



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, November 7, 2023**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the October 3, 2023 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2023-030
Waterbrooke Phase 7 SSCPA

Consider a small scale comprehensive plan amendment (SSCPA) for 23.95+/- acres located adjacent to Waterbrooke Phase 6, east of Ray Goodgame Parkway, from Lake County Rural to City of Clermont Low Density Residential future land use.

Item 2 - Ordinance No. 2023-031
Waterbrooke Phase 7 Rezoning

Consider a request to rezone 23.95+/- acres from Urban Estate to PUD for incorporation into the Waterbrooke PUD located east of Ray Goodgame Parkway, adjacent to Phase 6.

Item 3 - Resolution No. 2023-041R
Plaza Collina PUD Amendment (CUP)

Consider the Conditional Use Permit amendment to allow for shared internal driveways and internal landscape buffers to less than code requirements for the Plaza Collina Planned Unit Development for parcels identified as Pods F and H.

Item 4 - Resolution No. 2023-042R
7th Street Commercial CUP

Consider the request for a Conditional Use Permit to allow for a building floor area to exceed the maximum allowed for a commercial parcel located in the Central Business zoning district (CBD).

Item 5 - Ordinance No. 2023-032
Land Development Code Amendment - Tree Removal & Replacement

Consider an amendment to Section 123-102 of the City's Land Development Code to add language in the tree mitigation section.

**UNFINISHED BUSINESS
DISCUSSION OF NON-AGENDA ITEMS
ADJOURN**

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, November 7, 2023**

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

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

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
October 3, 2023

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, October 3, 2023 at 6:30 p.m.

MEMBERS PRESENT: Chairman Krzyminski, Member Grube, Member Guerrero, Member McAllister, Member Norton, and Member Colby

MEMBER ABSENT: Vice-Chair Niemiec

ALSO PRESENT: City Attorney Morgeson, Development Services Director Henschel, Planning Manager Kruse, Senior Planner McGruder, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the August 1, 2023 minutes of the Planning and Zoning Commission made by Commissioner McAllister; seconded by Commissioner Colby. Motion passed 6-0 with Vice-Chair Niemiec absent.

MOTION TO APPROVE the September 5, 2023 minutes of the Planning and Zoning Commission made by Commissioner Grube; seconded by Commissioner Guerrero. Motion passed 6-0 with Vice-Chair Niemiec absent.

REPORTS FROM THE COMMISSION

Chairman Krzyminski thanked city staff for the work they put into this, and thanked the residents who were present for being part of this meeting.

NEW BUSINESS

Item 1 - Resolution 2023-026R Hancock Commons Apartments Conditional Use Permit (CUP)

Planning Manager Kruse presented as follows:

The applicant, Clermont 15 LLC, is requesting a Conditional Use Permit (CUP) in order to develop an apartment complex consisting of 230 multi-family units on 20 +/- acres located adjacent to the intersection of Hooks Street and Hancock Road. The proposed project is being presented as a combination of multi-story buildings, attached townhome type units and two-family units. In addition, the applicant is proposing amenities, such as a clubhouse, swimming pool and dog park. The underlying zoning on the property currently is C-2 General Commercial. Section 125-337 of the Land Development Code may permit dwelling units through a Conditional Use Permit. In addition, the applicant will also have 3.75 acres of commercial abutting this proposal along Hancock Road that is not part of the CUP. The future land use of the property is Commercial.

A conceptual site plan prepared by Germana Engineering, dated 09-08-2023, shows the layout of the development. The proposed density of the project is 11.5 dwelling units per acre. The conceptual plan shows the project as being gated and served by four (4) ingress/egress locations. Two (2) of the access points are along the north property line, and the other two (2) are on the western edge of the development. Two (2) other potential access points are shown along the future Hooks Street corridor. The proposed parking consists of 472 spaces. The required parking is 470 spaces, which leaves two (2) additional spaces for visitors and guests.

The applicant has prepared a traffic impact analysis, which has been reviewed by the City's traffic consultant, the Florida Department of Transportation, and Lake County. Several operational deficiencies were noted as a result of the proposed development within the current transportation network. These operational deficiencies would restrict ingress and egress to the site, especially along the two (2) western access points from Hancock Road due to vehicles blocking the access points and the inability to leave the proposed site and head southbound on Hancock Road. Lake County has plans to modify the medians to prohibit any traffic turning left (southbound) on Hancock Road leaving the site. In addition, no U-turn signage will be installed at SR 50. State Road 50 is over capacity and retiming of the traffic signals at SR 50 and Hancock Road will not alleviate this issue.

In order for safe and efficient movement of traffic, the additional traffic from the proposed site would be best served with access to the traffic signal on Hancock Road at Hooks Street. The traffic signal and full intersection will allow traffic movement in all directions. In 2020, Lake County and the City agreed upon the alignment of Hooks Street. This was made known to all property owners along the Hooks Street corridor. If approved, the developer will be required to replace or modify the traffic signal to provide for the westbound approach. The construction of Hooks Street is a critical aspect of safety serving this project. In a previous multi-family application in 2019 presented before the City on this parcel, the Hooks Street access was also a critical point of discussion and necessity. The applicant did not agree to this, and the project did not move forward. The current project does not allow for the full Hooks Street alignment previously approved in 2020. In a recent Lake County approved 2024-2028 Transportation Program, the Hooks Street extension has been funded for construction in 2025.

Section 101-212 (b) of the Land Development Code has specific requirements in order to grant a Conditional Use Permit. This application fails to fully meet: (1) the compatibility of development, (2) transportation, and (3) site planning aspects of the review. The compatibility of development will impact the traffic to abutting property owners. With the current transportation network, the project demands will not be served. This section of the code requires dedication of rights-of-way, frontage or reverse frontage roads and other necessary improvements that will be considered and addressed. The applicant has failed to address these issues. Site planning has not fully addressed consideration of: (1) visual resources (view and aesthetics) with no cross-sectional view of the project, (2) off-street parking with parking inadequate for guests and location of parking nearby to serve the residents, and (3) ingress and egress that will safely serve the property with particular reference to automobile and pedestrian safety, traffic flow and control and access in case of fire. Staff recommends denial of Resolution 2023-026R.

Jimmy Crawford, Esq., Applicant, 702 W. Montrose St., Clermont, introduced the applicants and owner's representatives who are present to answer questions. He explained reasons why this project should not be denied due to demands from the City and County such as donating additional right-of-way and installation of a traffic light at Hooks Street and Hancock Road. He further explained the parking is sufficient and meets the Code, cross-sections are not required at this point in the application process, and the transportation deficiencies will be addressed by the engineer. He addressed the reasons why this is a good project such as it would create less traffic than what is currently allowed by Code, and the townhouse/duplex rental scenario with front and backyards, which he believes is a missing component within the community. He further explained exaction requirements such as the City demanding them to construct an intersection at Hooks Street and Hancock Road, which he stated does not meet the Rational Nexus Test.

James Taylor, PE, Kimley-Horn, 189 S. Orange Ave., Suite 1000, Orlando, stated traffic engineering is his specialty. Mr. Crawford asked Mr. Taylor various questions with regards to traffic surrounding this proposed project. In response to Mr. Crawford's questions, Mr. Taylor answered the proposed access ways are safe and are not an issue because of the current existing operational deficiencies. Mr. Crawford stated the current operational deficiencies are the failing of Hancock Road and part of the intersection at Hancock Road and State Road 50; and further, asked Mr. Taylor whether the roads are failing due to this proposed project to which Mr. Taylor answered no.

Mr. Crawford recited FL Statutes 163.3180 regarding proportionate fair-share mitigation, and concluded that this proposed project has not caused the current road problems. However, if approved, the applicant will contribute a small amount, but the applicant is happy to pay their fair share for the construction updates. He shared what other types of uses could be built on this site and compared it to this proposal; and further, compared traffic trip calculations, which could be 60 percent more traffic with full retail on this site.

The floor was opened for public comments.

Damaris Moraza, 2698 Pine Shadow Lane, Clermont, stated residents living in the Hills of Clermont have numerous issues every day accessing their subdivision, and daily accidents at Hooks Street and Hancock Road. She is concerned about students getting to and from school from this proposed site, and hopes the board denies this project.

Jay Bolton, 3670 Peace Pipe Way, Clermont, spoke about current traffic conditions on surrounding roadways, and said Hancock Road and Hartwood Marsh Road needs to be widened to four-lane roads. She stated she has witnessed accidents happen all the time; and further, this proposed project is dangerous.

Marlise Gorgone, 2706 Pine Shadow Lane, Clermont, stated she has numerous concerns for their privacy and safety being adjacent to this proposed project.

Glenn Gerchman, 2686 Pine Shadow Lane, Clermont, expressed his strong opposition to this proposed project due to a number of negative impacts to the surrounding communities.

Bryant Klohr, 13034 Short Leaf Court, Clermont, spoke about the current traffic conditions on Hancock Road and State Road 50; and further, stated adding this proposed project in this vicinity is inconceivable to him without making necessary road improvements first. He asked the Commission to consider turning the right-turn lane at Hancock and SR 50 back to a right-turn only lane as it was in years past. He stated Hancock Road needs to be widened.

The floor was closed for public comments.

Mr. Crawford acknowledged the current road failures and deficiencies; however, he stated this proposed project meets school concurrency, and the State has limited the City's ability to deny projects based upon traffic and schools. He concluded by saying the applicant is willing to meet the statutory requirements and work with the City in any way, but they cannot be held responsible for problems that were not of their making.

Commissioner Guerrero stated he does not believe the roads will support this project, because of the amount of traffic. He likes the concept, but the timing is bad.

Commissioner Colby stated he is concerned with accessibility and safety, and further, believes a traffic light is warranted. He stated he has not been convinced that this is a safe project that is in the best interest of the community, and he agrees with staff's recommendation.

Mr. Crawford asked if it would make any difference to say that this proposal is 60 percent less traffic than what could be built on this site with no approval by the City Council. Commissioner Colby responded that is not a reason to approve a project because another substantially worse project may come along.

Commissioner Grube asked who would want to rent from a community where you cannot access it and have no parking for guests. He further questioned who would want to visit a retail establishment when it is difficult to access. He stated it does not make sense.

Commissioner McAllister asked about the height of the three-story apartment with regards to the adjacent neighborhood, because it will take away their privacy. She further inquired if dumpsters will be used or trash cans. She stated she travels Hancock Road to SR 50 daily for work and cannot support this because of the amount of traffic already traveling the roadways.

Commission Norton thanked the public for coming out and speaking. He understands traffic is a nightmare, but growth is going to happen, and the citizens need to prepare for growth in this town. He asked staff to clarify why they are recommending denial, and Planning Manager Kruse explained 1) operational deficiencies; 2) lack of cross-sectional view; 3) lack of parking. Discussion ensued regarding future construction of Hancock Road. He commented that it would make more sense to have the apartments located near the commercial side instead of the residential.

Chair Krzyminski asked how the two million dollar figure came about for the donated land, and Mr. Crawford explained. He further asked if there are any traffic lights planned for any of the access points. Mr. Crawford answered there are not any traffic lights planned. He inquired about student transportation, and Mr. Crawford said they anticipate the school busses picking up internally on the site. Discussion ensued regarding the possible future extension of Hooks Street to Emil Jahana Road.

MOTION TO RECOMMEND DENIAL of Resolution 2023-026R Conditional Use Permit (CUP) for Hancock Commons Apartments; Moved by Commissioner Colby, Seconded by Commissioner McAllister. Motion passed 6-0 with Vice-Chair Niemiec absent.

Item 2 - Resolution 2023-039R – Take 5 Oil Change Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

The applicant, CSC Properties, LLC is requesting a Conditional Use Permit to allow for an automotive quick lube oil change service business with three service bays in the “C-2” General Commercial zoning district. The Future Land Use designation is Industrial. The vacant parcel is located between Roper Boulevard and Caspian Lane on the west side of US Highway 27. The Land Development Code, Section 125-337, requires a Conditional Use Permit for any automotive repair service business in the "C-2" zoning district.

The project is proposing a 1,421 square feet automotive facility with three (3) repair service bays. In 2016, the City of Clermont annexed the parcel into Clermont boundaries to allow for the development of a self-storage facility with a vacant parcel to be developed in the future. The proposed development will be constructed on that vacant outparcel site. The property fronts US Highway 27, a major arterial roadway, which has sufficient traffic capacity to support the proposed use. The project will be designed in a manner that provides decorative architectural building elements and features that are compatible with the existing buildings and current development patterns to enhance a positive visual ambiance that promotes quality commercial development.

The project includes a waiver to allow the existing billboard on the south side of the property to remain in place for the duration of the current lease agreement with Lamar Outdoor Advertising. The billboard shall be removed no later than July 15, 2043.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144, requires specific development standards to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2023-039R.

Steve Sloan, P.E., Sloan Engineering Group, Bartow, introduced himself and stated he is available for any questions.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner McAllister inquired about the access ways to this site off of US 27, and discussion ensued.

Commissioner Colby stated he likes this, and it seems compatible.

Commissioner Guerrero asked about the entrance.

Chairman Krzyminski asked about the demand, which it was stated there is a demand.

City Attorney Morgeson clarified that the billboard lease expires July 13, 2043.

MOTION TO RECOMMEND APPROVAL of Resolution 2023-039R Conditional Use Permit (CUP) for the Take 5 Oil Change, as presented by staff; Moved by Commissioner McAllister; Seconded by Commissioner Colby. Motion passed 6-0 with Vice-Chair Niemiec absent.

UNFINISHED BUSINESS - None

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT

Chairman Krzyminski adjourned the meeting at 7:56 p.m.

Max Krzyminski, Chairman

ATTEST:

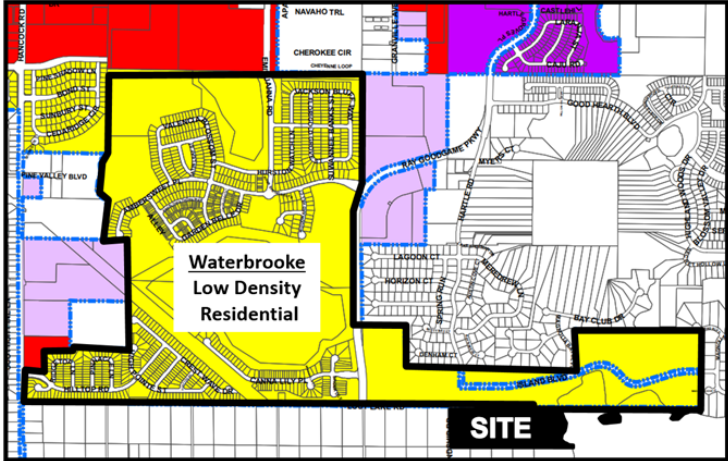
Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 7, 2023		
Agenda Item Name		
Ordinance No. 2023-030 Waterbrooke Phase 7 SSCP		
Requested Action		
Recommend approval of Ordinance No. 2023-030		
Staff Report		
The applicant, Mattamy Orlando LLC, is requesting a Small Scale Comprehensive Plan Amendment (SSCP) for approximately 23.95 +/- acres adjacent to the Waterbrooke subdivision. The property is currently in Lake County with a future land use of Rural. The applicant is requesting a future land use map change from Rural to Low Density Residential once it is annexed into the City of Clermont. Low Density Residential allows up to three dwelling units per acre. The applicant is proposing an additional phase, Phase 7, to the existing Waterbrooke subdivision. The Low Density Residential future land use is consistent with the existing future land use for the entire Waterbrooke PUD. The property will be accessed from within the existing Waterbrooke development, and an amendment to the existing PUD is being sought. The development proposal for this parcel does not conflict with the Low Density Residential future land use within the City's Comprehensive Plan. Staff recommends approval of Ord. 2023-030.		
		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. SSCP Ordinance	Ord. 2023-030 Waterbrooke Ph 7 - CPA (10.16.2023).pdf	
2. Waterbrooke Ph 7 Maps	Waterbrooke Ph 7 Maps.pdf	
3. 2030 - 30 Before	2030 - 30 Before.pdf	
4. 2023 - 30 After	2023 - 30 After.pdf	
5. 1 - Bound Applications	1 - Bound Applications.pdf	
6. Legal Ad	Ad_SSCP Waterbrooke Ph 7 - Legal Ad SSCP.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-030

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 23.955 ACRES, MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

LOCATION

Vacant parcel located southeast of the Friendship Road and Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres



FUTURE LAND USE MAP CHANGE

FROM: LAKE COUNTY RURAL
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2023-030

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-030

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of November 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

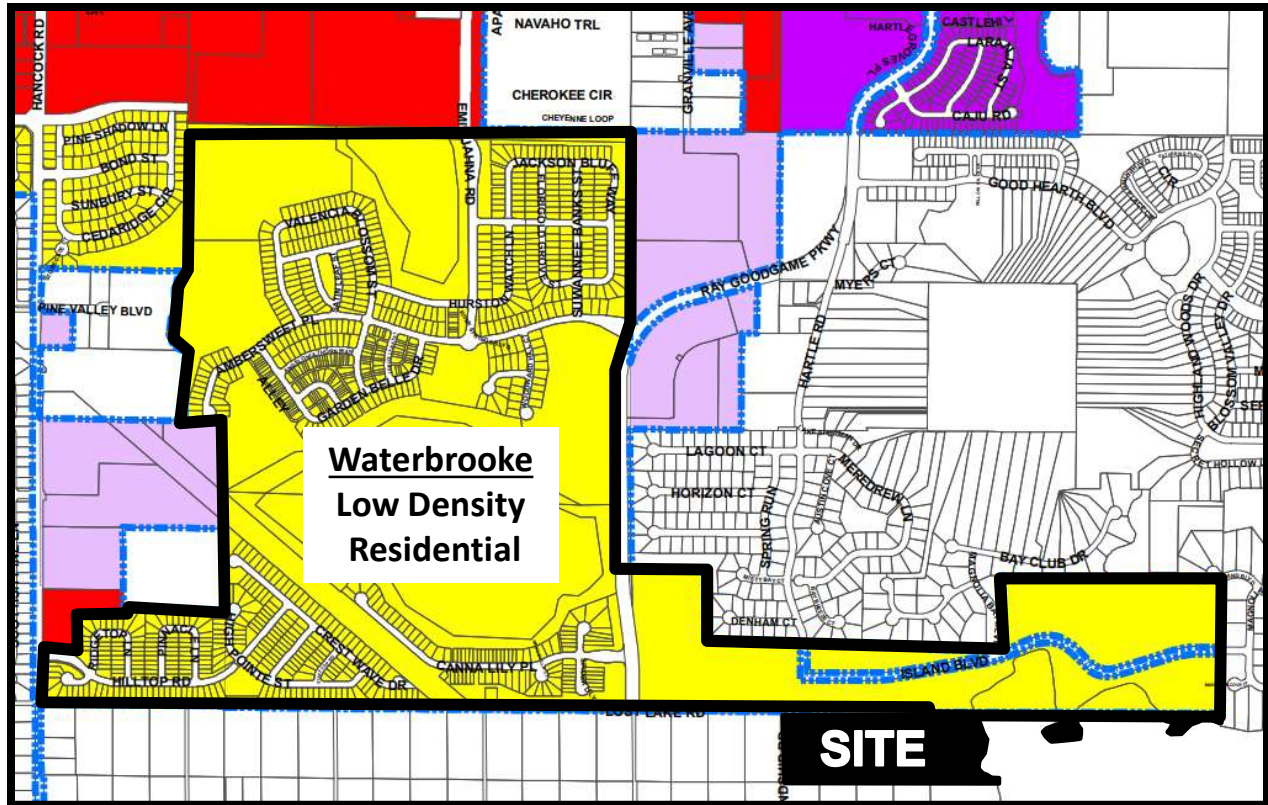
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Waterbrooke Phase 7



Exhibit – Future Land Use Map – Waterbrooke Phase 7



Before
2023 - 30

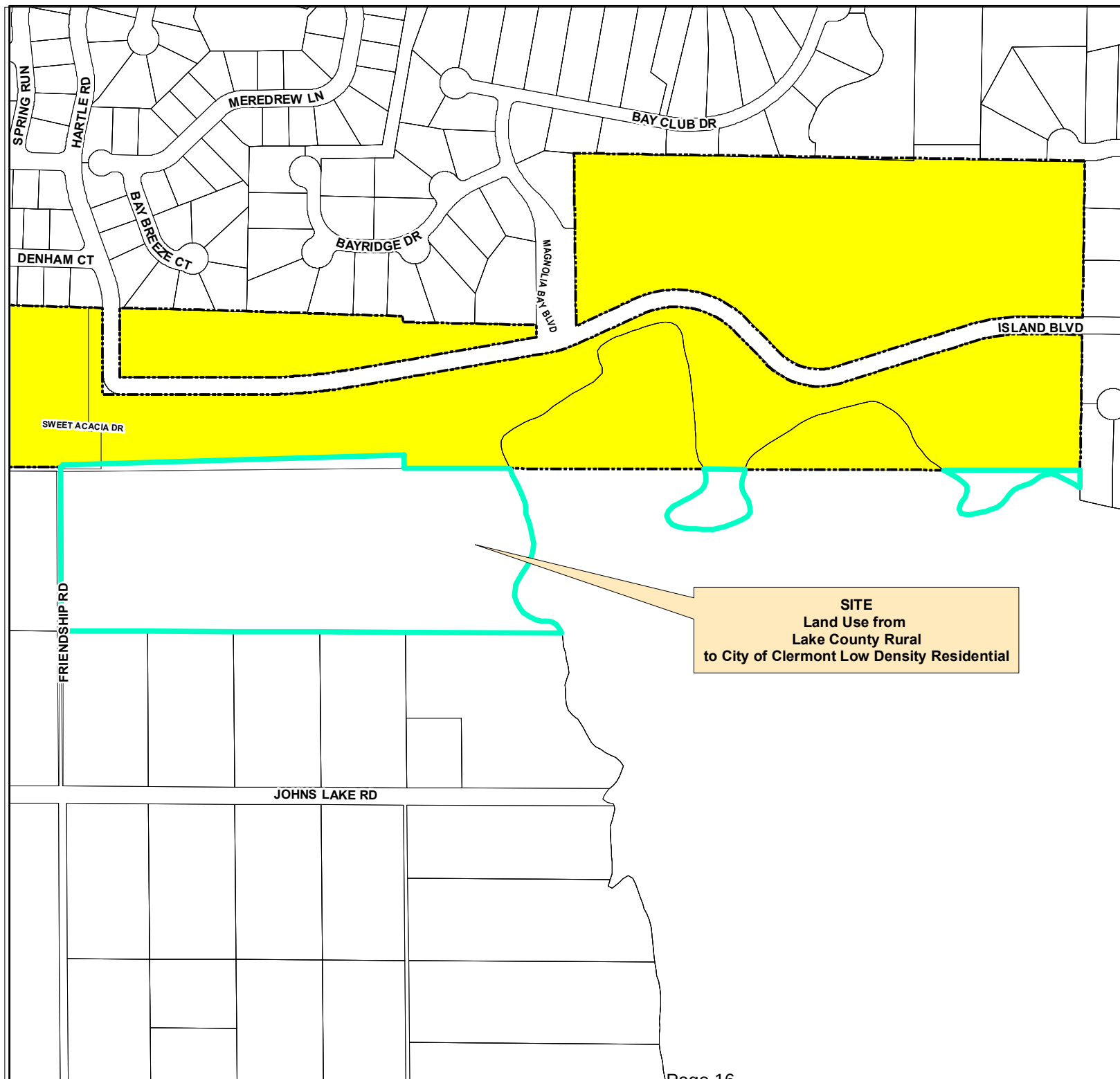
Legend

 City Limits

Clermont FLU

Land Use

-  Commercial
-  Conservation
-  Downtown MU
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Master Planned Development
-  Medium Density Residential
-  Office
-  Parks
-  Public Fac/Institutional
-  Residential/Office



