCE OF 89.75 FEET, THENCE S67°30'27"E, A DISTANCE OF 120.31 FEET, THENCE N87°22'32"E, A DISTANCE OF 61.07 FEET, THENCE S00°41'52"W, A DISTANCE OF 41.80 FEET; THENCE N89°50'34"E, A DISTANCE OF 664.04 FEET, THENCE N00°45'26"E, A DISTANCE OF 68.04 FEET, THENCE S43°29'30"E, A DISTANCE OF 482.63 FEET; THENCE S26°30'08"E, A DISTANCE OF 231.90 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 50°41'58"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 88.49 FEET; THENCE S77°12'06"E, A DISTANCE OF 160.34 FEET; THENCE S00°42'34"W, A DISTANCE OF 83.58 FEET; THENCE N89°49'24"E, A DISTANCE OF 667.98 FEET, THENCE N00°39'41"E, A DISTANCE OF 658.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N06°35'37"W, A RADIAL DISTANCE OF 1004.93 FEET, THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°38'56", A DISTANCE OF 905.89 FEET, THENCE N44°56'40"W, A DISTANCE OF 1075.62 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1095.92 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 860.73 FEET, THENCE N89°56'31"W, A DISTANCE OF 281.03 FEET, THENCE N00°41'53"E, A DISTANCE OF 49.99 FEET; THENCE S89°56'40"E, A DISTANCE OF 280.47 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S00°09'45"W, A RADIAL DISTANCE OF 1171.07 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 185°2'55", A DISTANCE OF 385.93 FEET, THENCE N00°41'53"E, A DISTANCE OF 635.73 FEET; THENCE N89°54'02"E, A DISTANCE OF 666.09 FEET; THENCE N00°27'48"E, A DISTANCE OF 2648.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 592.984 ACRES

NOT INCLUDING A PORTION OF TRACT 13, LAKE HIGHLANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 28 EAST LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, LESS THE EAST 75 FEET & LESS THE NORTH 33.15 FEET OF SAID TRACT 13

CONTAINING 9.014 ACRES

TOGETHER WITH

THAT PORTION OF TRACT 43 AND ITS ADJOINING VACATED RIGHT OF WAY OF THE ATLANTIC COASTLINE RAILROAD COMPANY, S. & ST P R.R.-SANFORD TO TRILBY BRANCH AS PER THE RIGHT-OF-WAY AND TRACK MAP DATED JUNE 30, 1917 LYING SOUTH OF OLD HIGHWAY 50, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY OF FLORIDA, FILED SEPTEMBER 11, 1917 AND RECORDED IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 43 ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°29'28"W ALONG THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 116.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD HIGHWAY 50 (A 66 FOOT WIDE RIGHT OF WAY), THENCE

DEPARTING SAID WEST LINE OF TRACT 43 AND RUN S45°50'15"E ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 167 46 FEET TO THE SOUTH LINE OF TRACT 43, THENCE DEPARTING SAID RIGHT OF WAY AND RUN S89°45'04"E ALONG SAID SOUTH LINE OF TRACT 43 FOR A DISTANCE OF 121 13 FEET TO THE POINT OF BEGINNING

CONTAINING 0 161 ACRES

LESS AND EXCEPT A PORTION OF BLACKSTILL LAKE ROAD

CONTAINING 5 081 ACRES

TOTAL ACREAGE REMAINING IS 579 05 ACRES



**Highland Ranch Conditional Use Permit Amendment
Proposed Conditions**

**The following are the proposed CUP conditions based upon Conditional Use Permit 2013-1. The Applicant's proposed changes are shown in strike-through/underline format.*

Section 1 – General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated ~~August 26, 2013 prepared by Bowyer Singleton~~ dated February 26, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarger, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2 – Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This PUD includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10%(to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10%(to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.
- ~~6. The off site reclaim line shall be a 16 inch main line based on the Tetra Tech hydraulic analysis report.~~
[Condition Completed]
- ~~7. The developer shall extend the off site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 age restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off by the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service.~~
[Condition Completed]

Section 4 – Transportation Improvements

- ~~1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes. [Condition Completed]~~
- ~~2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. [Condition Completed]~~
- ~~3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). [Condition Completed]~~
- ~~4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. [Condition Completed]~~
5. The approximately 50 foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the Property, but may be used as a trail or other multi-modal process.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

Section 6 – Landscaping

1. The landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 – Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the planned Unit Development

Specific considerations/variances within the PUD are as follows:

- 1) To allow for private streets with gates.

- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi-level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the PUD (where they would be adjacent to property that is located outside of the PUD) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to ~~5,500~~ 4,000 square feet.
- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow for sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (Plat Book 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 3 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, ~~2024~~2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7888

Highland Ranch (FKA Black West) Conditional Use Permit Amendment Request Narrative

Taylor Morrison of Florida, Inc. is the owner of the Highland Ranch Planned Unit Development (PUD), which totals 579+/-acres, and is generally located north of Old Hwy 50 and southwest of the Florida Turnpike (the "Property") in the City of Clermont. The Property was formerly known as Black West, and is partially built out with single-family residential uses, amenities, and site infrastructure.