After
2023 - 30

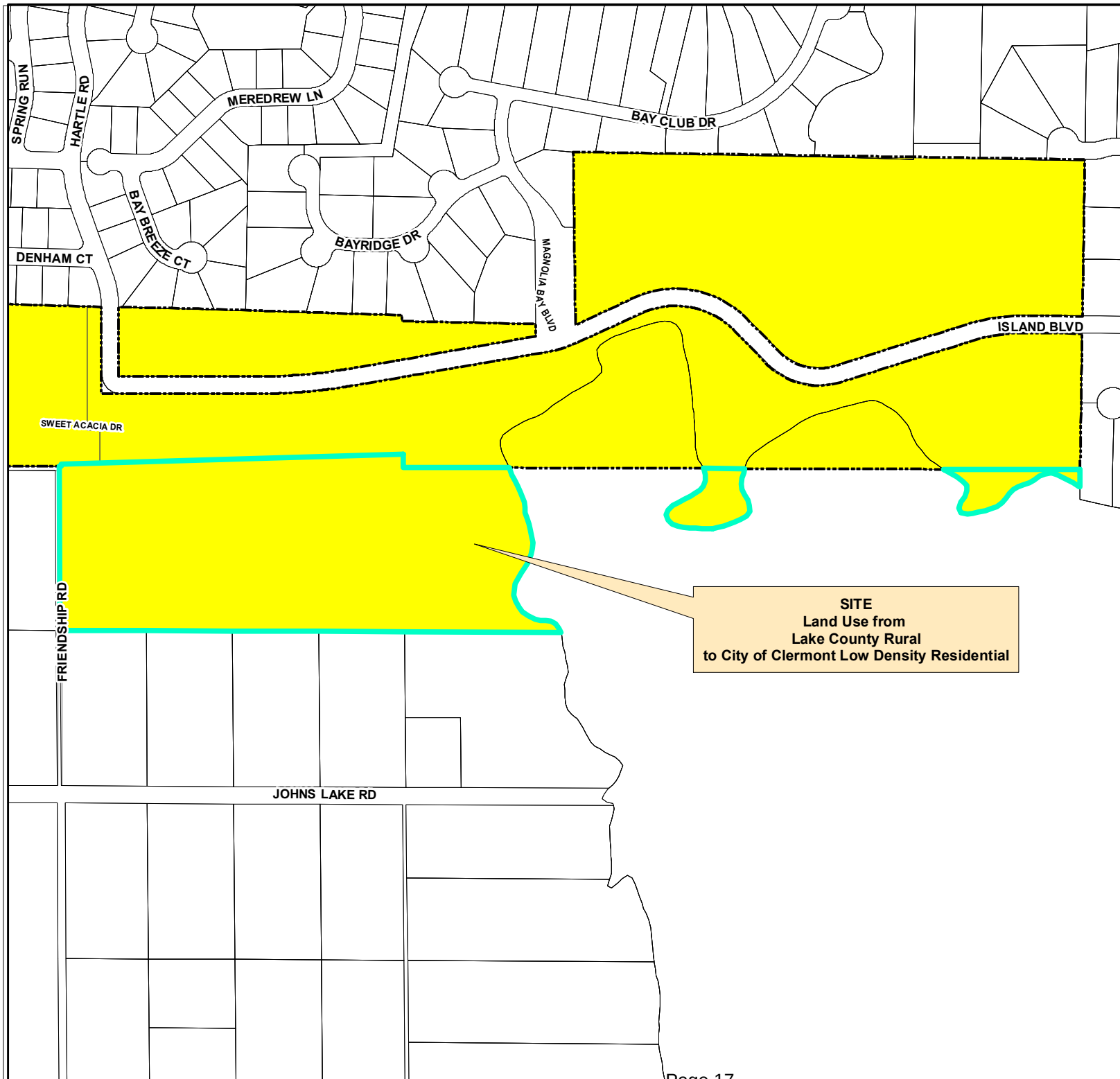
Legend

 City Limits

Clermont FLU

Land Use

-  Commercial
-  Conservation
-  Downtown MU
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Master Planned Development
-  Medium Density Residential
-  Office
-  Parks
-  Public Fac/Institutional
-  Residential/Office





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT
REZONING
APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Waterbrooke Phase 7			
Applicant Mattamy Orlando, LLC			
Contact Person Jonathan D. Droor, PE, Assistant Vice President			
Address 2450 Maitland Center Parkway, Suite 300		City Maitland	State FL Zip 32751
Telephone 407-215-6264		Fax	
Email Jon.Droor@mattamycorp.com			
OWNER INFORMATION			
Owner's Name Friendship Capital Group, LLC			
Owner Address 103 Commerce Street, Suite 160		City Lake Mary	State FL Zip 32746
Telephone 407-548-6201		Email sidjaffer@yahoo.com	
PROPERTY INFORMATION			
Address of Subject Property Friendship Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached survey with legal description.			
Acreage ±23.955		Land Use (City verification required) Rural (County) / Low Density Residential (City-requested under separate application)	
Present Zoning (City verification required) A (County)		Proposed Zoning PUD (City)	



CITY OF CLERMONT REZONING APPLICATION

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

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved ±569-acre Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, Applications for Annexation, Comprehensive Plan Amendment and Rezoning in order to add the subject property to the Waterbrooke PUD and increase the number of residential units within the Waterbrooke PUD to 1,200.

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

Jonathan D. Droor, PE, Asst. VP

Applicant Name (print)

x

Applicant Name (signature)

Sadique Jaffer, Managing Member

Owner Name (print)

x

Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Waterbrooke Phase 7

Applicant: Mattamy Orlando, LLC

Contact Person: Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland **State:** FL **Zip:** 32751

Phone: 407-215-6264 **Fax:** _____

E-Mail: Jon.Droor@mattamycorp.com

OWNER: Friendship Capital Group, LLC

Address: 103 Commerce Street, Suite 160

City: Lake Mary **State:** FL **Zip:** 32746

Phone: 321-624-3126 **Fax:** _____

E-Mail: sidjaffer@yahoo.com

General Location: East side of Friendship Road, South of Lost Lake Road

Legal Description (include copy of survey): See attached - Alt Key #1412021

Property size (in acres or square feet): 23.955 ac.

Flood hazard area (yes) ☒ and approx. acreage 3.5 ac. (no) ☐

Existing (Actual) Land Use: Vacant Undeveloped

Existing Zoning: A (County)

Existing Future Land Use: Rural - Max 1 DU/5 Net Acres (County)

Proposed Future Land Use: Low Density Residential (City)

Type of development proposed: Single Family Residential



1.9 dwelling units/gross acre across

Proposed density (dwelling units/acre) or intensity: entire Waterbrooke PUD

Proposed Zoning District: PUD

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, an Application for Annexation, which requires that the City's Comprehensive Plan be amended to provide a City Future Land Use designation. Mattamy is also filing an Application for Rezoning in order to add the subject property to Waterbrooke PUD. Mattamy is requesting a City Future Land Use designation of Low Density Residential, which is consistent with the Future Land Use of the Waterbrooke PUD and compatible with the surrounding Lake County Future Land Use designations.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jonathan D. Droor, PE, Assistant Vice President, Mattamy Orlando, LLC, who being

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

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

Jonathan D. Droor, PE, Assistant Vice President

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of DECEMBER, 2022.



X Gillian T. Chung-Miller
Notary Public, State of Florida at Large

My Commission Expires: 02/26/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Sadique Jaffer, Managing Member, Friendship Capital Group, LLC, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Rural (County) to Low Density Residential (City) for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Jonathan D. Droor, PE, Asst. VP
Mattamy Orlando, LLC 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.

Sadique Jaffer, Managing Member

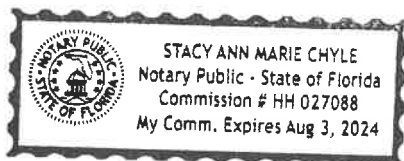
Affiant - Applicant Name (print)

X

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2022



X

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: 8/3/24



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. ☒ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. ☒ General application form (page 5).
3. ☒ Authorization for agent/owner representation (page 6)
4. ☒ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. ☒ Map showing general area of site for which Annexation is being requested.
6. ☒ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: _____

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Waterbrooke Phase 7

APPLICANT: Mattamy Orlando, LLC - Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

Applicant is: Owner: ☐ Agent: ☐ Purchaser: ☒ Lessee: ☐ Optionee: ☐

OWNER: Friendship Capital Group, LLC - Sadique Jaffer, Managing Member

Address: 103 Commerce Street, Suite 160

City: Lake Mary State: FL Zip: 32746

Phone: 407-548-6201 Fax: _____

AGENT NAME (Affidavit required): Mattamy Orlando, LLC - Jonathan D. Droor, PE, Asst. VP

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

E-Mail: Jon.Droor@mattamycorp.com

Property address and/or general location: Friendship Road, Clermont, FL 34711

Alt Key #1412021

Area of property: 23.955 +/- acres, and/or 1,043,480 +/- sq. ft.

The property is PRESENTLY used for: Vacant Undeveloped

The property is PROPOSED to be used for: Low Density Residential



Existing Lake County Land Use* : Rural

Existing Lake County Zoning* : A

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: None

State the reason or basis for this request: _____

Planned Residential Development / Expansion of Waterbrooke PUD

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 35, Township 22, Range 26

See attached boundary survey with legal description.

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 15TH day of DECEMBER, 2022.

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

Jonathan D. Droor, PE, Assistant Vice President

Landowner (Petitioner)

12/15/2022

Date

Gillian T. Chung-Miller
Notary Public

02/26/2023

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: _____

Before me, the undersigned authority personally appeared Sadique Jaffer, Managing Member
Friendship Capital Group, LLC (owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Planned Residential Development
3. That said authority (owner) has appointed (agent's name) Jonathan D. Droor, PE,
Assistant Vice President, Mattamy Orlando, LLC to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

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

X _____ X _____
Owner (signature) Agent's (signature)

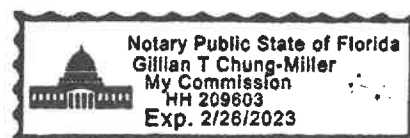
Sworn to and subscribed before
me this 9 day of December,
2022.

Stacy Ann Marie Chyle
Notary Public, State of FL
My commission expires: 8/3/24

Sworn to and subscribed before
me this 15th day of DECEMBER,
2022.

Gillian T. Chung-Miller
Notary Public, State of FL
My commission expires: 02/26/2023

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



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small Scale Comprehensive Plan Amendment

ORDINANCE NO. 2023-030

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, November 7, 2023 at 6:30 PM, and a public meeting will be held before the Clermont City Council on Tuesday, November 28, 2023 at 6:30 p.m. for the (final reading of the adoption ordinance) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 23.96 +/- acre parcel below from Lake County Rural to Clermont Low Density Residential Land Use Designation. (Parcel Alternate Key #1412021).

ORDINANCE 2023-030

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.



Location:

Vacant parcel located southeast of the Friendship Road and Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres

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

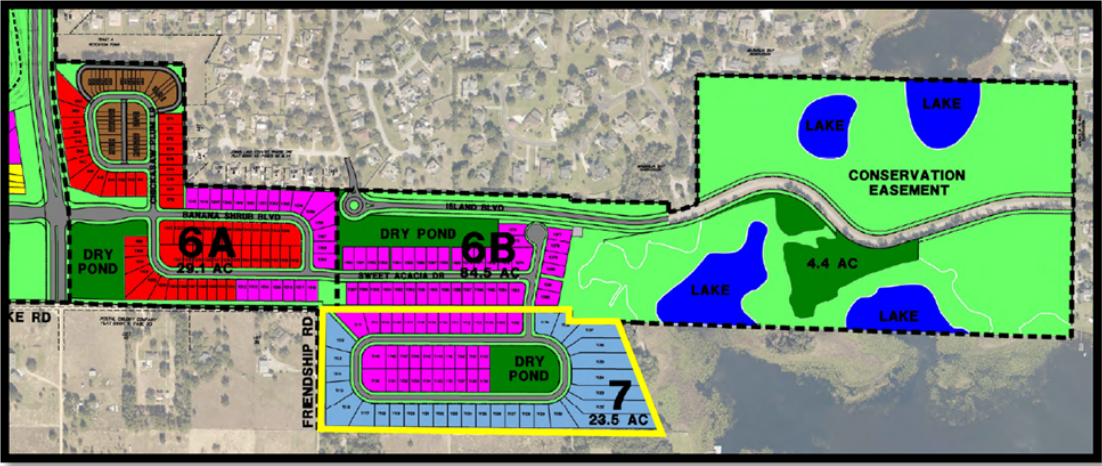
The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, November 7, 2023	
Agenda Item Name	
Ordinance No. 2023-031 <i>Waterbrooke Phase 7 Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2023-031	
Staff Report	
The applicant, Mattamy Orlando LLC, is requesting to add 23.95 +/- acres to the existing residential subdivision, Waterbrooke, through a Planned Unit Development (PUD) Amendment. The property is located at the southeast corner of the approved subdivision, adjacent to Phase 6B. The property is currently in Lake County with a future land use of Rural and Agriculture zoning. The applicant is requesting annexation, small scale comprehensive plan amendment and a rezoning to allow 62 additional single family homes within this parcel. The internal lots will be a minimum of 60 feet in width and 75 feet on the perimeter. The Waterbrooke subdivision was annexed by the City in 2016. The project was approved by Lake County in 2006 for a residential development consisting of 894 age-restricted single family homes. The PUD has been amended several times prior to being annexed.	
	
With the additional acreage added to the Waterbrooke subdivision, the applicant is requesting an increase from 1100 units to 1165 units on a total of 592.7 acres, which equates to 1.97 units per acre overall. The only permitted site access will be from within the existing Phase 6, which connects to Ray Goodgame Parkway. There will be no access from Island Boulevard or any other access point. All the conditions in the existing PUD ordinance have conveyed with the exception of a change in an increase of the total number of units, an updated location map to show the additional acreage within the overall project and an updated master site plan. The applicant originally requested townhomes and higher density in this phase, but staff was unable to support the request since it was not consistent with the approved development in Phase 6.	
Staff has reviewed the applicant's request for a rezoning from Urban Estate (default zoning upon annexation) to be included in the Waterbrooke PUD. Staff has reviewed the project according to Section 125-486, Review Criteria for a PUD. The proposed parcel is adjacent to public utilities, and the access point is within the existing subdivision. The property is adjacent to the City limits, and the City is able to provide services in this area. The density is similar to what is existing within Phase 6 and larger lots (75 feet wide) are on the perimeter of this phase. Staff recommends approval of Ordinance 2023-031.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Rezoning Ordinance	Ord 2023-031 Waterbrooke Ph 7 PUD (10.18.2023) - FINAL.pdf	
2. Waterbrooke Ph 7 Maps	Waterbrooke Ph 7 Maps.pdf	
3. Master Site Aerial with all the lots	Master Site Aerial with all the lots.pdf	
4. 4 - Waterbrooke Concept 16	4 - Waterbrooke Concept 16.pdf	
5. 1 - Bound Applications	1 - Bound Applications.pdf	
6. Legal Ad	Ad_REZ Waterbrooke Ph 7 - Legal Ad RZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-031

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

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

NOLA LAND COMPANY PARCEL:

PARCEL 1:

THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 2:

THE NORTH 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE WEST 1660 FEET THEREOF;

AND

PARCEL 3:

U.S. GOVERNMENT LOT 1, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 660 FEET, LYING IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 4:

THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 5:

BEGIN 50.25 FEET NORTH OF THE SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN WEST 1305 FEET; THENCE RUN SOUTH 8.3 FEET; THENCE RUN WEST TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 35; THENCE NORTH TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE EAST TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4; THENCE SOUTH TO THE POINT OF BEGINNING;

AND



CITY OF CLERMONT
ORDINANCE NO. 2023-031

PARCEL 6:

THAT PART OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, PINE VALLEY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 70, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°55'27"E ALONG THE EAST LINE OF SAID LOT 5, FOR A DISTANCE OF 701.16 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S89°03'05"E ALONG SAID NORTH LINE, 16.98 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTH 1/2 OF SAID SECTION 27; THENCE S00°24'50"W ALONG SAID WEST LINE, 710.74 FEET TO THE NORTH LINE OF THE SOUTH 610.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE DEPARTING SAID WEST LINE RUN N75°03'48"W, 39.92 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE S88°41'58"E ALONG SAID SOUTH LINE, 15.41 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 7:

THAT PART OF LOT 5, PINE VALLEY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 70, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N00°55'27"E ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 696.49 FEET; THENCE DEPARTING SAID EAST LINE RUN S53°23'08"W, 100.90 FEET; THENCE S08°50'46"W, 57.13 FEET; THENCE S33°38'56"W, 31.61 FEET; THENCE S04°49'02"E, 40.96 FEET; THENCE S02°58'52"E, 93.11 FEET; THENCE S08°48'35"W, 60.57 FEET; THENCE S20°20'22"W, 82.37 FEET; THENCE S05°30'28"W, 59.91 FEET; THENCE S10°59'05"W, 70.76 FEET; THENCE S18°19'44"E, 68.63 FEET; THENCE S32°06'31"E, 46.35 FEET; THENCE S44°29'07"E, 31.79 FEET; THENCE S61°25'49"E, 40.03 FEET; THENCE S75°03'48"E, 26.77 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE S88°41'58"E ALONG SAID SOUTH LINE, 15.41 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL A:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO STATE ROAD 50 OVER THE ENTIRE STRETCH OF ASPHALT ROAD THE CENTER LINE OF WHICH BEGINS 174.60 FEET WEST OF THE NORTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND RUN SOUTH 0°10' WEST THROUGH THE ENTIRE SW 1/4 OF THE NE 1/4 OF SECTION 27, WHICH EASEMENT SHALL BE 60 FEET IN WIDTH;

ALL OF THE ABOVE LYING AND BEING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

THE EAST 150.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY (MAGNOLIA BAY BOULEVARD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 47 THROUGH 49, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA):

BEGIN AT AN IRON ROD AND CAP MARKED "RLS 4264" AT THE SOUTHEAST CORNER OF THE NORTH 660.00 FEET OF THE WEST 660.00 FEET OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N88°47'56"W ALONG THE SOUTH LINE OF SAID NORTH



CITY OF CLERMONT
ORDINANCE NO. 2023-031

660.00 FEET OF THE WEST 660.00 FEET OF GOVERNMENT LOT 1 FOR A DISTANCE OF 545.00 FEET; THENCE RUN S01°12'04"W FOR A DISTANCE OF 124.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARTLE ROAD; THENCE RUN N80°06'21"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 433.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 467.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 121.09 FEET THROUGH A CENTRAL ANGLE OF 14°51'22" TO THE END OF SAID CURVE; THENCE RUN N65°14'58"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 6.13 FEET TO A POINT ON THE EAST LINE OF SAID WEST 660.00 FEET OF GOVERNMENT LOT 1; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°29'39"W ALONG AID EAST LINE FOR A DISTANCE OF 0.12 FEET TO THE POINT OF BEGINNING; AND FURTHER LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES 66.00 FEET WIDE LYING IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN S00°30'48"E ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1856.75 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE LEAVING SAID WEST LINE RUN S88°23'30"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1531.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°00'09"E FOR A DISTANCE OF 298.67 FEET TO A POINT DESIGNATED AS POINT A; THENCE RUN S89°59'51"W FOR A DISTANCE OF 58.00 FEET TO A POINT OF TERMINATION A OF THIS CENTERLINE; BEGIN AGAIN AT AFORESAID POINT A; THENCE RUN N89°59'51"E FOR A DISTANCE OF 573.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 345.29 FEET, THROUGH A CENTRAL ANGLE OF 09°53'30" TO THE END OF SAID CURVE; THENCE RUN N80°06'21"E FOR A DISTANCE OF 753.88 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 129.64 FEET, THROUGH A CENTRAL ANGLE OF 14°51'22" TO THE END OF SAID CURVE; THENCE RUN N65°14'59"E FOR A DISTANCE OF 252.91 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 431.07 FEET, THROUGH A CENTRAL CURVE (SIC) OF 70°34'02" TO THE END OF SAID CURVE; THENCE RUN S44°11'00"E FOR A DISTANCE OF 169.91 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 276.31 FEET, THROUGH A CENTRAL ANGLE OF 63°19'35" TO THE END OF SAID CURVE; THENCE RUN N72°29'25"E FOR A DISTANCE OF 514.79 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 750.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 240.51



CITY OF CLERMONT
ORDINANCE NO. 2023-031

FEET THROUGH A CENTRAL ANGLE OF 18°22'24" TO THE END OF SAID CURVE; THENCE RUN S89°08'11"E FOR A DISTANCE OF 203.12 FEET TO THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 35 AND THE POINT OF TERMINATION B OF THE AFORESAID CENTERLINE.

EXCLUDING THAT PORTION OF JOHNS LAKE SOUTH OF ISLAND BLVD. LYING WATER WARD OF THE SAFE UPLAND LINE (ELEVATION 98.0 NGVD 29).

AND FURTHER LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

THAT PART OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 35, SAID CORNER MARKED BY A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) (CERTIFIED CORNER RECORD NO. 38693); THENCE S88°00'40"E ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 35, A DISTANCE OF 857.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CENTER OF SECTION LINE S88°00'40"E, A DISTANCE OF 481.86 FEET TO A POINT ON THE EAST LINE OF THE PLATTED PORTION OF POSTAL COLONY COMPANY, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT LYING N88°00'40"W, A DISTANCE OF 3891.93 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35, SAID EAST 1/4 CORNER BEING MARKED BY A 3" DIAMETER IRON PIPE (NO IDENTIFICATION) (CERTIFIED CORNER RECORD NO. 38386); THENCE DEPARTING SAID CENTER OF SECTION LINE, RUN N00°07'48"W ALONG SAID EAST LINE, A DISTANCE OF 12.98 FEET TO THE NORTHEAST CORNER OF SAID PLATTED PORTION OF POSTAL COLONY COMPANY; THENCE DEPARTING SAID EAST LINE, RUN N89°33'17"W ALONG THE NORTH LINE OF SAID POSTAL COLONY COMPANY, A DISTANCE OF 481.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LADD DEVELOPMENT PARCEL:

PARCEL 1:

LOT 2, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE SOUTH 1575.00 FEET OF THE WEST 1660.00 FEET OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE NORTH 726.00 FEET OF THE EAST 900.00 FEET THEREOF, LYING EAST OF LOT 2 AND TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THAT IS LYING SOUTH OF EASTERLY EXTENSION OF THE CENTERLINE OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAY FOR LOST LAKE ROAD.

TOGETHER WITH:

CLERMONT STORAGE MATTAMY PURCHASE PARCEL:

THAT PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,



CITY OF CLERMONT
ORDINANCE NO. 2023-031

FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

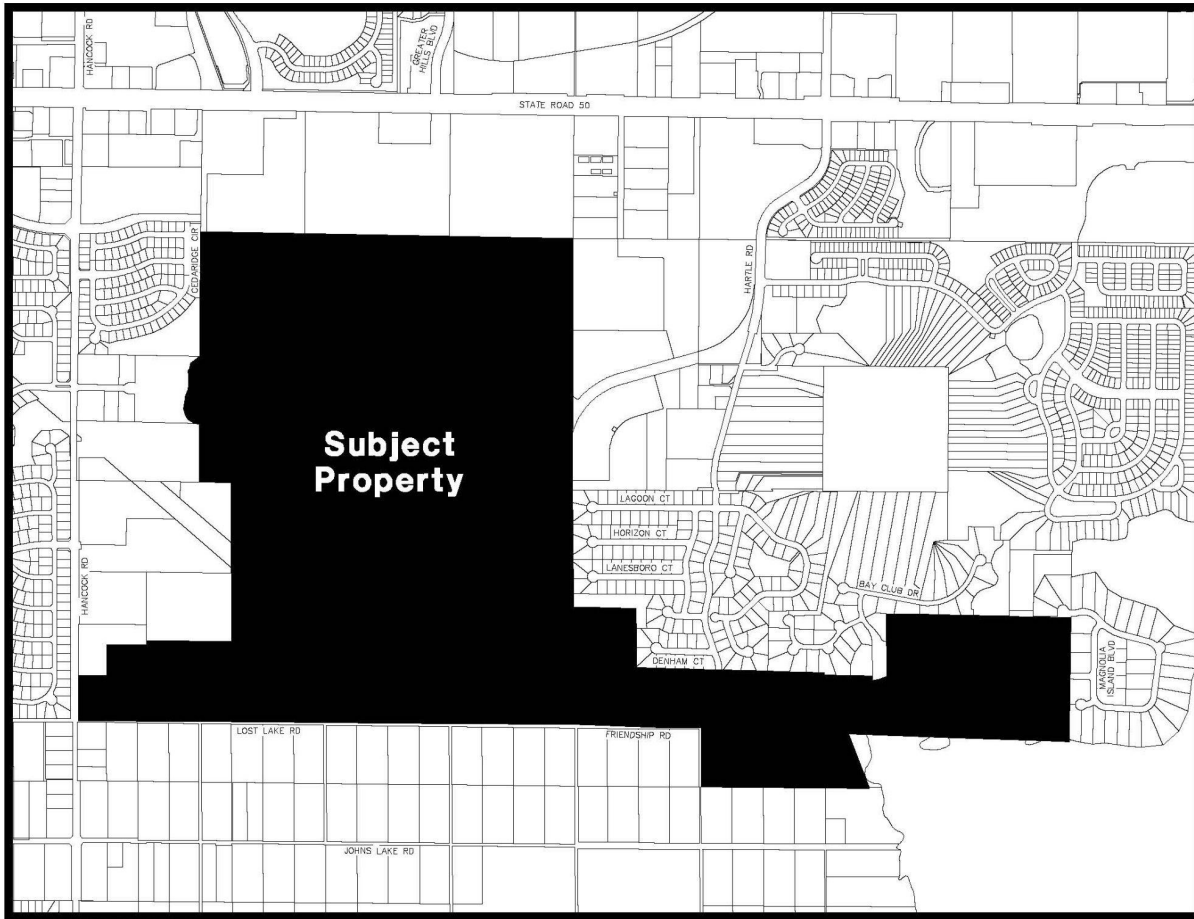
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN N00°05'36"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 475.28 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34 AND THE WESTERLY EXTENSION OF THE CENTERLINE OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (VACATED IN OFFICIAL RECORDS BOOK 4749, PAGE 1398, OF SAID PUBLIC RECORDS); THENCE DEPARTING SAID WEST LINE RUN N89°54'28"E ALONG SAID CENTERLINE OF TRACT C AND THE EASTERLY EXTENSION THEREOF, 340.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE OF TRACT C AND THE EASTERLY EXTENSION RUN N00°05'36"W, 328.50 FEET; THENCE RUN S89°33'02"E, 419.99 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT A OF AFOREMENTIONED MANLOW PARK PLAT; THENCE RUN N00°05'36"W ALONG SAID SOUTHERLY EXTENSION AND SAID EASTERLY LINE, 42.11 FEET TO THE SOUTHWEST CORNER OF THE NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34; THENCE RUN S89°33'20"E ALONG THE SOUTH LINE OF SAID NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34, A DISTANCE OF 900.07 FEET TO SOUTHEAST CORNER OF THE NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34; THENCE RUN S00°05'36"E ALONG THE EAST LINE OF THE WEST 1660.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34, A DISTANCE OF 358.20 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF AFOREMENTIONED CENTERLINE OF TRACT C AND THE EAST LINE OF THE WEST 1660.00 FEET OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE RUN S89°54'28"W ALONG SAID EASTERLY EXTENSION, 1320.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PHASE 7:

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 592.7 ACRES MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.



South of SR 50, West of the Hartle Road, East of Hancock Road,
 and North and South of Island Blvd, WaterBrooke (Jahna) PUD
 (Alternate Keys 1095972, 3882911, 1095964, 2717874,
 2899191, 3823388, 3840014, 3840012, and 1412021)

FROM: UE Urban Estate
TO: Planned Unit Development

SECTION 2: LAND USES

1. Residential
 - a. A total of 1165 residential dwelling units, composed of single-family dwelling units, duplexes, and multifamily dwelling units (townhouses).
 - b. Phasing of Development: The project may be developed in one or more phases.
 - c. Development Standards: Development standards for the development of the residential dwelling units, shall be based on the size of the lot, as indicated in the table below:

CITY OF CLERMONT
ORDINANCE NO. 2023-031

Design item	Multifamily Dwelling Units (townhouses)		Single Family Detached			Single Family Attached Duplexes
	Rear Load (feet)	Front Load (feet)	Rear Load (feet)	Front Load (feet)	Front Load (feet) (80 feet and Greater)	Front Load and Rear Load
Minimum Lot Area	1,600	1,800	2,400	4,400	9,600	2,400
Minimum Living Area	1,000	1,000	1,400	1,500	1,500	1,200
Minimum Lot Width	20	20	30	40	80	24
Minimum Lot Depth	80	90	80	110	120	100
Minimum Front Building Setback	15	15	15	15	15	15
Minimum Front Porch Setback	10	10	10	10	10	10
Minimum Front Garage Setback	-	20	-	20	20	20
Minimum Rear Garage Setback	20	-	20	-	-	20
Minimum Side Yard Setback ¹	5	5	5	5	5	5
Setback From Side Street	15	15	15	15	15	15
Minimum Rear Yard Setback	20	20	20	20	20	20
Minimum Building Separation	10	10	10	10	10	10
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5	5	5	5	5	5
Maximum Impervious Surface Ratio (JSR) *** (See Note) ²	0.85	0.85	0.75	0.75	0.75	0.85
Maximum Building Height	40	40	40	40	40	40

CITY OF CLERMONT
ORDINANCE NO. 2023-031

Setback from Ordinary High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50	50	50	50	50	50
Minimum Front Yard Utility Easement	10	10	10	10	10	10
Minimum Side and Rear Yard Drainage and Utility Easement	5 ¹	5 ¹	5	5	5	5 ¹

¹Does not apply to interior side yards of attached townhomes and/or duplexes.

²The maximum allowable ISR for the overall PUD development shall be 0.60 individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.

SECTION 3: OPEN SPACE

Open Space: A minimum of 25% of the net buildable area of the Planned Unit Development shall be provided as open space in accordance with the Comprehensive Plan and Land Development Code (LDC), as amended. A waiver to Section 122-316(b)(4) of the Land Development Code has been granted to allow individual phases of the Planned Unit Development to exceed the overall density of the Planned Unit Development and to allow individual phases of the Planned Unit Development to be developed without providing common open space in proportion to that contained within the entire Planned Unit Development.

SECTION 4: LANDSCAPING, BUFFERING, AND SCREENING

1. A 40-foot wide natural buffer with a six-foot high wall shall be provided along a portion of the northern boundary of Tract N-7 from the entrance to Magnolia Bay subdivision, west to the existing Hartle Road.
2. A 50-foot landscaped buffer shall be provided along the boundary common with the Hills of Clermont subdivision.
3. No landscaping buffer is required along the perimeter of the Planned Unit Development adjacent to wetlands, open water and conservation areas.
4. A waiver to Section 118-71(1) of the Land Development Code is granted in order to allow street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than six feet from curbs and sidewalks as long as a minimum of five feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
5. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 5: ENVIRONMENTAL

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
2. Wetlands onsite have been placed in a conservation easement. Areas placed in a perpetual conservation easement are shown in the Corrective Conservation Easement, which has been recorded in Lake County Official Records Book 4531, Pages 2401-2408. There are two existing borrow pits on the property that exist as a result of the former mining operation. The two borrow pits shall be utilized for stormwater management and are not required to meet any additional surface water and/or wetland requirements, including, but not limited to setbacks and buffers.
3. Site Grading/Mine Reclamation Master Site Grading and Mine Reclamation for the project has been completed in accordance with the Mass Grading Plan dated December 14, 2005, submitted to and approved by the Lake County Water Resources Management Division. The site grading was completed pursuant to Florida Department of Environmental Protection (FDEP) Permit No 0139060-002, issued on January 18, 2011. All grading in accordance with Mass Grading Plan has been completed and has been accepted in lieu of reclamation of the mining site. Mass Grading Plan was approved on August 6, 2014. Approval of Ordinance 2014-80, therefore revoked and released the property from the September 28, 1990, vesting of the Jahna Clermont East Mine (Tracking #90/10/5), which was to be reclaimed through the proposed mass grading, Ordinance 2006-30 (Tracking #110-05-PUD). All further grading for the project must be in accordance with City standards.

SECTION 6: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City system at connection point or points approved by the City.
2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
3. Any proposed City-maintained utilities that are not located within a City-maintained right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City. Utilities are allowed to be placed within the County build out right-of-way along Hartle Road.
4. The developer shall be responsible for all costs of on-site and off-site improvements, including, but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.

CITY OF CLERMONT
ORDINANCE NO. 2023-031

5. Any existing utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the developer shall prepare plans, permit the project and construct the modification at the developer's expense.
6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.
7. In the event the City chooses to oversize the lines or appurtenances, the City shall provide to the developer specifications regarding sizes to be included in the final improvement plans.
8. The City shall be responsible for the difference in cost of materials to oversize the line if the City chooses to oversize based on plans and cost estimates provided by the developer to the City and approved in advance by the City.
9. The developer shall provide to the City a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimates shall be contractors' bid as certified by developer's project engineer. The City shall review and either approve or reject the costs.
10. The developer and City shall agree on the cost difference, which will be the responsibility of the City, prior to commencement of construction.
11. Reimbursement for the difference in costs as determined in Section 8 and 9 from the City shall be in the form of Impact Fee Credits.
12. The Impact Fee Credits shall be established subject to Sections 8 and 9 and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
13. Impact Fee Credits may not be transferred outside of the property, but may be assignable to any heirs, assigns or successors in interest or title to part or all of said property.
14. The developer shall be responsible for all applicable fees, including, but not limited to impact fees, connection fees and permitting fees.
15. The City may require a looped system to provide reliability and redundancy to the property.
16. Central water and sewer connection shall be provided in accordance with the comprehensive plan and Land Development Code, as amended.
17. The project shall be plumbed for reuse water with purple piping to irrigate single family lots. Irrigation of common areas shall be from a well.

CITY OF CLERMONT
ORDINANCE NO. 2023-031

18. A master lift station shall be designed and constructed on a 50-foot-by-50-foot lot dedicated to the City. Lift station shall be designed to allow for the connection of the existing force main on Hartle Road. A 20-inch force main shall be constructed from the master lift station to the existing 30-inch force main located on CW Harrell Road.
19. A minimum eight-inch potable water main (east-west main) shall be constructed from the western project boundary to Hartle Road at such location that allows for the future extension of Hartle Road and a minimum eight-inch potable water main (north-south main) shall be constructed from State Road 50 to the proposed east-west main.
20. A 12-inch potable water main shall be constructed from the proposed terminus of a 12-inch potable water main on Hartle Road, which is to be constructed in conjunction with Lake County Fire Station #90/Clermont Fire Station #104, south to the existing potable water main on Lost Lake Road.
21. A 16-inch reuse main shall be constructed from the eastern property line along the build out Hartle Road right-of-way to the existing 30-inch reuse main located on CW Harrell Road.
22. All utilities shall be designed and installed as per the City's specifications and approved by City staff.
23. Drainage/Stormwater Management: The developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. The Homeowners Association (HOA) shall be responsible for maintenance of all stormwater ponds and drainage systems for private streets.
24. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
25. Fiber optic conduit and pull boxes may be required to be installed by the developer in the easements to extend the City's fiber optic network.
26. The developer reserves its rights, pursuant to Section 2-267 - Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the developer and the City may replace or supersede the conditions contained in the Planned Unit Development approved for development.

SECTION 7: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. Prior to the issuance of the first Certificate of Occupancy, a secondary entrance shall be constructed off Hartle Road for the residents of the development.
2. The developer shall dedicate on the final plat a 120-foot right-of-way for Hartle Road, necessary to accommodate permanent construction plus additional slope easements (not to exceed 100 feet in total width), in accordance with the preferred route outlined within Lake County's PD&E study for the realignment of Hartle Road. The slope easement shall be identified at preliminary plat and shown on the final plat. The developer shall coordinate with the County and City on alignment and grading of Hartle Road. The slope easement width will be adjusted with design plans approved by Lake County and the City.

In the alternative, the land within the slope easement area may be graded by the developer for future roadway alignment. With County approval of the grading plan and completion of grading work by the developer, the slope easement requirement may be deemed complete.

A waiver to Section 94-195(b)(3) of the Land Development Code is granted to allow cuts and fills of up to 'twenty (20) feet for the construction of Hartle Road to accommodate required road grades in consideration of the existing topography in the road right-of-way.

3. By virtue of the transportation system needs for the project, the developer shall dedicate on the Final Plat a 100-foot right-of-way for Hooks Street within the project boundary, from the northwest corner, along the north property line, to northeast corner of the project boundary. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements, not to exceed 100 feet in width, shall be provided. The slope easement shall be identified at Preliminary Plat and shown on the Final Plat. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City.
4. At the developer's option and approval by Lake County, the developer may construct Hartle Road a distance of approximately 4,365 feet from its proposed terminus, which is to be constructed in conjunction with Lake County Fire Station #90/Clermont Fire Station #104, to approximately 315 feet north of the southern project boundary. If the developer constructs Hartle Road, a developer's agreement between the County and the developer shall be executed for the construction of Hartle Road and for the allocation of transportation impact fee credits associated with the construction.

CITY OF CLERMONT
ORDINANCE NO. 2023-031

5. The developer shall accommodate stormwater retention capacity sufficient for Hartle Road and Hooks Street drainage requirements based on stormwater permitting requirements in place at the time of approval of this Planned Unit Development within the limits of drainage basin along the route alignments. The developer intends to utilize on-site ponds as an amenity and desires for the runoff to be treated to remove roadway debris collected. Therefore, the County shall provide pre-treatment of the water for debris, such as a skimmer, at the latest terminus before the runoff water enters the water body. At time of Hartle Road and Hooks Street final design, the County shall coordinate with the developer for final configuration of Hooks Street and Hartle Road roadway stormwater system connection to the on-site drainage system acceptable to both the County and the developer. The County shall bear the cost of the roadway drainage connection to the on-site stormwater system. The Hartle Road and Hooks Street stormwater sewer shall be separate from the Planned Unit Development stormwater system, unless a coordinate system design is provided by the developer. It shall be located within a drainage easement to Lake County having a straight alignment, direct access from County right-of-way and storm pipe not shared with developer's system. The County shall also have an easement over the shared stormwater ponds. The developer shall coordinate with the County on pretreatment design and construction.
6. A public hearing shall be required for the Island Boulevard right-of-way vacation. The developer will be responsible to submit and pay for the vacation petition request. The relocation of Island Boulevard shall not occur until the County has granted approval for the vacation through a public hearing. Approval of the road vacation is not guaranteed. Paved access shall be maintained to the existing developments along the current Island Boulevard. Before Island Boulevard right-of-way is vacated, new right-of-way must be dedicated and new road must be constructed and accepted by the County as a public roadway. The right-of- way vacation may be conditioned upon the new road alignment of Island Boulevard being constructed, open to traffic, and accepted by the County.
7. The developer, at its expense, shall be required to improve Emil Jahna Road from its project entrance north to State Road 50 and shall pay to modify the existing traffic signal, as needed, to accommodate turning movements from Emil Jahna Road onto State Road 50. Emil Jahna Road shall be improved to facilitate safe and efficient traffic flow from the project entrance to and including the intersection at State Road 50.

The improvements will consist of the following:

- a. Reconstructing the roadway to meet current standards,
- b. Turn lane improvements and any associated signal modifications at the intersection of Emil Jahna Road and State Road 50 as determined to be necessary by a transportation analysis to be approved by the applicable governmental agencies, the City, the County and/or Florida Department of Transportation,
- c. The reconfiguration of the westbound left-turn lane on State Road 50 to provide dual turning movements (removing the current striping to open the additional left-turn lane) as warranted by the traffic impact study, and



CITY OF CLERMONT
ORDINANCE NO. 2023-031

- d. A waiver to Section 110-194(3) and (4) of the Land Development Code is granted to allow construction of a 10-foot wide concrete sidewalk along only the west side of Emil Jahna Road to serve as a multipurpose path for both pedestrians and cyclists in lieu of in-street bikeways and five-foot wide sidewalks on both sides due to the constrained right-of-way width.
8. Sidewalks/Streets
- a. Sidewalks to be constructed on both sides of residential and commercial streets.
 - b. Streets shall have F-type curb and street pavement must be a minimum 24 feet wide.
 - c. Right-of-way width for residential streets must be a minimum 60 feet.
 - d. A waiver to Section 110-192(1) of the Land Development Code is granted to allow private streets with gates. Streets within the development will be gated and will be maintained by the developer or Homeowners Association.
 - e. A waiver to Section 110-195(b) of the Land Development Code is granted to allow construction of 20-foot-wide, one-way alleys with 12 feet of pavement as long as 20 feet of unobstructed emergency access is maintained, unless greater distances are warranted by fire code.
9. Roadway Lighting: The developer shall arrange with the power utility provider for installation of street lights along Emil Jahna Road. The cost of installation shall be paid by the developer, and the ongoing rental of lights shall be paid by the developer or WaterBrooke's Homeowner's Association.

SECTION 8: SCHOOLS

School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 9: LIGHTING

Exterior lighting shall be in accordance with the Land Development Code, as amended.

SECTION 10: FIRE PROTECTION AND EMERGENCY SERVICES ACCESS

Fire Protection and Emergency Services: Access and fire safety requirements of the development shall be provided in accordance with the Florida Fire Prevention Code and Land Development Code, as amended. A secondary emergency access approved by the City's fire marshal shall be designated and constructed prior to the issuance of the first building permit.

SECTION 11: CONCURRENCY MANAGEMENT REQUIREMENTS

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.



CITY OF CLERMONT
ORDINANCE NO. 2023-031

SECTION 12: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the developer shall be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit "A" – Overall Site Plan, prepared by Donald W McIntosh Associates, Inc., dated September 28, 2023 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as amended.
2. Planned Unit Development Expiration: Pursuant to Exhibit B4 of the Stipulated Settlement Agreement between the County and Nola Land Company, Inc., which was executed by the last party (Lake County) on July 26, 2011, the development described in Ordinance 2006-30 is vested for a period of 12 years from execution of the agreement. Accordingly, physical development of the Planned Unit Development shall commence by July 26, 2023. Failure to commence construction by July 26, 2023 shall cause the automatic revocation of this Ordinance. **[COMPLETED]**

SECTION 13: FUTURE AMENDMENTS TO STATUTES, CODE, PLANS, AND/OR REGULATIONS

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 14: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.
3. This Planned Unit Development shall endure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.



CITY OF CLERMONT
ORDINANCE NO. 2023-031

5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

SECTION 15: CONFLICT

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

SECTION 16: SEVERABILITY

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

SECTION 17: ADMINISTRATIVE CORRECTION

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

SECTION 18: RECORDING

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

SECTION 19: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-031

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 28th day of November 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

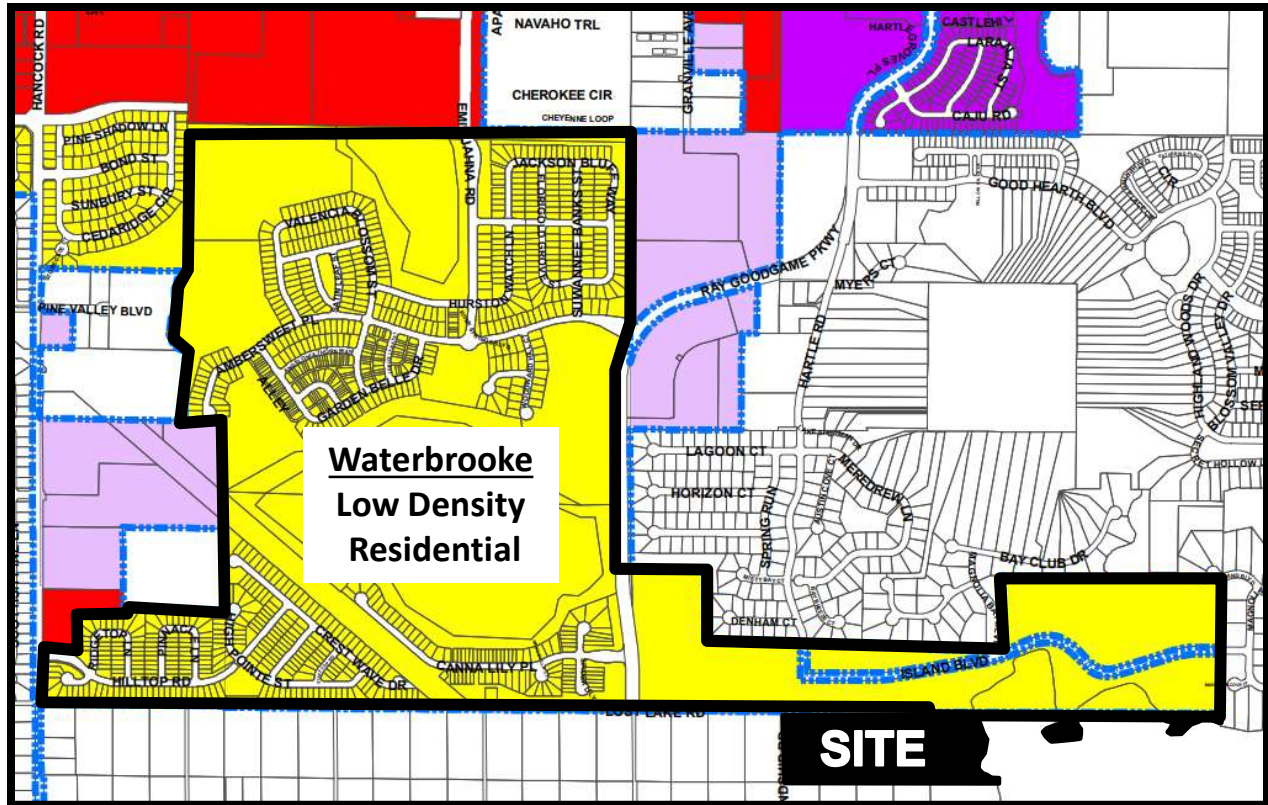
Approved as to form and legality:

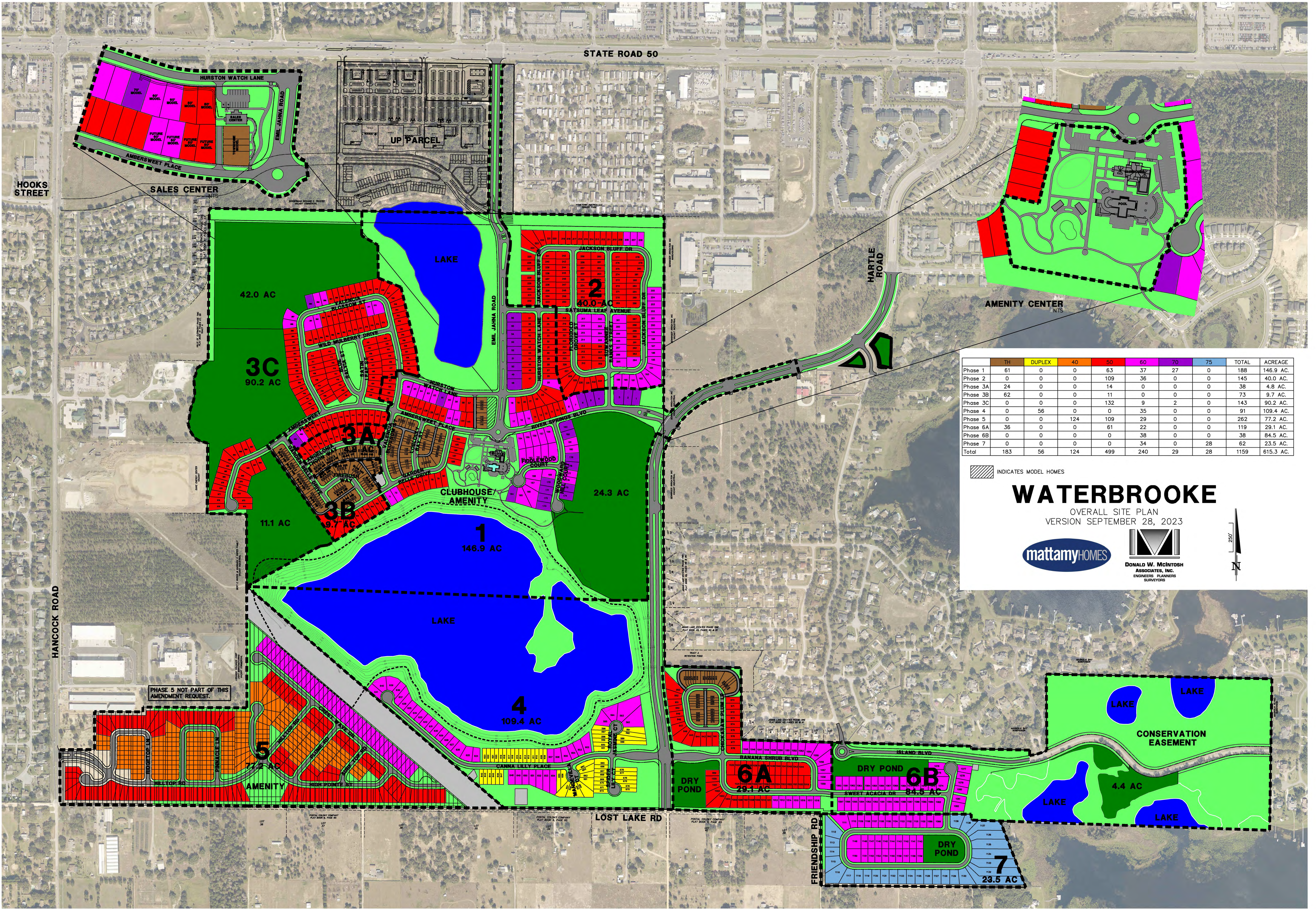
Daniel F. Mantzaris, City Attorney

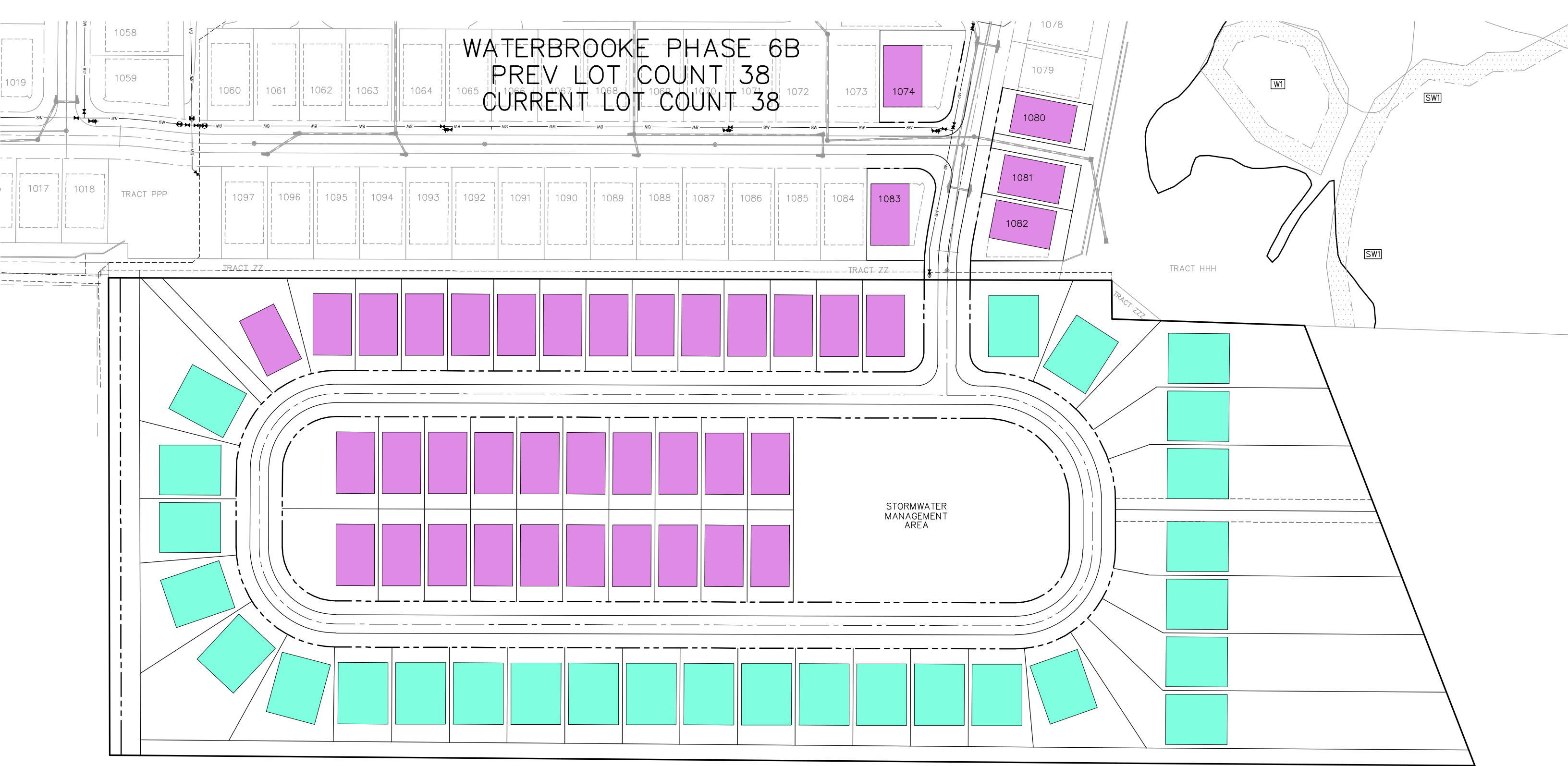
Exhibit - Location Map – Waterbrooke Phase 7



Exhibit – Future Land Use Map – Waterbrooke Phase 7







WATERBROOKE PHASE 7
62 UNITS (62 NET)
CONCEPT 16



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Waterbrooke Phase 7			
Applicant Mattamy Orlando, LLC			
Contact Person Jonathan D. Droor, PE, Assistant Vice President			
Address 2450 Maitland Center Parkway, Suite 300		City Maitland	State FL Zip 32751
Telephone 407-215-6264		Fax	
Email Jon.Droor@mattamycorp.com			
OWNER INFORMATION			
Owner's Name Friendship Capital Group, LLC			
Owner Address 103 Commerce Street, Suite 160		City Lake Mary	State FL Zip 32746
Telephone 407-548-6201		Email sidjaffer@yahoo.com	
PROPERTY INFORMATION			
Address of Subject Property Friendship Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached survey with legal description.			
Acreage ±23.955		Land Use (City verification required) Rural (County) / Low Density Residential (City-requested under separate application)	
Present Zoning (City verification required) A (County)		Proposed Zoning PUD (City)	



CITY OF CLERMONT REZONING APPLICATION

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

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved ±569-acre Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, Applications for Annexation, Comprehensive Plan Amendment and Rezoning in order to add the subject property to the Waterbrooke PUD and increase the number of residential units within the Waterbrooke PUD to 1,200.

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

Jonathan D. Droor, PE, Asst. VP

Applicant Name (print)

x

Applicant Name (signature)

Sadique Jaffer, Managing Member

Owner Name (print)

x

Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement. Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres.
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement. Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Waterbrooke Phase 7

Applicant: Mattamy Orlando, LLC

Contact Person: Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland **State:** FL **Zip:** 32751

Phone: 407-215-6264 **Fax:** _____

E-Mail: Jon.Droor@mattamycorp.com

OWNER: Friendship Capital Group, LLC

Address: 103 Commerce Street, Suite 160

City: Lake Mary **State:** FL **Zip:** 32746

Phone: 321-624-3126 **Fax:** _____

E-Mail: sidjaffer@yahoo.com

General Location: East side of Friendship Road, South of Lost Lake Road

Legal Description (include copy of survey): See attached - Alt Key #1412021

Property size (in acres or square feet): 23.955 ac.

Flood hazard area (yes) ☒ and approx. acreage 3.5 ac. (no) ☐

Existing (Actual) Land Use: Vacant Undeveloped

Existing Zoning: A (County)

Existing Future Land Use: Rural - Max 1 DU/5 Net Acres (County)

Proposed Future Land Use: Low Density Residential (City)

Type of development proposed: Single Family Residential



1.9 dwelling units/gross acre across

Proposed density (dwelling units/acre) or intensity: entire Waterbrooke PUD

Proposed Zoning District: PUD

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, an Application for Annexation, which requires that the City's Comprehensive Plan be amended to provide a City Future Land Use designation. Mattamy is also filing an Application for Rezoning in order to add the subject property to Waterbrooke PUD. Mattamy is requesting a City Future Land Use designation of Low Density Residential, which is consistent with the Future Land Use of the Waterbrooke PUD and compatible with the surrounding Lake County Future Land Use designations.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jonathan D. Droor, PE, Assistant Vice President, Mattamy Orlando, LLC, who being

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

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

Jonathan D. Droor, PE, Assistant Vice President

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of DECEMBER, 2022.



X Gillian T. Chung-Miller
Notary Public, State of Florida at Large

My Commission Expires: 02/26/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared
Sadique Jaffer, Managing Member, Friendship Capital Group, LLC, who being

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

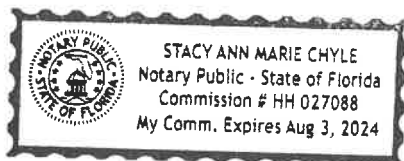
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Rural (County) to Low Density Residential (City) for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed Jonathan D. Droor, PE, Asst. VP
Mattamy Orlando, LLC 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.

Sadique Jaffer, Managing Member
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2022



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

My Commission Expires: 8/3/24



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. ☒ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. ☒ General application form (page 5).
3. ☒ Authorization for agent/owner representation (page 6)
4. ☒ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. ☒ Map showing general area of site for which Annexation is being requested.
6. ☒ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: _____

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Waterbrooke Phase 7

APPLICANT: Mattamy Orlando, LLC - Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

Applicant is: Owner: ☐ Agent: ☐ Purchaser: ☒ Lessee: ☐ Optionee: ☐

OWNER: Friendship Capital Group, LLC - Sadique Jaffer, Managing Member

Address: 103 Commerce Street, Suite 160

City: Lake Mary State: FL Zip: 32746

Phone: 407-548-6201 Fax: _____

AGENT NAME (Affidavit required): Mattamy Orlando, LLC - Jonathan D. Droor, PE, Asst. VP

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

E-Mail: Jon.Droor@mattamycorp.com

Property address and/or general location: Friendship Road, Clermont, FL 34711

Alt Key #1412021

Area of property: 23.955 +/- acres, and/or 1,043,480 +/- sq. ft.

The property is PRESENTLY used for: Vacant Undeveloped

The property is PROPOSED to be used for: Low Density Residential



Existing Lake County Land Use* : Rural

Existing Lake County Zoning* : A

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: None

State the reason or basis for this request: _____

Planned Residential Development / Expansion of Waterbrooke PUD

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 35, Township 22, Range 26

See attached boundary survey with legal description.

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 15TH day of DECEMBER, 2022.

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

Jonathan D. Droor, PE, Assistant Vice President

Landowner (Petitioner)

12/15/2022

Date

Gillian T. Chung-Miller
Notary Public

02/26/2023

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: _____

Before me, the undersigned authority personally appeared Sadique Jaffer, Managing Member
Friendship Capital Group, LLC (owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Planned Residential Development
3. That said authority (owner) has appointed (agent's name) Jonathan D. Droor, PE,
Assistant Vice President, Mattamy Orlando, LLC to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

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

X _____ X _____
Owner (signature) Agent's (signature)

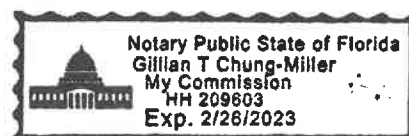
Sworn to and subscribed before
me this 9 day of December,
2022.

Stacy Ann Marie Chyle
Notary Public, State of FL
My commission expires: 8/3/24

Sworn to and subscribed before
me this 15th day of DECEMBER,
2022.

Gillian T. Chung-Miller
Notary Public, State of FL
My commission expires: 02/26/2023

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



LEGAL NOTICE

On Tuesday, November 7, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, November 28, 2023 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2023-031

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

LOCATION

Vacant parcel located southeast
of the Friendship Road and Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres



LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTH-WEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 23.955 ACRES, MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY REZONING

**From: Urban Estate Low Density Residential UE
To: Planned Unit Development PUD**

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, November 7, 2023		
Agenda Item Name		
Resolution No. 2023-041R <i>Plaza Collina PUD Amendment (CUP)</i>		
Requested Action		
Recommend approval of Resolution 2023-041R.		
Staff Report		
The applicant, KPM Franklin, is requesting to amend the Plaza Collina Planned Unit Development (Resolution 2015-08) to allow for internal shared drive isles and reduced landscape buffers for parcels identified as Pods F and H within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.  The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district. The site is proposing restaurants, offices and other commercial uses. The applicant indicates the shared driveways will allow interconnectivity to the maximum extent feasible and decrease the number of driveway cuts along the north frontage road. When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2023-041R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	2023-041R Plaza Collina CUP (PODS F & H)	2023-041R Plaza Collina CUP (PODS F & H).docx
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Plaza Collina Master Plan	06 Conceptual Plan.pdf
4.	2023.10.19_Plaza Collina PUD Site Plan V2	2023.10.19_Plaza Collina PUD Site Plan V2.pdf
5.	08 Plaza Collina Survey	08 Plaza Collina Survey.pdf
6.	01 PUD Amendment Application	01 PUD Amendment Application.pdf
7.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
RESOLUTION NO. 2023-041R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AMENDMENT TO THE PLAZA COLLINA PLANNED UNIT DEVELOPMENT (RESOLUTION NO. 2015-08), TO ALLOW FOR SHARED INTERNAL DRIVEWAYS AND INTERNAL LANDSCAPE BUFFERS TO BE LESS THAN THE MINIMUM CODE REQUIREMENTS FOR PARCELS IDENTIFIED AS PODS F AND H, WITHIN A PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held November 7, 2023, recommended approval of this Conditional Use Permit to allow for an amendment to the Planned Unit Development (PUD), at the following location:

LOCATION:

Vacant parcel within the Plaza Collina Development
Located on the north side of State Road 50, east of Magnolia Pointe Boulevard
and west of Lake Boulevard.
Alternate Key 3938032, 3938034 and 3938035

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

WHEREAS, the applicant has applied for a Conditional Use Permit for the use of shared internal driveways and internal landscape buffers to be less than the minimum requirements of the land development regulations; the subject parcel is part of the Plaza Collina Planned Unit Development Master Plan (Resolution No. 2015-08);

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

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

This application for a Conditional Use Permit is to allow for an amendment to the PUD for the use of shared internal driveways and internal landscape buffers to be less than the minimum requirements of the land development regulations, be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2023-041R

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. 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.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. 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.



CITY OF CLERMONT
RESOLUTION NO. 2023-041R

9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
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.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This amendment to the Planned Unit Development (PUD) to allow for shared internal driveways and to allow the internal landscape buffers to be less than the minimum requirements for Section 123-43 (D) Perimeter Landscape Buffers between abutting properties for Pods identified as F & H of the Planned Unit Development.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by KPM Franklin, with a date of October 19, 2023, Exhibit A. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the City's Architectural Design Standards and Land Development Regulations.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2023-041R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of November, 2023.

CITY OF CLERMONT

Tim Murry, Mayor

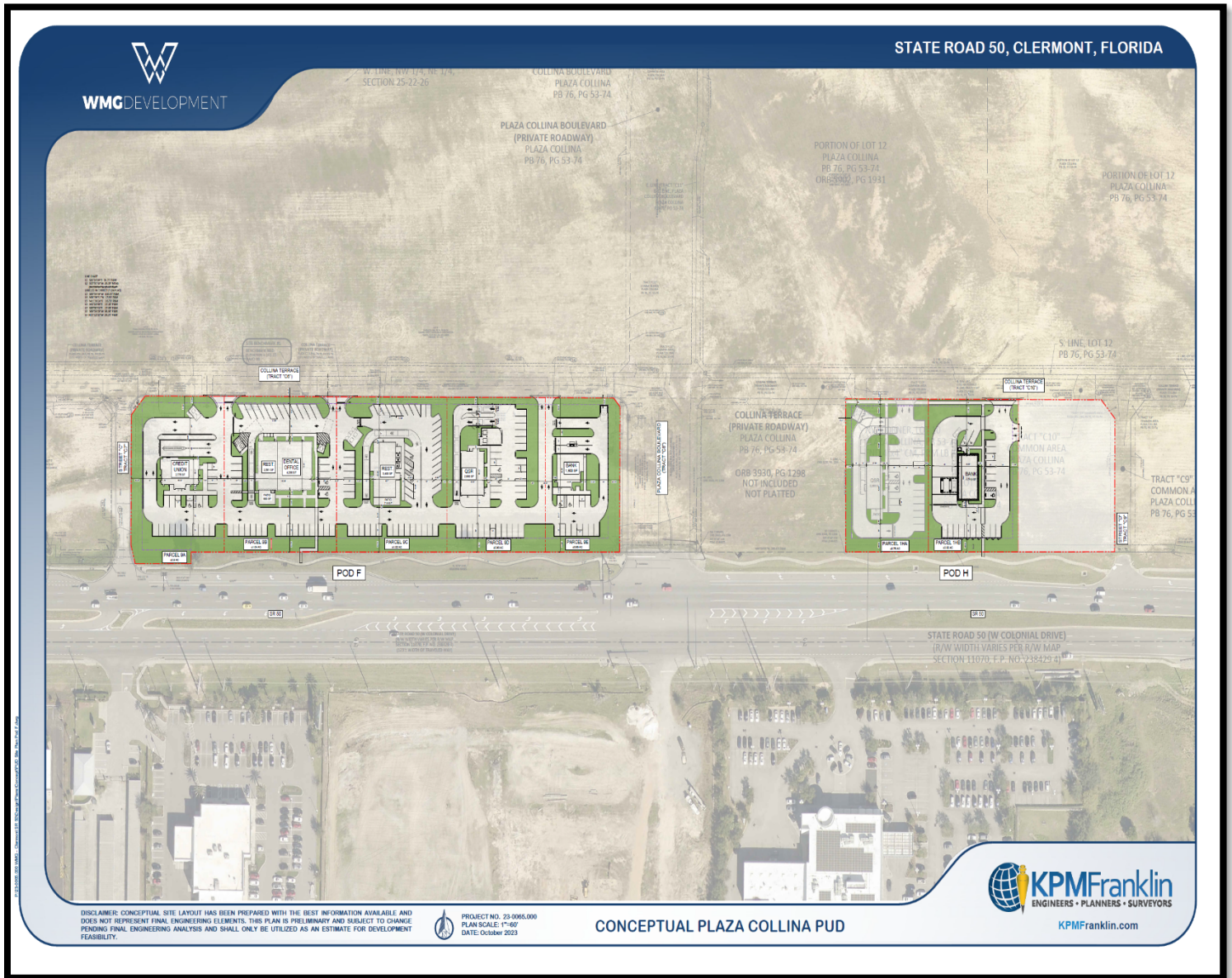
ATTEST:

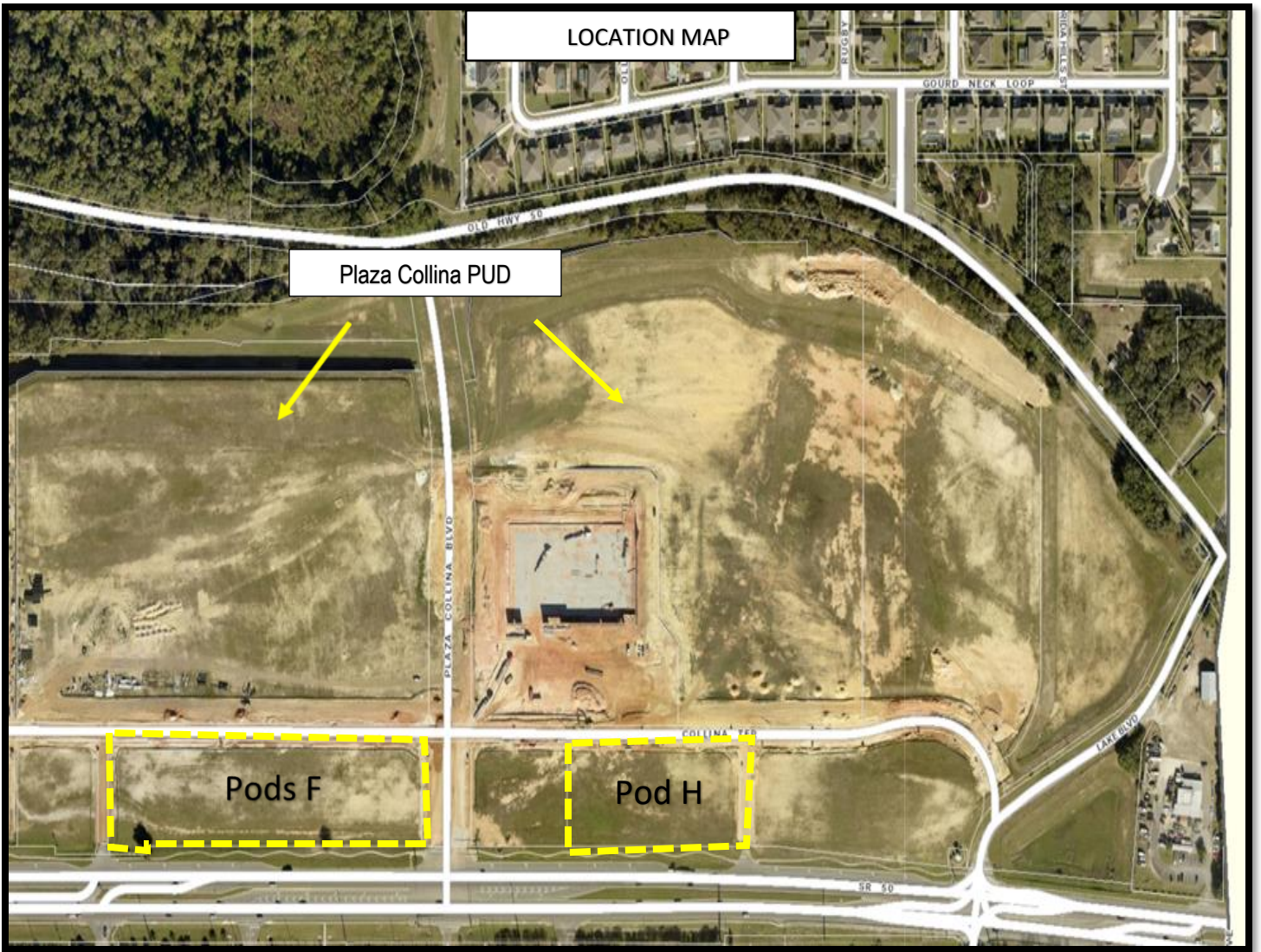
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

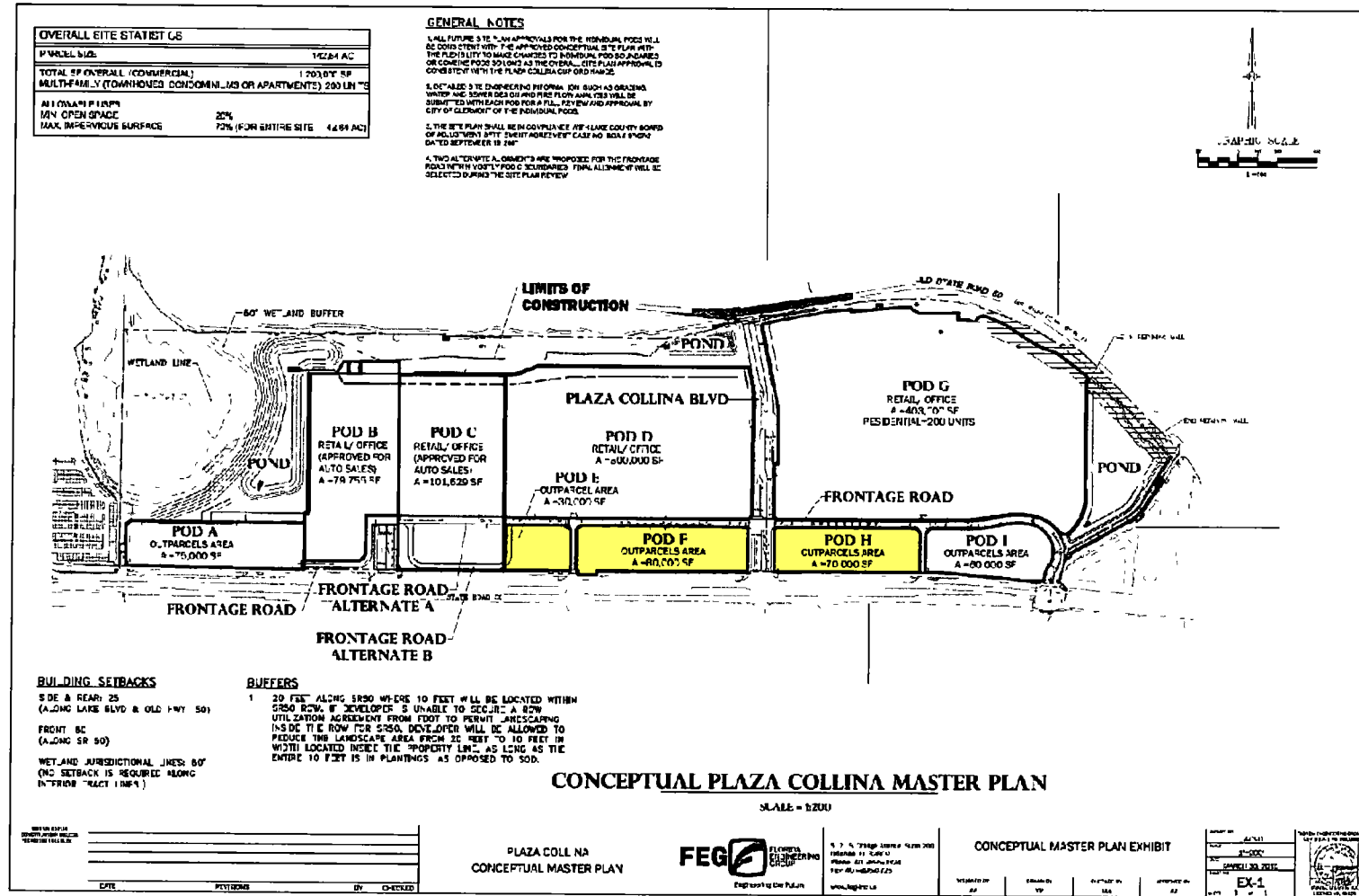
Daniel F. Mantzaris, City Attorney

Exhibit A – Preliminary Conceptual Site Plan





CITY OF CLERMONT
RESOLUTION NO. 2015-08





DISCLAIMER: CONCEPTUAL SITE LAYOUT HAS BEEN PREPARED WITH THE BEST INFORMATION AVAILABLE AND DOES NOT REPRESENT FINAL ENGINEERING ELEMENTS. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ENGINEERING ANALYSIS AND SHALL ONLY BE UTILIZED AS AN ESTIMATE FOR DEVELOPMENT FEASIBILITY.