The Future Land Use Map designation of the Property is Master Planned Development, and the zoning district is General Commercial ("C-2"). The City of Clermont approved the Planned Unit Development and Conditional Use Permit in 2013 pursuant to Resolution 2013-17.

Taylor Morrison has begun development of the Property as a residential community consisting of single-family detached homes pursuant to the approved PUD site plan, the Conditional Use Permit conditions, associated waivers, and site development regulations.

The CUP amendment proposes the following changes to the PUD site plan and Conditions:

- Section 1, Condition 2: Update to reflect proposed PUD site plan dated February 26, 2016 prepared by Waldrop Engineering.
- Sections 3, Conditions 6-7: Remove as conditions have been completed.
- Section 4, Conditions 1-4: Remove as conditions have been completed.
- Section 9, Condition 5: Decrease the minimum lot size from 5,500 SF to 4,000 SF. This modification will allow for Lot Type "A-1", a two-family dwelling with 35-foot minimum lot width; and Lot Type A-2, a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the PUD site plan.
- Section 9, Condition 6: Allow the sidewalk to be located on the property lines between two-family dwellings, as shown on the Typical Lot Detail on the PUD site plan.
- Section 9, Condition 9: Add a new minimum side yard setback of 0'/7.5' for two-family dwellings.
- Section 9, Condition 10: Allow for reduced rear yard setbacks for Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (Plat Book 66, Page 31-36) to permit the development of these lots with an alternative dwelling type than originally intended at the time of platting.
- Section 9, Condition 12: extend waiver to allow existing billboard to remain until January 31, 2025.

Since the 2013 CUP approval, the market has experienced significant changes in terms of buyer preferences. Specifically, there has been a strong increase in demand for smaller, clustered single-family detached dwellings and two-family dwelling, more commonly known as “twin villas”. These dwellings and the associated lots have smaller yards and lower maintenance requirements for the property owner, which is particularly attractive for buyers in 55+, or age-restricted communities. This trend is evident in other developments throughout the City that have introduced two-family or twin villa products, such as Heritage Hills.

The proposed CUP amendment will allow for the development of smaller, single-family detached dwellings and two-family dwellings to respond to changes in market demand in the “age-restricted” tracts identified on the PUD Master Plan (AR-1 through AR-4). As demonstrated on the enclosed PUD site plan, the smaller lot sizes are only proposed in the “AR” portions of the project, and not within the “P” phases. From a land use planning perspective, the smaller lots will provide an appropriate transition from lower density/larger dwelling types in the southern portions of the project, to smaller dwellings adjacent to the intensive Florida Turnpike boundary along the project’s northeastern boundary.

These changes will not increase the number of residential units within the Highland Ranch PUD, or increase the developable acreage within the project. The smaller lots will maintain compliance with the minimum impervious surface coverage area of 75% for the overall lot, and 65% for the principal structure. Additionally, the proposed modifications will not reduce the designated amenity areas, buffers, or open space within the PUD.

The Applicant is also requesting reduced rear yard setbacks for a limited number of platted lots within Highland Ranch Esplanade Phase 1. Lots 43-48 and 60-63 were platted for a specific, shallower product type, and due to changes in market demand, these product types are no longer appropriate on these lots. The proposed 8’ principal rear yard setback and 3’ accessory rear yard setback will allow Taylor Morrison to develop these lots with a deeper product that is more desirable by the targeted buyer. Appropriate separation between structures will be maintained in full compliance with the fire and building codes.

In order to provide the existing residents of Highland Ranch with information about the proposed CUP amendments, Taylor Morrison and its project team will conduct a meeting with the homeowners association prior to the first public hearing on the application. Taylor Morrison will coordinate with City staff regarding the date/time of the meeting, and the process utilized to notify residents.

In summary, Taylor Morrison is requesting modifications to lot sizes and setbacks within AR-1 through AR-4 of the Highland Ranch project to address changes in market demand since the CUP approval in 2013. The changes will not impact the application’s consistency with the Land Development Code and Comprehensive Plan. Furthermore, the proposed modifications uphold the City’s intent for flexibility within Planned Unit Developments provided by the Conditional Use Permit process.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to amend Resolution 2013-17 for a Planned Unit Development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwellings, reduced rear yard setbacks for select lots, and extend waiver to allow existing billboard to remain until January 31, 2025, at the following location:

LOCATION

Highland Ranch Planned Unit Development (FKA Black West)
579 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30pm.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, April 5, 2016			
Agenda Item Name			
Ordinance 2016-17 The Vue Rezoning			
Requested Action			
Move to table Ordinance 2016-17 to May 3, 2016.			
Staff Report			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			