PROJECT NO. 23-0065.000
PLAN SCALE: 1"=60'
DATE: October 2023

CONCEPTUAL PLAZA COLLINA PUD



KPMFranklin.com

PLAZA COLLINA

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DESCRIPTION

A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S89°27'24"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 2,690.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S89°25'47"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 50.07 FEET; THENCE N79°05'09"E A DISTANCE OF 434.24 FEET; THENCE N79°00'45"E A DISTANCE OF 556.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1861.14 FEET, A CHORD BEARING OF N86°37'49"E, A CHORD DISTANCE OF 284.43 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'53", A DISTANCE OF 284.70 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'05", A DISTANCE OF 254.46 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1413.77 FEET, A CHORD BEARING OF S65°42'58"E, A CHORD DISTANCE OF 457.92 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'24", A DISTANCE OF 459.94 FEET TO A NON-TANGENT POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S89°25'47"E ALONG SAID NORTH LINE A DISTANCE OF 65.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1378.71 FEET, A CHORD BEARING OF S48°23'22"E, A CHORD DISTANCE OF 158.59 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'39", A DISTANCE OF 158.68 FEET TO A POINT OF TANGENCY; THENCE S45°05'32"E A DISTANCE OF 542.37 FEET TO THE NORTHWESTERLY MOST CORNER OF LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976: (1) S49°18'35"W ALONG THE NORTHWEST LINE OF SAID LANDS A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LANDS; (2) S40°41'25"E ALONG THE SOUTHWEST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LANDS; (3) N49°18'35"E ALONG THE SOUTHEAST LINE OF SAID LANDS A DISTANCE OF 25.02 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD PER "A REPLAT OF EDGEWATER BEACH", RECORDED IN PLAT BOOK 10, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD: (1) S31°24'39"W A DISTANCE OF 328.14 FEET; (2) S48°56'05"W A DISTANCE OF 104.19 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11070, F.P. NO. 238429 4: (1) S61°12'47"W A DISTANCE OF 366.55 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF S33°16'54"W, A CHORD DISTANCE OF 168.63 FEET, (2) RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°51'45", A DISTANCE OF 175.50 FEET TO A NON-TANGENT POINT; THENCE S21°13'59"W A DISTANCE OF 11.08 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 5276, PAGE 976: (1) N02°04'08"E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; (2) N87°55'49"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; (3) S02°04'08"W ALONG THE WEST LINE OF SAID LANDS

A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (WEST COLONIAL DRIVE) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 11070, F.P. NO. 238429 4: (1) N87°55'49"W A DISTANCE OF 0.79 FEET; (2) N84°37'49"W A DISTANCE OF 469.80 FEET; (3) S89°59'09"W A DISTANCE OF 579.04 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 1298, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 1298: (1) N00°00'00"W ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 224.78 FEET TO THE NORTHEAST CORNER OF SAID LANDS; (2) N89°48'40"W ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 251.36 FEET; (3) S41°39'24"W ALONG SAID NORTH LINE A DISTANCE OF 17.10 FEET; (4) S00°11'20"W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 212.90 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (WEST COLONIAL DRIVE): (1) S89°59'09"W A DISTANCE OF 892.74 FEET; (2) S00°00'51"E A DISTANCE OF 17.00 FEET; (3) S89°59'09"W A DISTANCE OF 250.03 FEET; (4) N00°00'51"W A DISTANCE OF 17.00 FEET; (5) S89°59'09"W A DISTANCE OF 1,349.34 FEET; (6) N89°06'32"W A DISTANCE OF 820.80 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE N00°40'13"E ALONG SAID WEST LINE A DISTANCE OF 1,183.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,151,000 SQUARE FEET OR 141.208 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S89°27'24"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 2,690.20 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE S89°25'47"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 50.07 FEET; THENCE N79°05'09"E A DISTANCE OF 434.24 FEET; THENCE N79°00'45"E A DISTANCE OF 556.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1861.14 FEET, A CHORD BEARING OF N86°37'49"E, A CHORD DISTANCE OF 284.43 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'53", A DISTANCE OF 284.70 FEET TO A POINT OF TANGENCY; THENCE S88°59'15"E A DISTANCE OF 67.39 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1045.00 FEET, A CHORD BEARING OF S82°00'43"E, A CHORD DISTANCE OF 253.83 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'05", A DISTANCE OF 254.46 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1413.77 FEET, A CHORD BEARING OF S65°42'58"E, A CHORD DISTANCE OF 457.92 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'24", A DISTANCE OF 459.94 FEET TO A NON-TANGENT POINT ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE S89°25'47"E ALONG SAID NORTH LINE A DISTANCE OF 65.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1378.71 FEET, A CHORD BEARING OF S48°23'22"E, A CHORD DISTANCE OF 158.59 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'39", A DISTANCE OF 158.68 FEET TO A POINT OF TANGENCY; THENCE S45°05'32"E A DISTANCE OF 542.37 FEET TO THE NORTHWESTERLY MOST CORNER OF LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976, PUBLIC RECORDS LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S45°05'32"E A DISTANCE OF 39.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE BOULEVARD PER "A REPLAT OF EDGEWATER BEACH", RECORDED IN PLAT BOOK 10, PAGE 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S21°24'39"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 3.14 FEET TO THE EAST CORNER OF SAID LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS BOOK 5276, PAGE 976; THENCE N40°42'43"W ALONG THE NORTHEAST LINE OF SAID LANDS A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 60 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1: COVER, DESCRIPTION AND DEDICATION
SHEET 2: KEY MAP AND DETAIL PAGE
SHEETS 3, 4 & 5: LOT DETAIL PAGES
SHEETS 6 - 21: EASEMENT DETAIL PAGES
SHEET 22: NOTES AND VICINITY MAP

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAZA COLLINA DEDICATION

AS TO LOT 1 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Fifty West Realty, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this 22 day of Nov, 2021.

OWNER: Fifty West Realty, LLC

By: Thomas Kovatch
Thomas Kovatch, Manager

SIGNED IN THE PRESENCE OF:

Sign ISS DIWUOLIO Sign Kimberly Reynolds
Print Name Print Name

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of November, 2021, by Thomas Kovatch, Manager of Fifty West Realty, LLC, who is personally known to me or has produced as identification.

Signature of Notary
David Bornstein
PRINT NAME
My Commission Number: 66163460
My commission expires: 3/16/22

PLAZA COLLINA DEDICATION

AS TO LOT 4 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Don Mealey Automotive, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this 19 day of November, 2021.

OWNER: Don Mealey Automotive, LLC

By: Donald C. Mealey
Donald C. Mealey, President

SIGNED IN THE PRESENCE OF:

Sign Edward Amey Sign BEVIN G. WESLEY
Print Name Print Name

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of November, 2021, by Donald C. Mealey, President of Don Mealey Automotive, LLC, who is personally known to me or has produced as identification.

Signature of Notary
David Bornstein
PRINT NAME
My Commission Number: 66163460
My commission expires: 3/16/22

PLAZA COLLINA DEDICATION

AS TO LIFT STATION TRACTS 1, 2 & 3, AND TRACTS C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13 & S1 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina Common Area Holdings, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this 21 day of September, 2021.

OWNER: Plaza Collina Common Area Holdings, LLC

By: Andrew S. Dubill
Owner

SIGNED IN THE PRESENCE OF:

Sign David Bornstein Sign Nancy MATTESON
Print Name Print Name

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of September, 2021, by Andrew Dubill, who is personally known to me or has produced as identification.

Signature of Notary
Connie Cummins
PRINT NAME
My Commission Number: 66163460
My commission expires: 3/16/22

PLAZA COLLINA DEDICATION

AS TO LOTS 5 & 6 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Hyundai of Central Florida, LLC, a Florida limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this 7 day of December, 2021.

OWNER: Hyundai of Central Florida, LLC

By: Gerald L. Mullinax
Gerald L. Mullinax, Manager

SIGNED IN THE PRESENCE OF:

Sign JOSEPH H. O'BEARIN Sign STEVEN J. FRANCOIS
Print Name Print Name

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of December, 2021, by Gerald L. Mullinax, Manager of Hyundai of Central Florida, LLC, a Florida limited liability company, who is personally known to me or has produced as identification.

Signature of Notary
David Bornstein
PRINT NAME
My Commission Number: 66163460
My commission expires: 3/16/22

PLAT BOOK 76 PAGE 53

PLAZA COLLINA DEDICATION

AS TO LOTS 2, 7, 8, 9, 10, 11, & 12, AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this 21 day of September, 2021.

OWNER: Plaza Collina (Orlando) ASL VI, L.L.P.

By: Avanti Properties Group II, L.L.P.

By: Avanti Management Corporation

By: Andrew Dubill, Executive Vice President

SIGNED IN THE PRESENCE OF:

Sign David Bornstein Sign Nancy MATTESON
Print Name Print Name

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of Sept, 2021, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, on behalf of Avanti Properties Group II, L.L.P., on behalf of Plaza Collina (Orlando) ASL VI, L.L.P., who is personally known to me or has produced as identification.

Signature of Notary
Connie Cummins
PRINT NAME
My Commission Number: 66163460
My commission expires: 3/16/22

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Plating, Florida Statutes, and that said land is located in the City of Clermont, Lake County, Florida.

Dated: 8/31/21

Registration Number: LB #4475

Attest: Ronald K. Smith
RONALD K. SMITH, PSM #5797
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the 14 day of Sept, 2021 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within 365 days from the date of approval by said City of Clermont, Florida

Attest: Tracy A. House
City Clerk
Print Name
City of Clermont:
Mayor Tim Murphy
Print Name

CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER

Pursuant to Section 177.081 Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Plating, Florida Statutes, and find said plat complies with the technical requirement of that Chapter, provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature of Notary
JENNINGS E. GRIFFIN
PRINT NAME
Date 08/31/21
Registration Number 154486

CERTIFICATE OF CLERK

I, HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on File No. _____

Clerk of the Circuit Court
In and for Lake County, Florida

Date

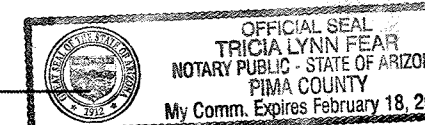
NOT REQUIRED

SHEET 1 OF 22



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

Signature of Notary
Theresa Fear
PRINT NAME
My Commission Number: 5102409
My commission expires: FEB 18, 2022



ACCURIGHT

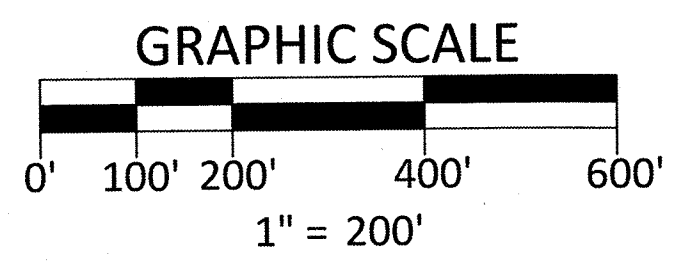
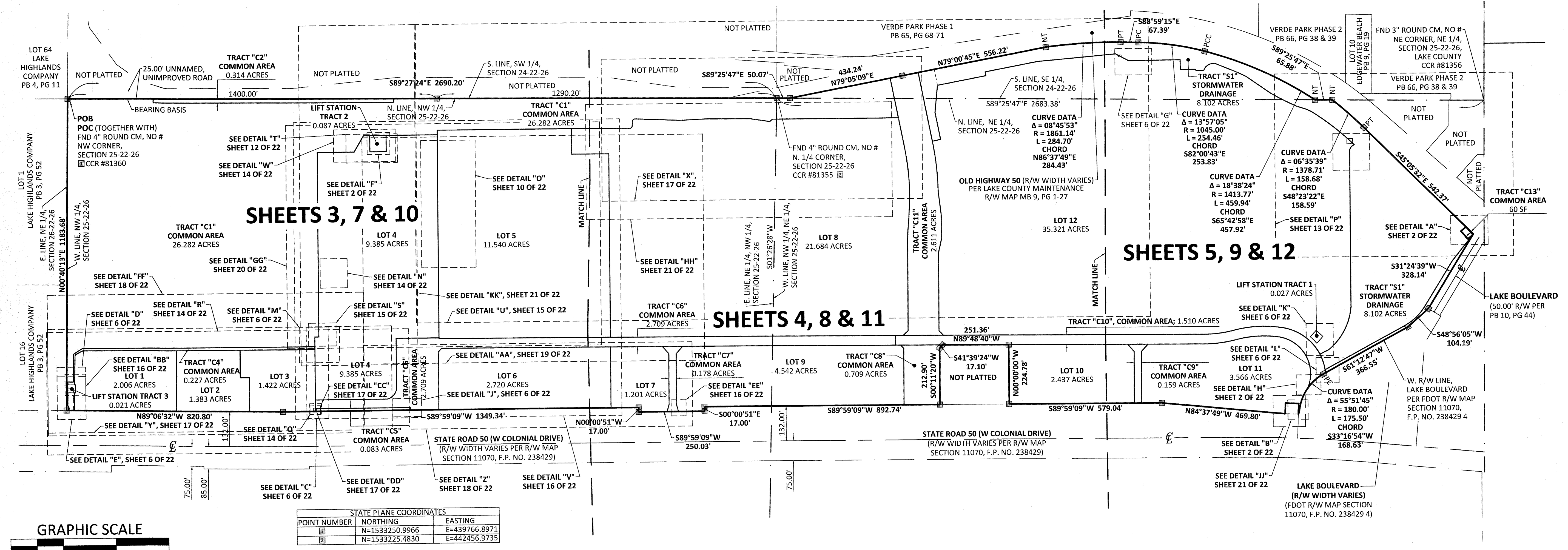
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PHONE: (407) 894-6314

PLAZA COLLINA

PLAT BOOK 76 PAGE 54

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

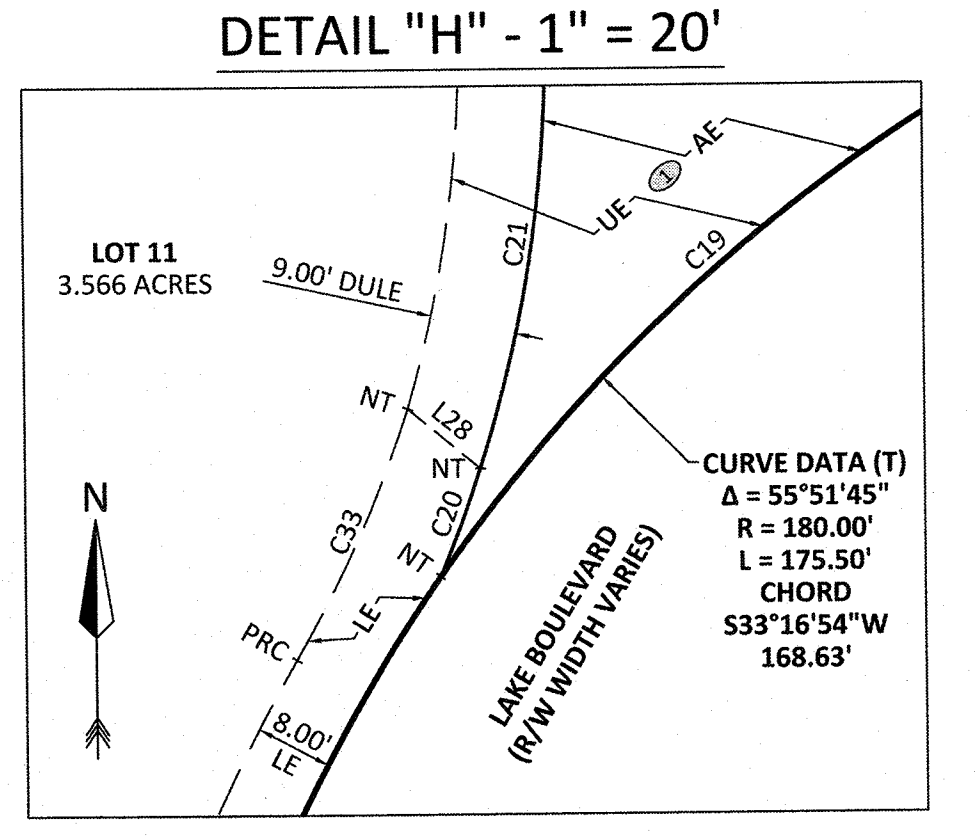
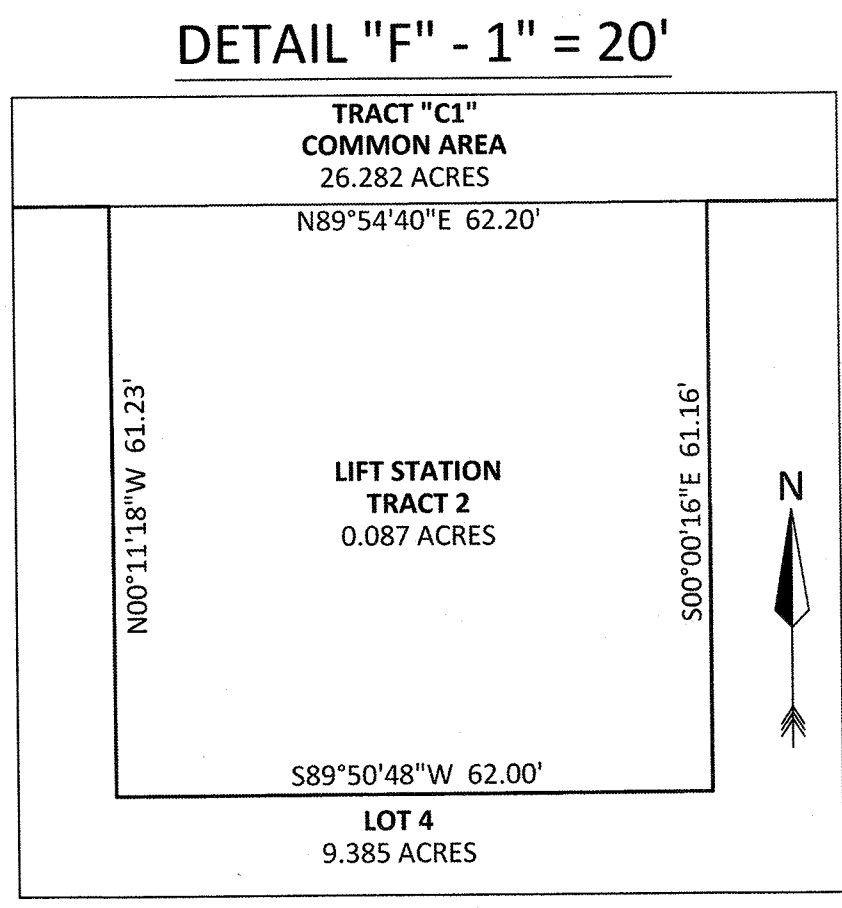
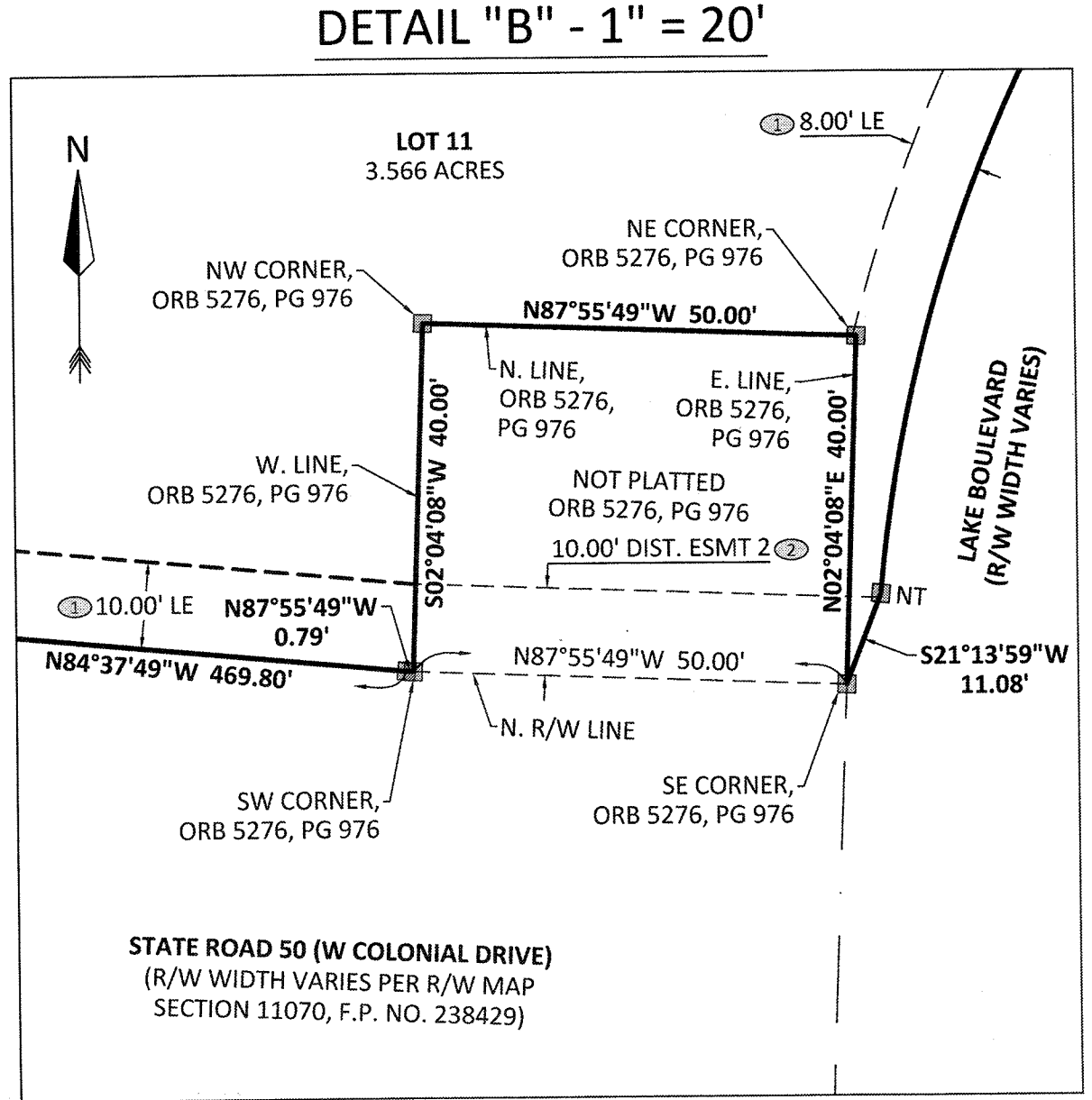
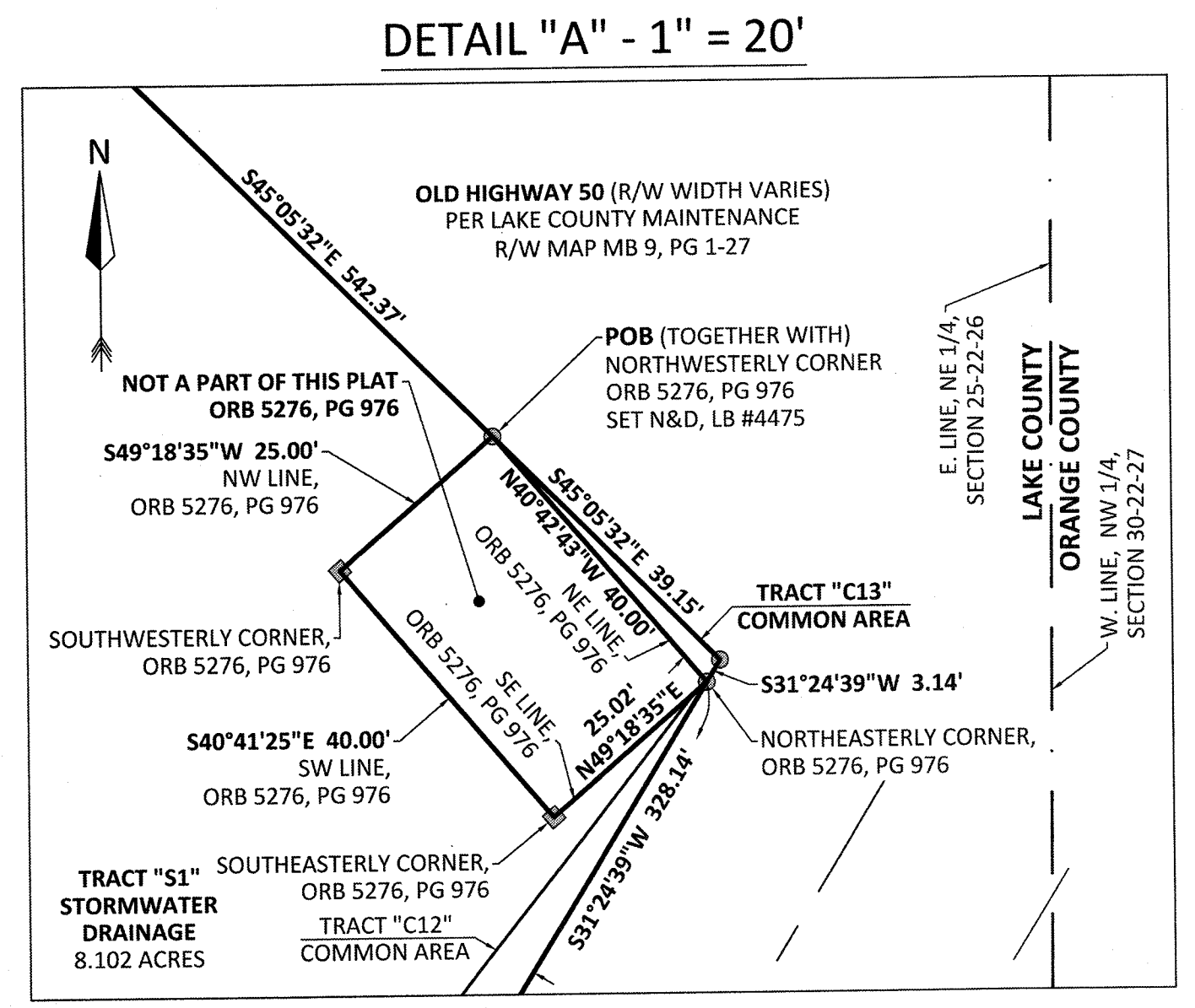
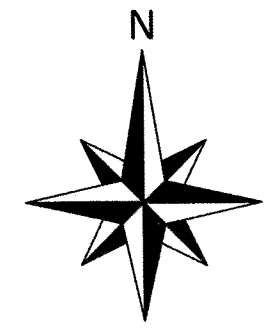
KEY MAP



STATE PLANE COORDINATES		
POINT NUMBER	NORTHING	EASTING
1	N=1533250.9966	E=439766.8971
2	N=1533225.4830	E=442456.9735

LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT IDENTIFIER NUMBER
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- T - TOTAL
- 1 - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 2 - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



1 - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.
2 - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LINE CHART		CURVE CHART		CHORD	
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	BEARING	CHORD DISTANCE
C19	25°56'49"	180.00'	81.51'	S48°14'23"W	80.82'
C20	05°06'51"	133.51'	11.92'	N20°27'39"E	11.91'
C21	100°20'52"	142.00'	248.70'	N32°01'58"W	218.11'
C23	12°17'28"	133.00'	28.53'	S24°20'03"W	28.48'



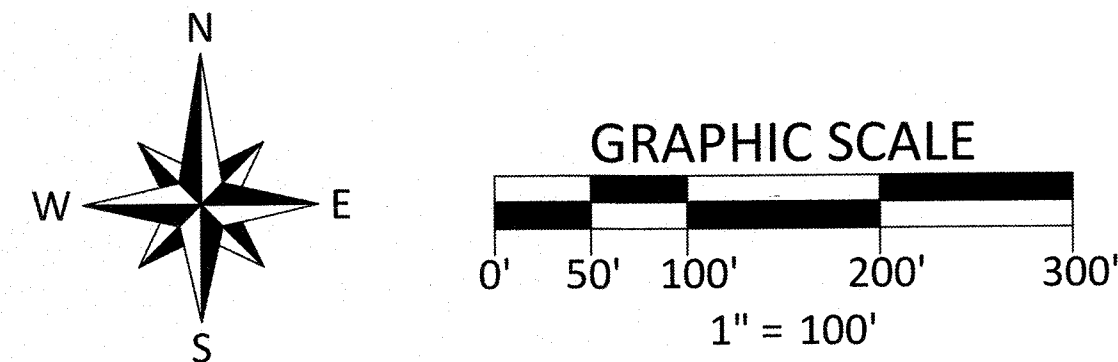
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PHONE: (407) 894-6314

PLAZA COLLINA

PLAT BOOK **76** PAGE **55**

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LOT DETAIL PAGE



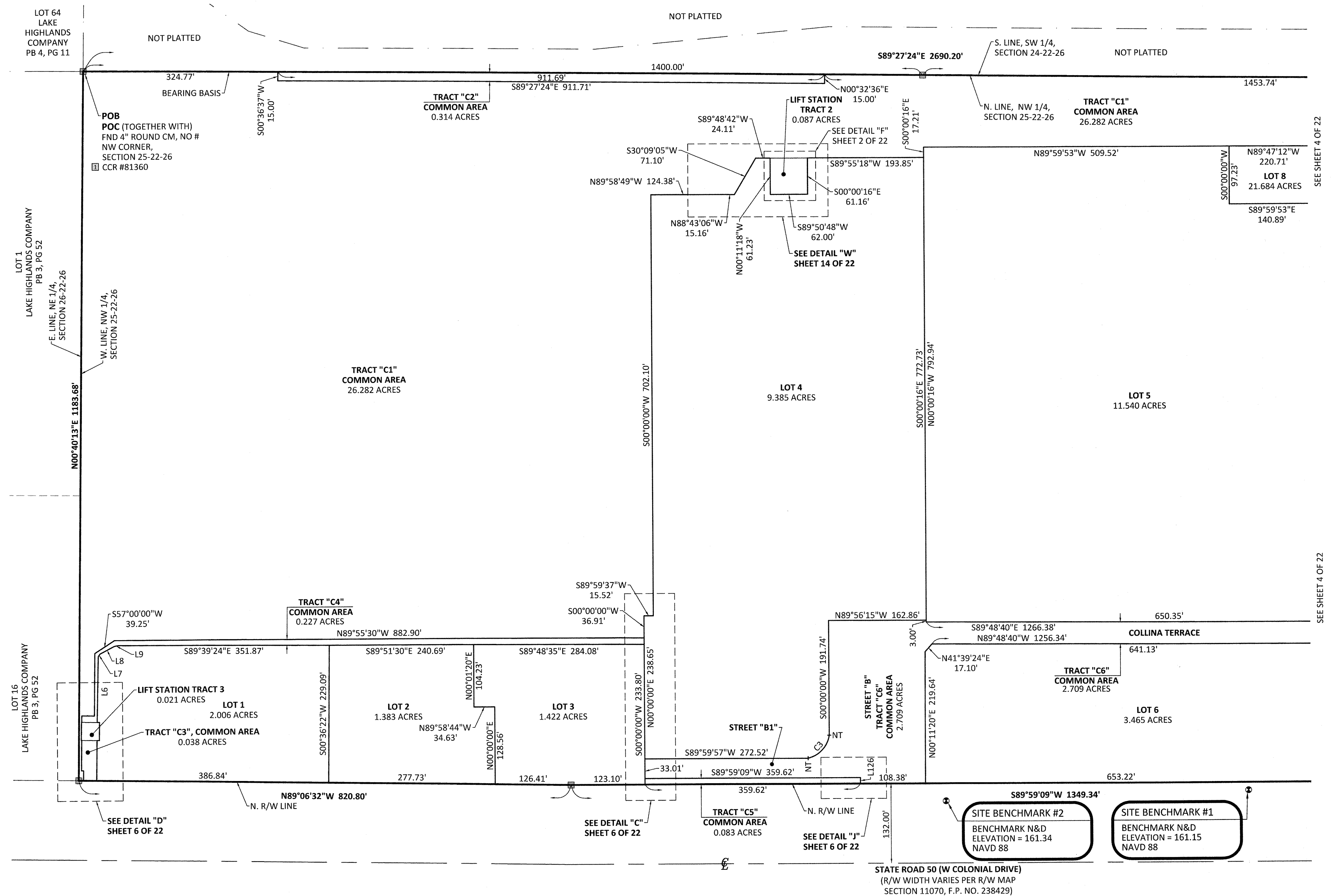
LINE CHART

L6	N01°14'43"E	104.82'
L7	N35°58'50"E	5.40'
L8	N62°10'13"E	26.93'
L9	N78°40'48"E	6.62'
L126	N00°00'51"W	10.00'

NO.	CENTRAL ANGLE	CURVE RADIUS	CHART ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	68°51'06"	46.05'	55.33'	S43°08'12"W	52.06'

LEGEND

AE - ACCESS EASEMENT
CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DIST. ESMT - DISTRIBUTION EASEMENT
DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
E - EASEMENT IDENTIFIER NUMBER
ESMT - EASEMENT
FND - FOUND
LB - LICENSED BUSINESS
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POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR & MAPPER
PT - POINT OF TANGENCY
R/W - RIGHT-OF-WAY
RWE - RETAINING WALL EASEMENT
T - TOTAL
(T) - A 4"x4" CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
O - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.





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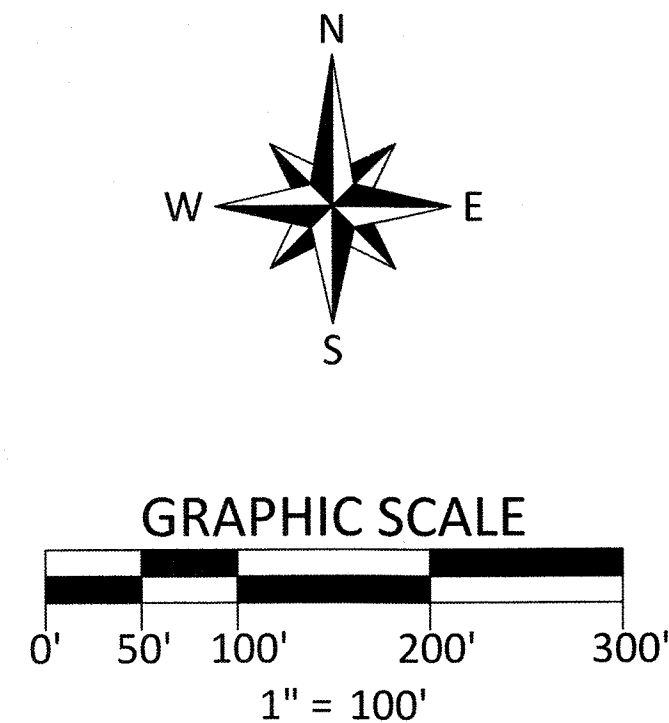
PLAZA COLLINA

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LOT DETAIL PAGE

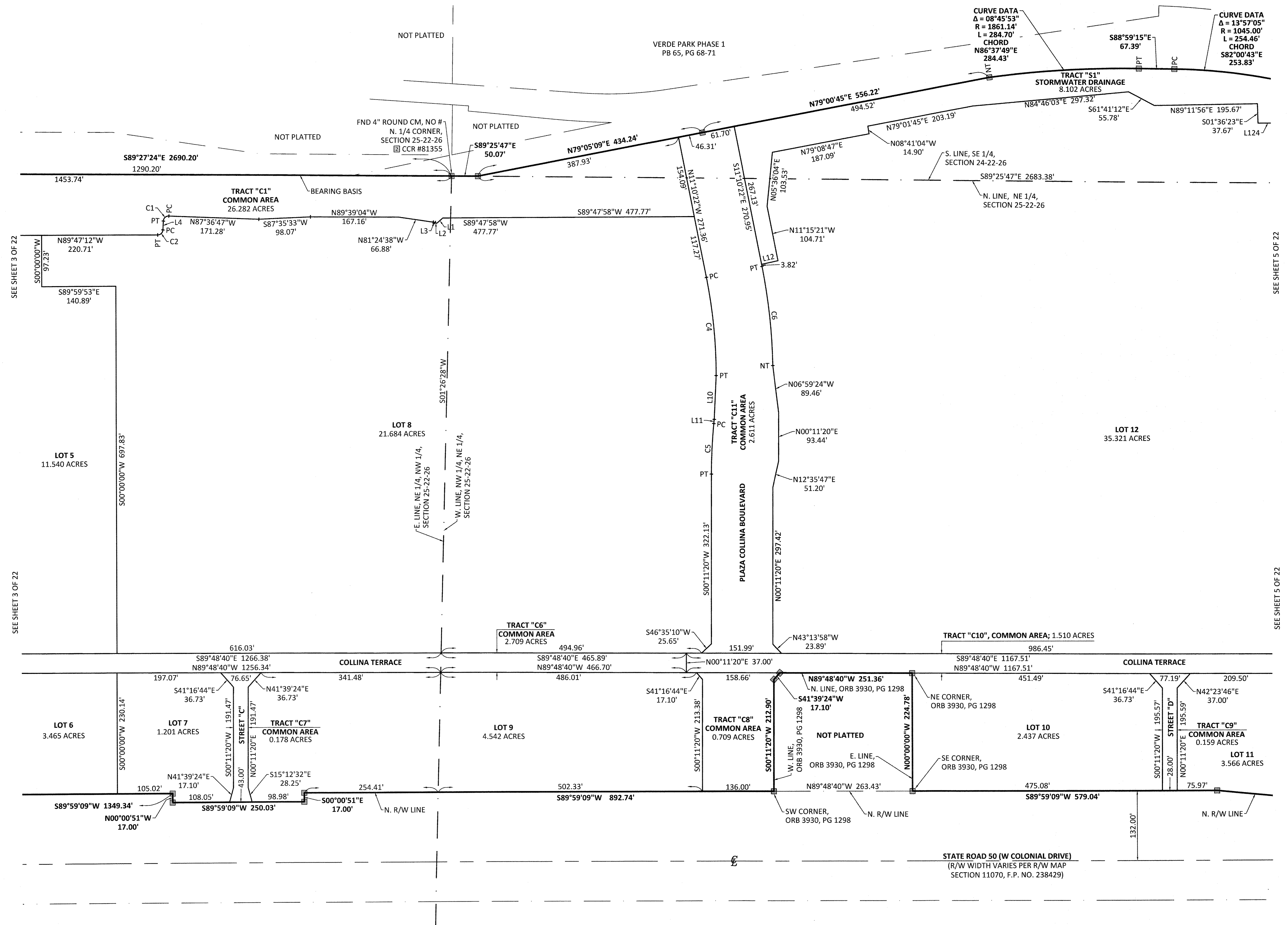
LINE CHART					
L1	S49°13'17"W	15.06'			
L2	N68°52'32"W	3.63'			
L3	N77°11'41"W	3.63'			
L4	S03°08'29"W	16.70'			
L10	S02°40'10"W	83.45'			
L11	S05°54'55"W	8.05'			
L12	N77°25'02"E	32.00'			
L124	N89°49'50"E	56.05'			

CURVE CHART					
NO.	CENTRAL ANGLE	ARC		CHORD BEARING	CHORD DISTANCE
		RADIUS	LENGTH		
C1	89°14'45"	10.00'	15.58'	S47°45'51"W	14.05'
C2	87°04'19"	10.00'	15.20'	S46°40'39"W	13.78'
C4	11°21'23"	946.00'	187.50'	S05°29'40"E	187.20'
C5	05°26'54"	1015.00'	96.52'	S02°54'47"W	96.48'
C6	10°18'06"	1054.00'	189.51'	N06°01'18"W	189.25'



LEGEND

- AE - ACCESS EASEMENT
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C - CENTERLINE SYMBOL
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DE - DRAINAGE EASEMENT
DIST. ESM - DISTRIBUTION EASEMENT
DULE - DRAINAGE, UTILITY,
AND LANDSCAPE EASEMENT
ID - EASEMENT IDENTIFIER NUMBER
ESMT - EASEMENT
FND - FOUND
LB - LICENSED BUSINESS
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■ - A 4"x4" CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
● - A NAIL WITH A DISC WITH MARKED "PRM LB
4475", UNLESS OTHERWISE NOTED.



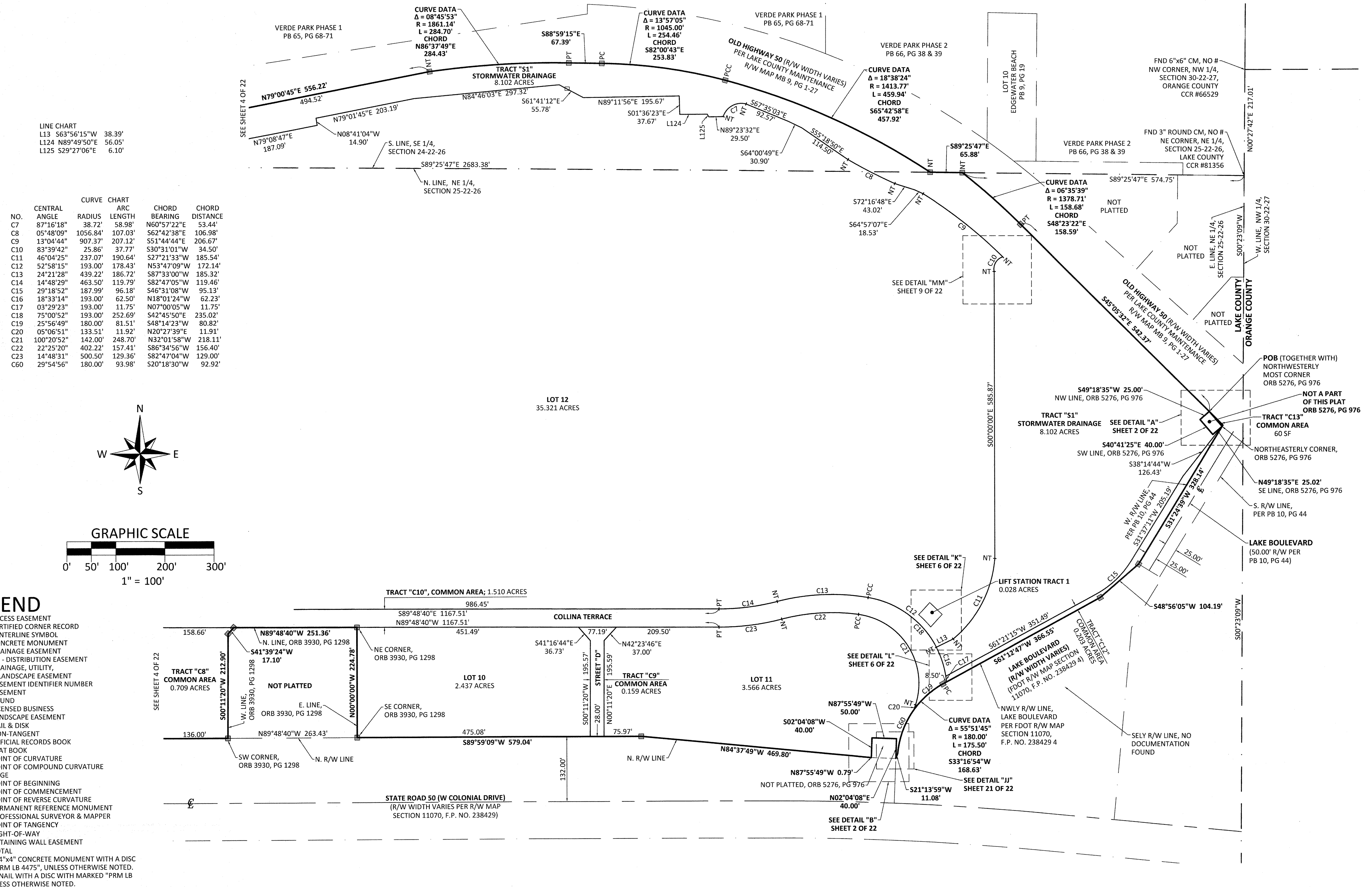
SHEET 4 OF 22



PLAZA COLLINA

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LOT DETAIL PAGE





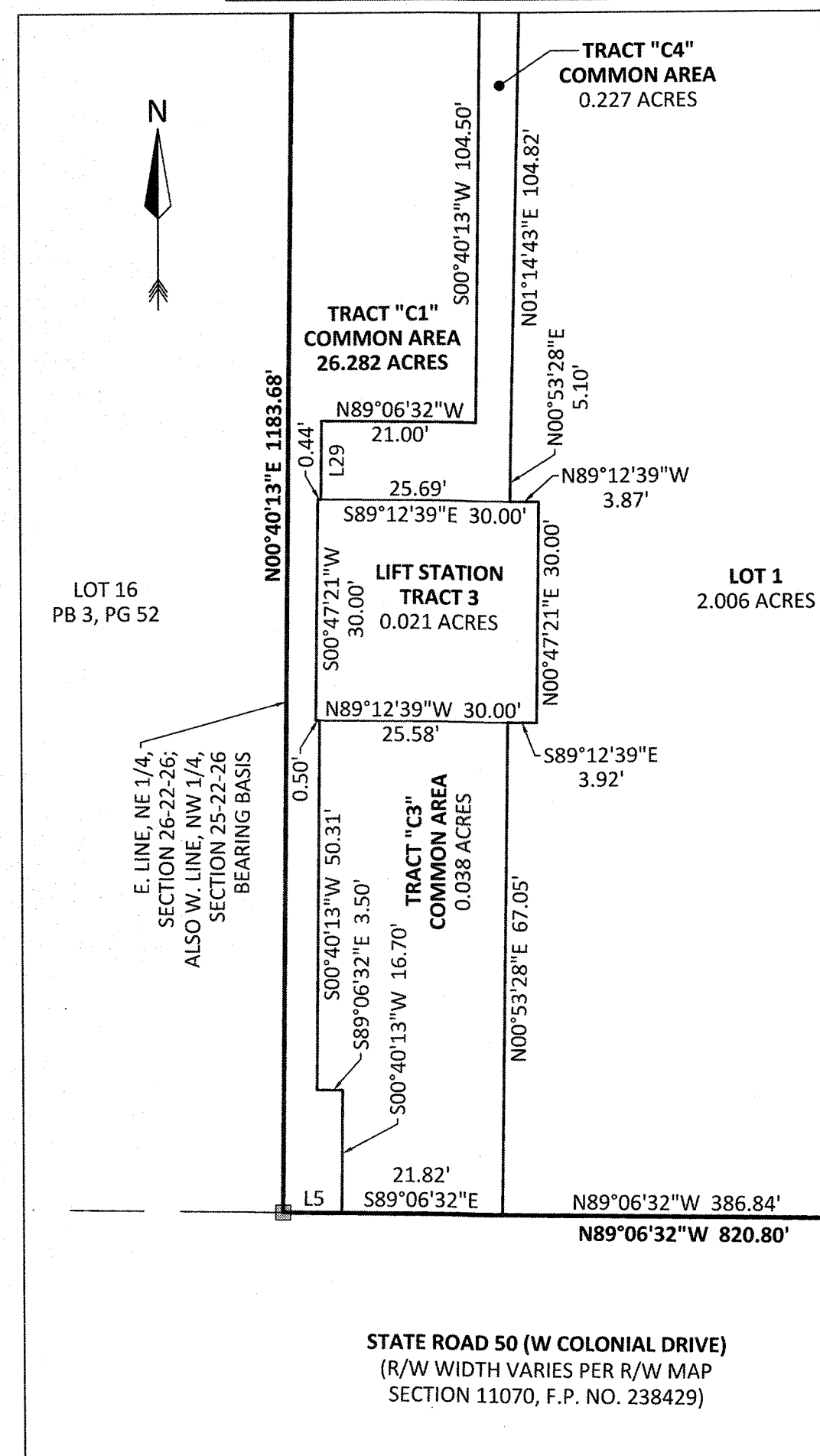
PLAZA COLLINA

PLAT BOOK **76** PAGE **58**

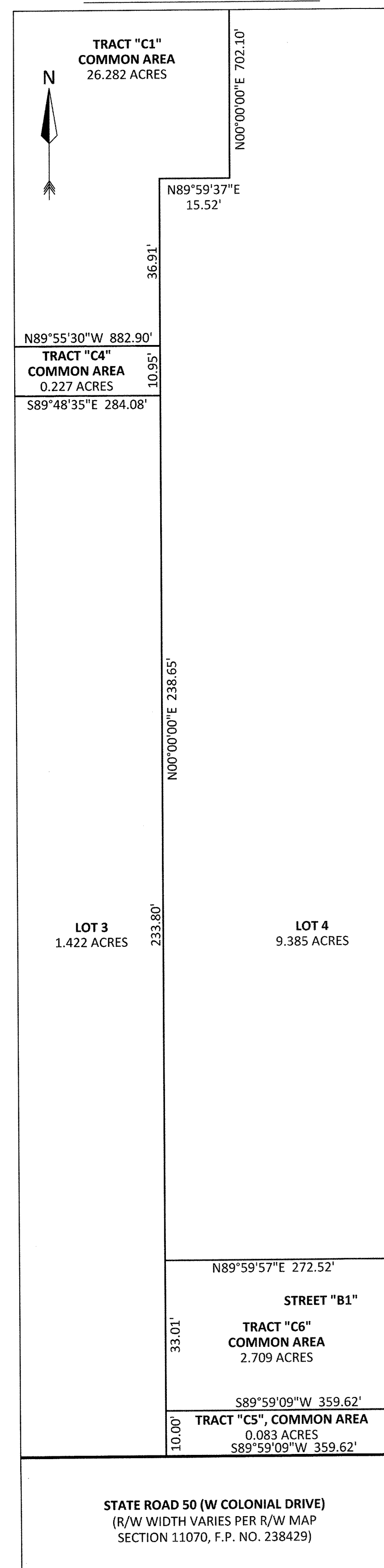
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LOT AND EASEMENT DETAIL PAGE

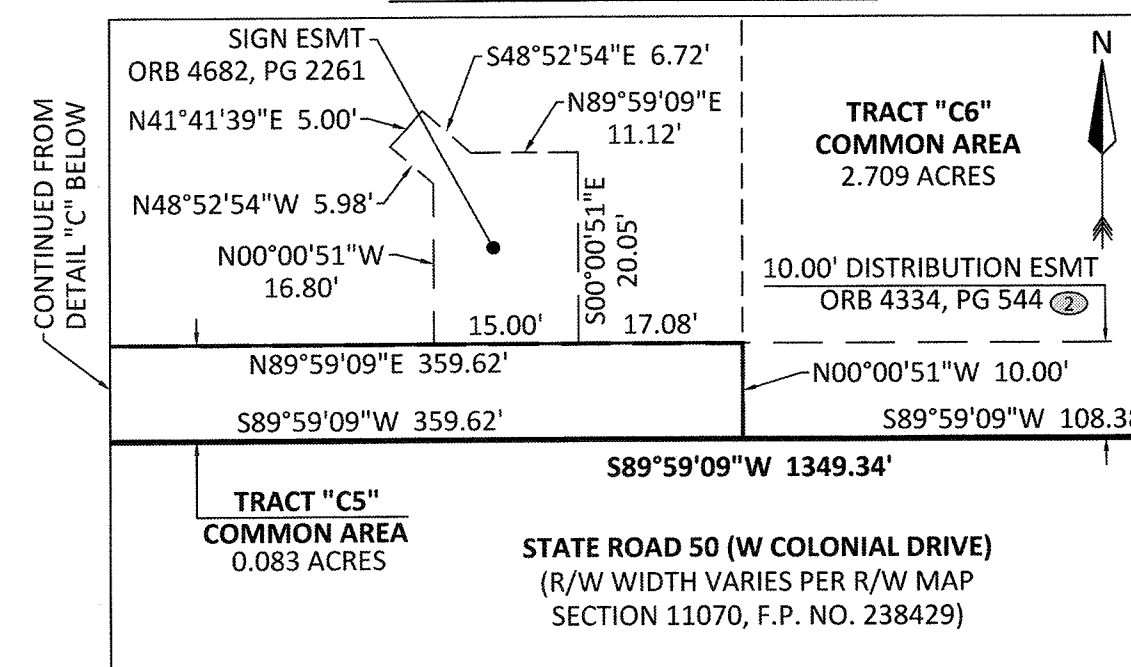
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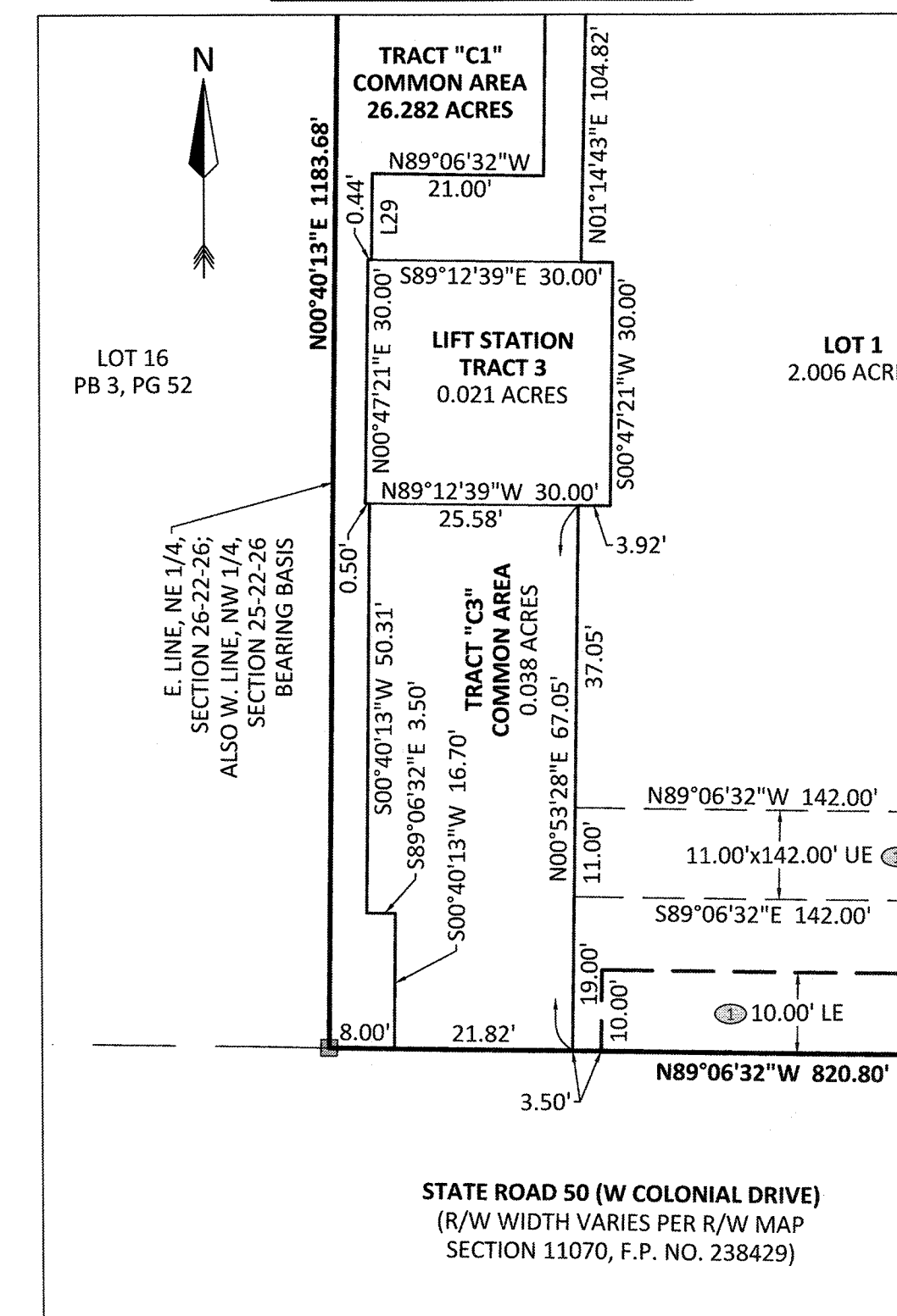
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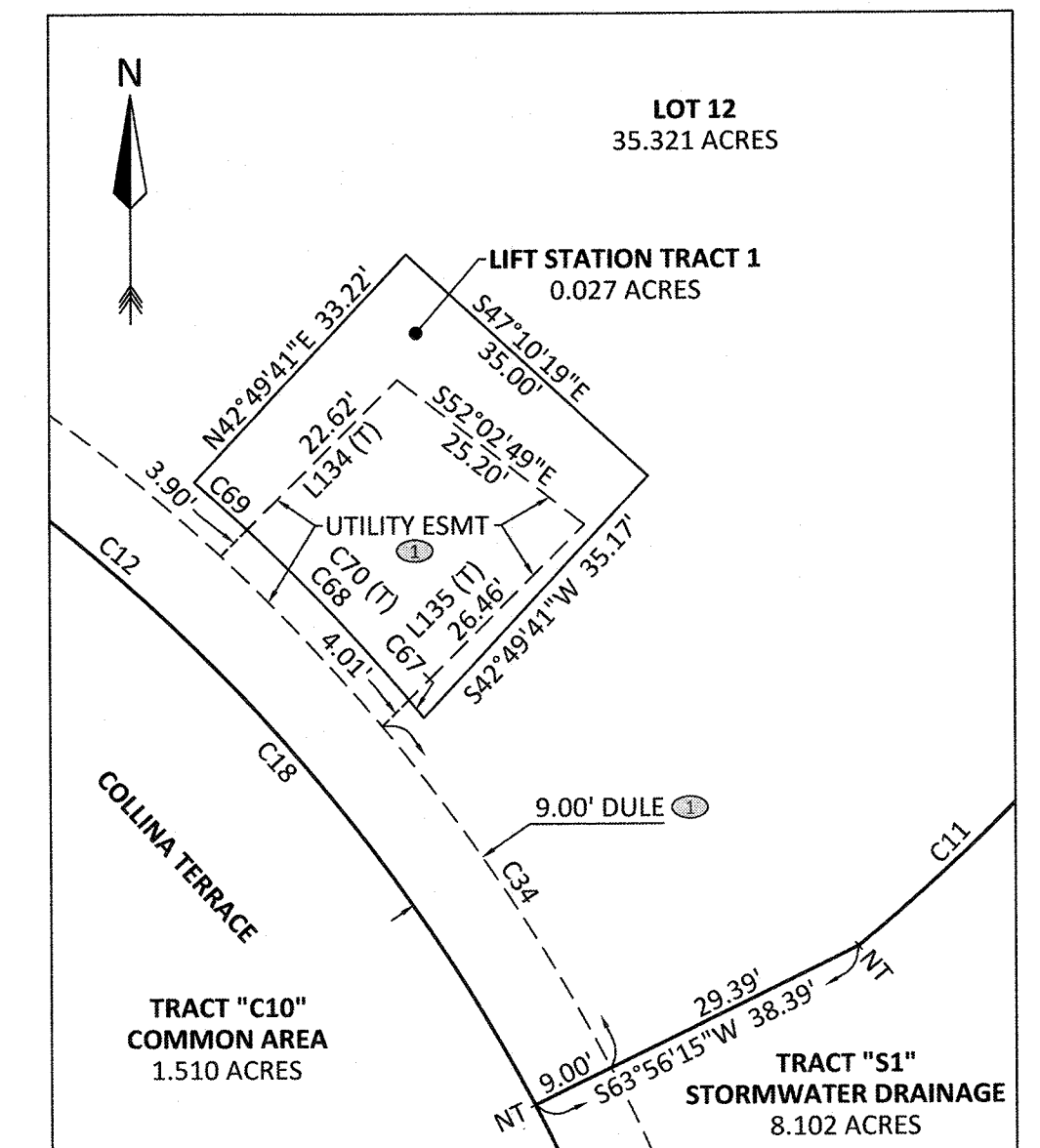
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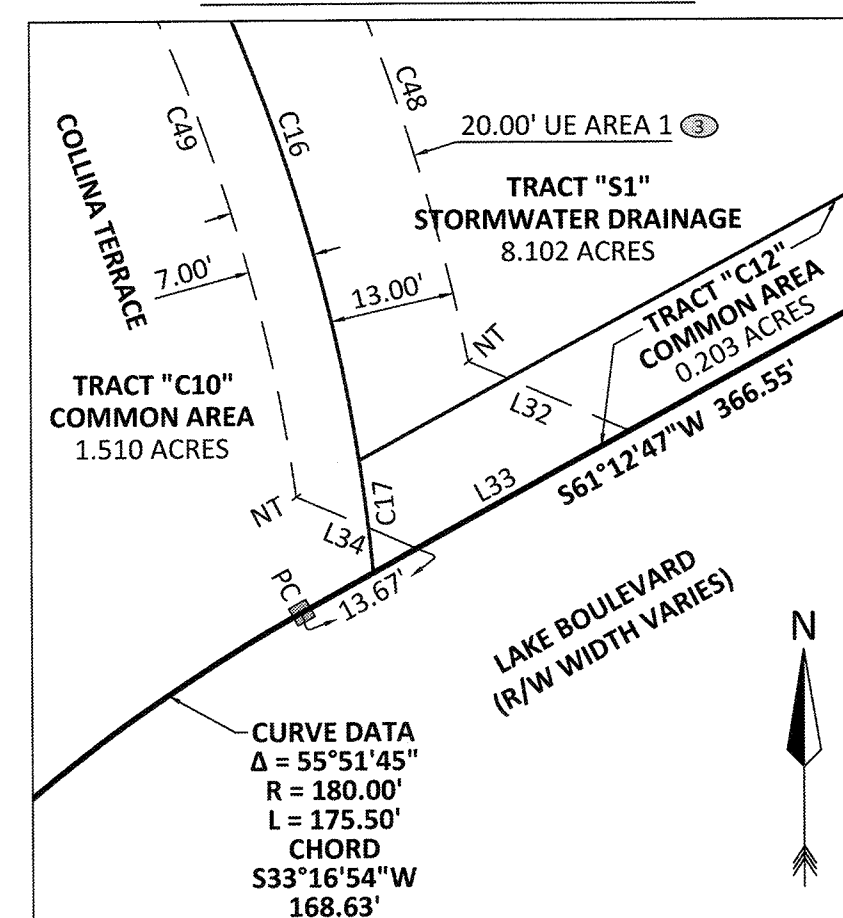


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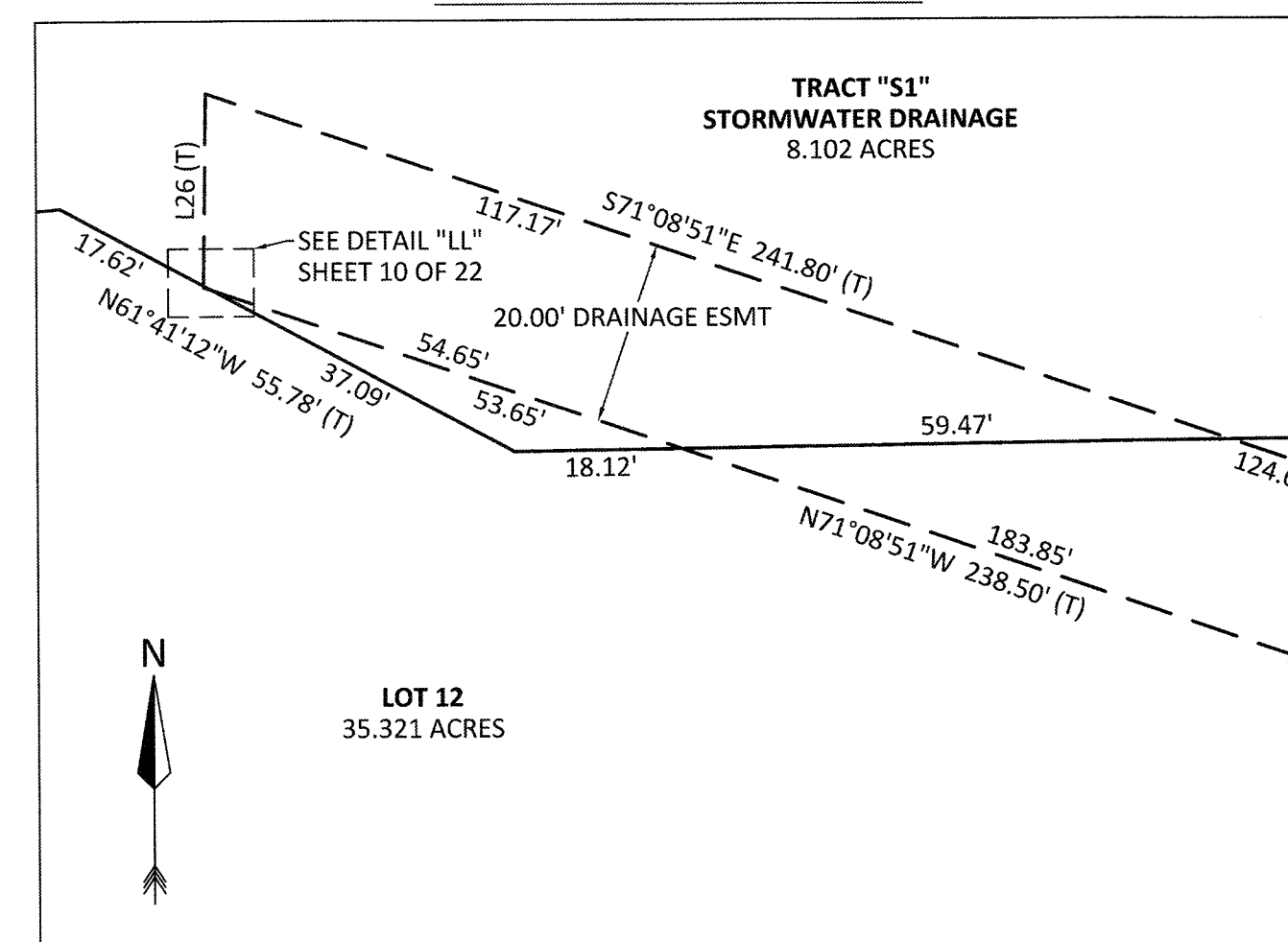


Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.
Ⓣ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Ⓤ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

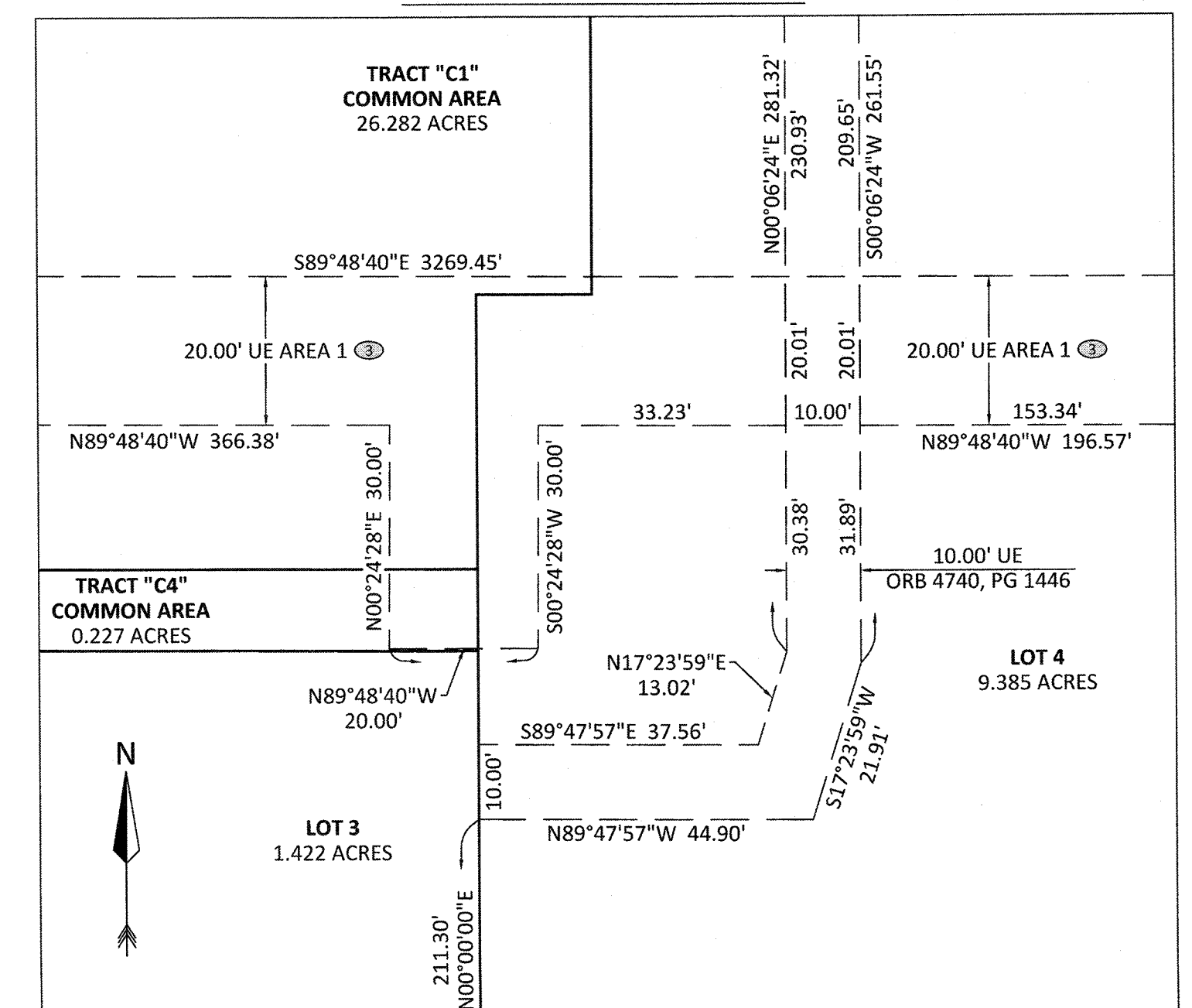
DETAIL "L" - 1" = 20'



DETAIL "G" - 1" = 20'



DETAIL "M" - 1" = 20'



LEGEND

AE - ACCESS EASEMENT
CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
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DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
Ⓢ - EASEMENT IDENTIFIER NUMBER
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Ⓢ - A 4"x4" CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
Ⓢ - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

NO.	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	46°04'25"	237.07'	190.64'	S27°21'33"W	185.54'
C12	52°58'15"	193.00'	178.43'	N53°47'09"W	172.14'
C16	18°33'14"	193.00'	62.50'	N18°01'24"W	62.23'
C17	03°29'23"	193.00'	11.75'	N07°00'05"W	11.75'
C18	75°00'52"	193.00'	252.69'	S42°45'50"E	235.02'
C34	12°27'32"	202.00'	43.92'	N33°28'33"W	43.84'
C48	69°07'43"	206.00'	248.54'	S45°39'14"E	233.74'
C49	72°18'37"	186.00'	234.74'	N44°03'48"W	219.47'
C67	00°41'50"	206.00'	2.51'	N39°27'31"W	2.51'
C68	06°57'38"	206.00'	25.03'	N43°17'15"W	25.01'
C69	02°06'14"	206.00'	7.56'	N47°49'11"W	7.56'
C70	09°45'42"	206.00'	35.10'	N43°59'27"W	35.05'

LINE CHART	CHORD DISTANCE
L5 N89°06'32"W	8.00'
L26 N00°47'35"E	21.04'
L29 S00°40'13"W	10.69'
L32 S66°33'40"E	18.25'
L33 S61°12'47"W	25.30'
L34 N66°33'40"W	13.62'
L134 N45°05'19"E	26.51'
L135 S45°05'19"W	30.47'

ACCURIGHT

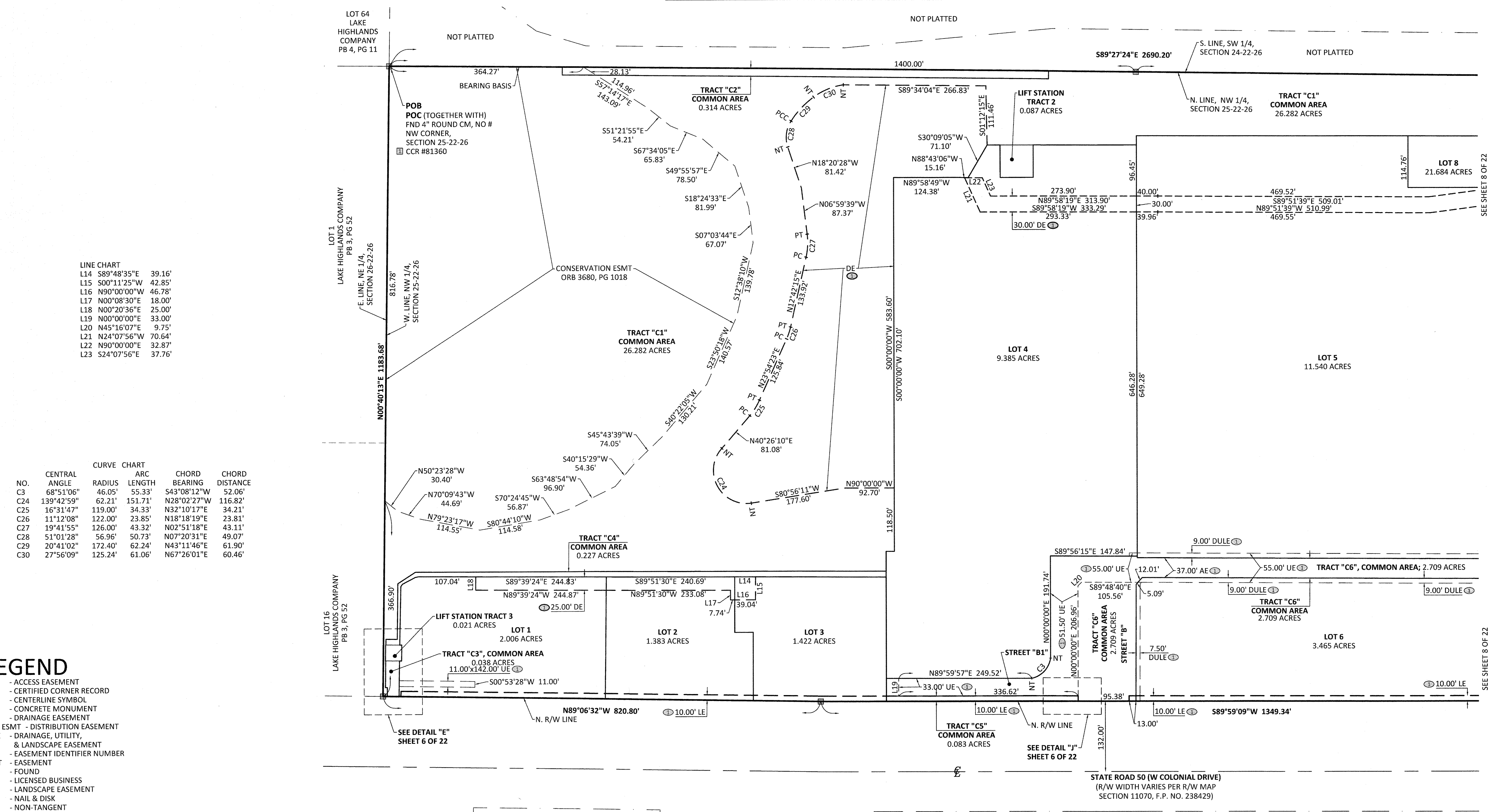
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PHONE: (407) 894-6314

PLAZA COLLINA

PLAT BOOK 76 PAGE 59

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EASEMENT DETAIL PAGE



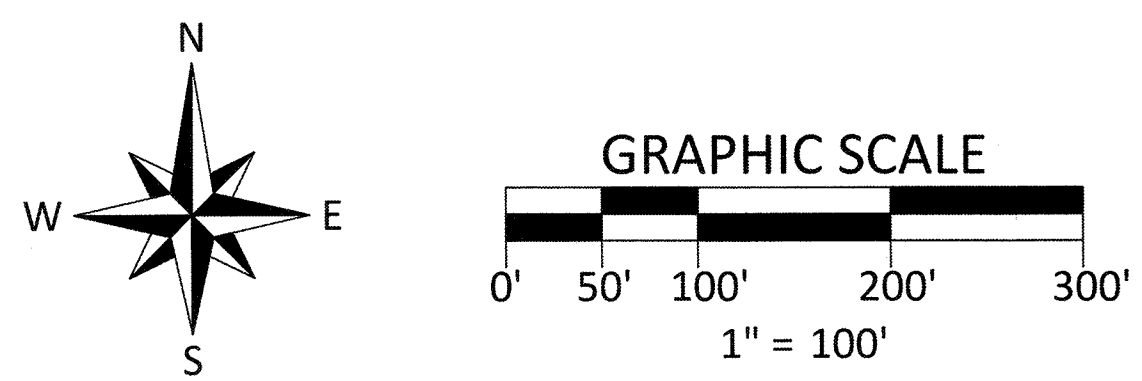
LINE CHART

L14	S89°48'35"E	39.16'
L15	S00°11'25"W	42.85'
L16	N90°00'00"W	46.78'
L17	N00°08'30"E	18.00'
L18	N00°20'36"E	25.00'
L19	N00°00'00"E	33.00'
L20	N45°16'07"E	9.75'
L21	N24°07'56"W	70.64'
L22	N90°00'00"E	32.87'
L23	S24°07'56"E	37.76'

CURVE CHART

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	68°51'06"	46.05'	55.33'	S43°08'12"W	52.06'
C24	139°42'59"	62.21'	151.71'	N28°02'27"W	116.82'
C25	16°31'47"	119.00'	34.33'	N32°10'17"E	34.21'
C26	11°12'08"	122.00'	23.85'	N18°18'19"E	23.81'
C27	19°41'55"	126.00'	43.32'	N02°51'18"E	43.11'
C28	51°01'28"	56.96'	50.73'	N07°20'31"E	49.07'
C29	20°41'02"	172.40'	62.24'	N43°11'46"E	61.90'
C30	27°56'09"	125.24'	61.06'	N67°26'01"E	60.46'

- LEGEND
- AE - ACCESS EASEMENT
 - CCR - CERTIFIED CORNER RECORD
 - CL - CENTERLINE SYMBOL
 - CM - CONCRETE MONUMENT
 - DE - DRAINAGE EASEMENT
 - DIST, ESMT - DISTRIBUTION EASEMENT
 - DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
 - ESMT - EASEMENT IDENTIFIER NUMBER
 - FND - FOUND
 - LB - LICENSED BUSINESS
 - LE - LANDSCAPE EASEMENT
 - N&D - NAIL & DISK
 - NT - NON-TANGENT
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PG - PAGE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PRC - POINT OF REVERSE CURVATURE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR & MAPPER
 - PT - POINT OF TANGENCY
 - R/W - RIGHT-OF-WAY
 - RWE - RETAINING WALL EASEMENT
 - (T) - TOTAL
 - - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
 - - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

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PLAZA COLLINA

PLAT BOOK 76 PAGE 60

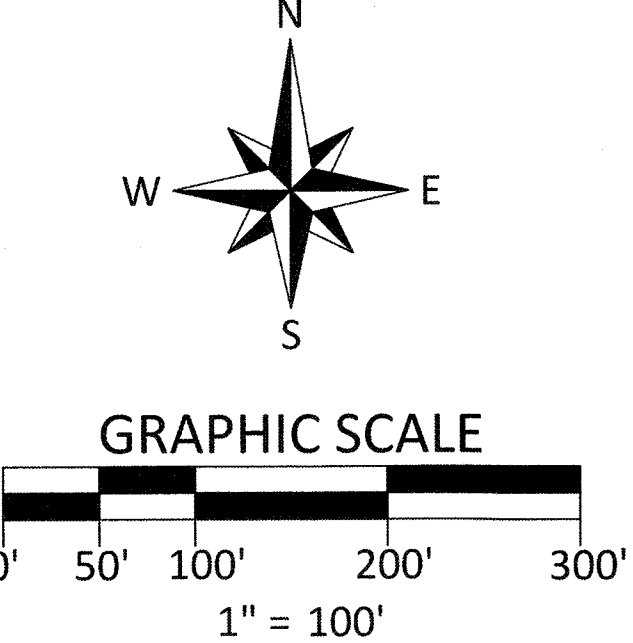
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EASEMENT DETAIL PAGE

LINE CHART
L24 S00°00'00"W 19.99'
L25 S49°46'01"W 33.91'
L26 N00°47'35"E 21.04'

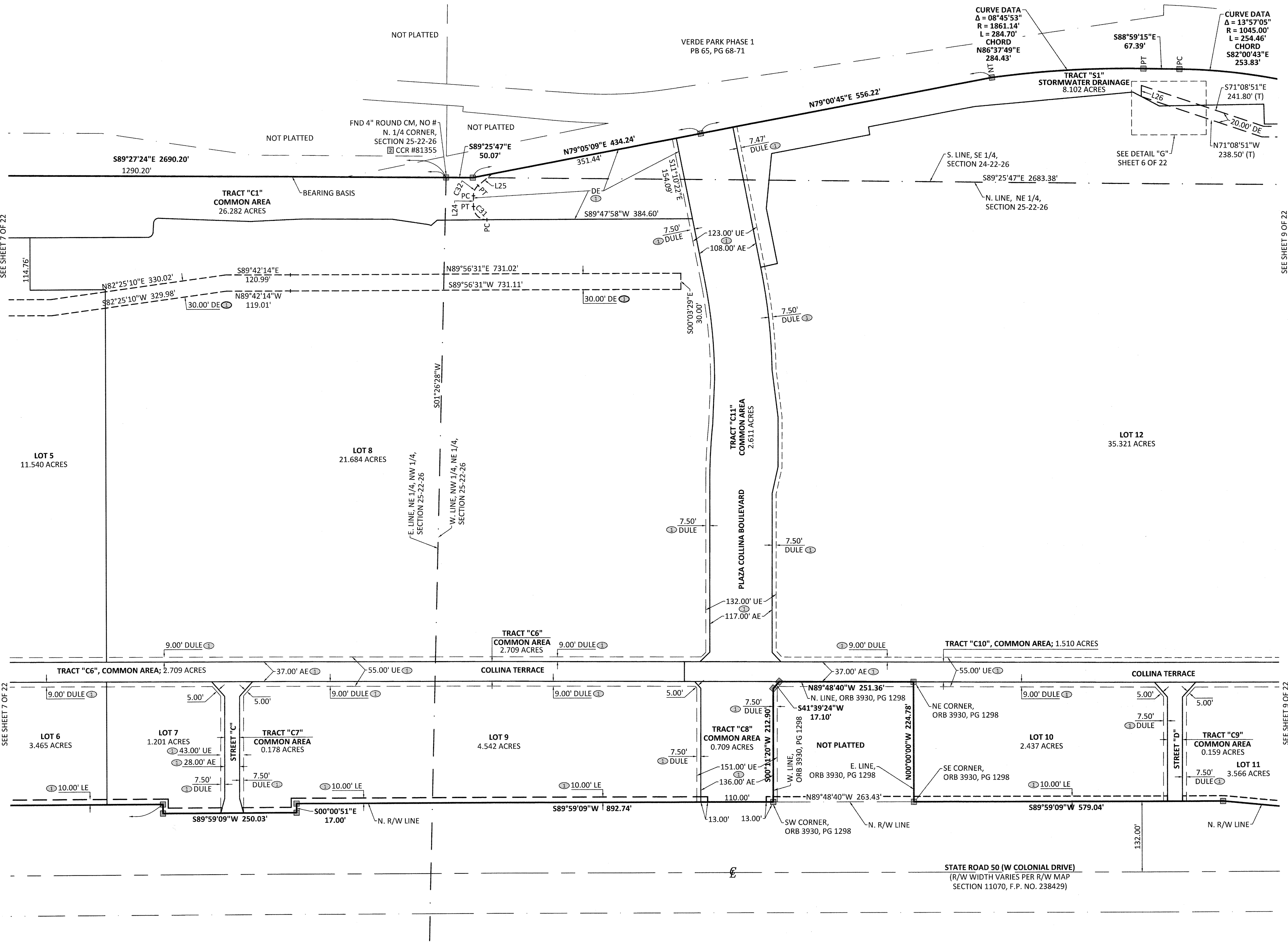
NO.	CENTRAL ANGLE	CURVE CHART RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C31	90°12'02"	25.00'	39.36'	N45°06'01"W	35.42'
C32	49°46'01"	25.00'	21.71'	N24°53'01"E	21.04'

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.



LEGEND

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- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
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- DIST. ESMT - DISTRIBUTION EASEMENT
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- ESMT - EASEMENT
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- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
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- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



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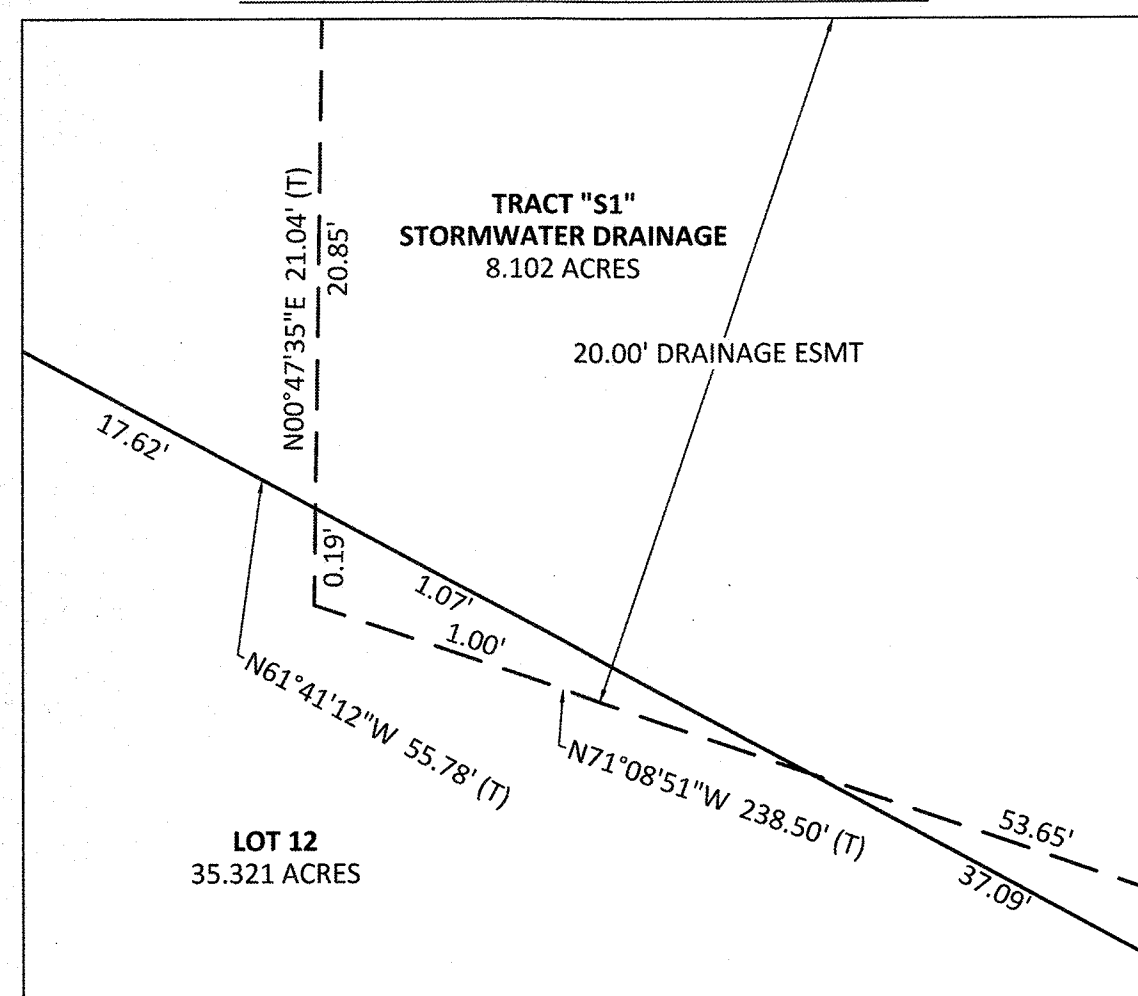
PLAT BOOK 76 PAGE 62

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

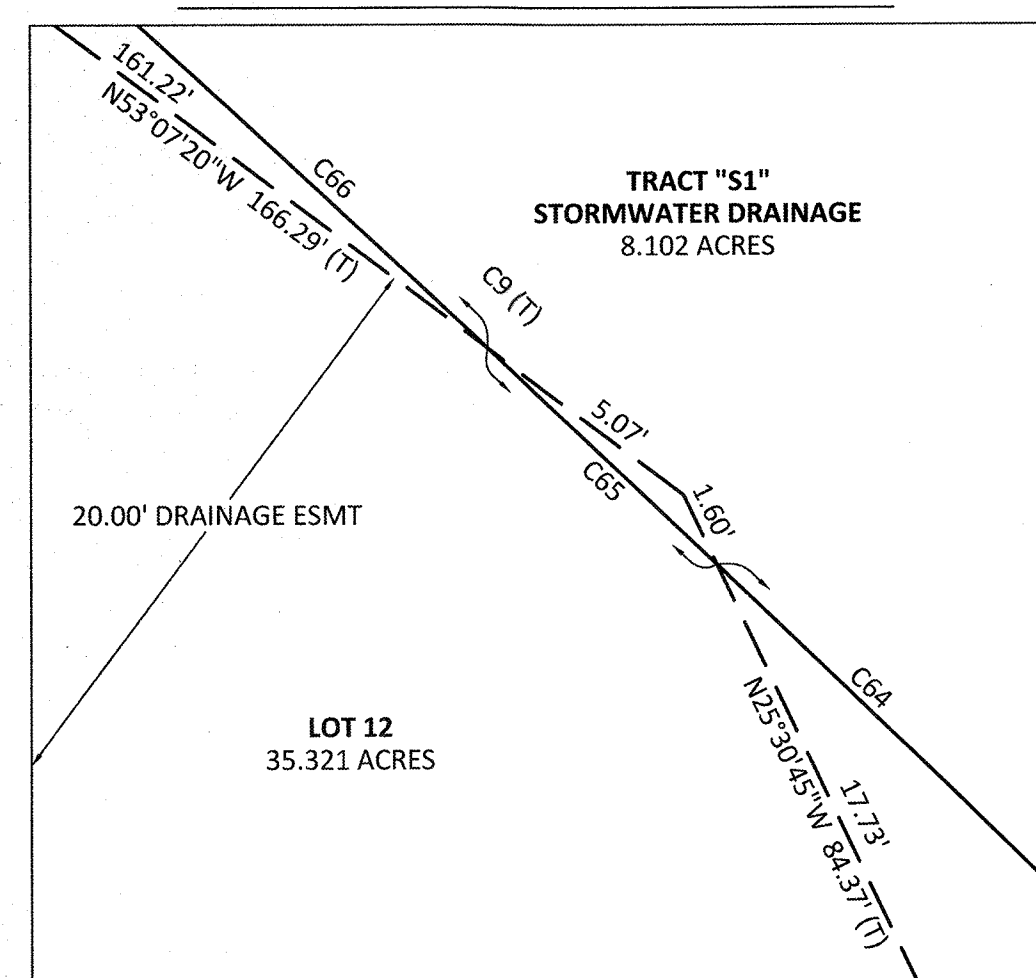
EASEMENT DETAIL PAGE

Ⓢ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Ⓤ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DETAIL "LL" - NOT TO SCALE



DETAIL "NN" - NOT TO SCALE

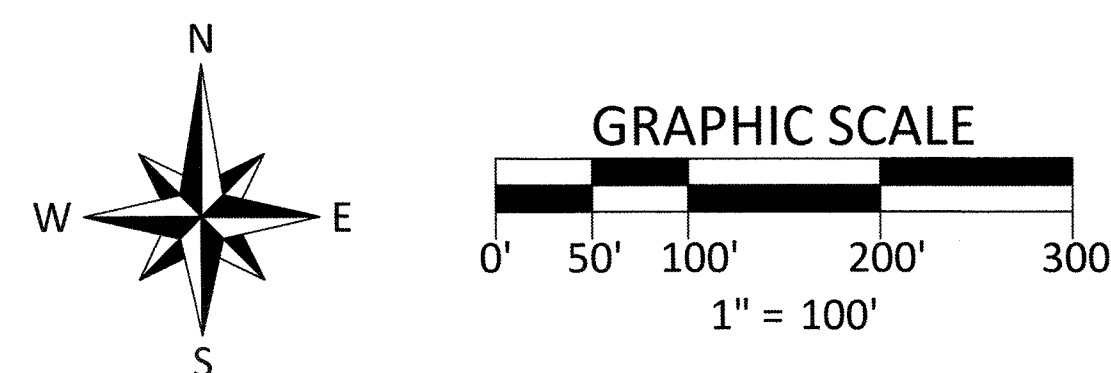
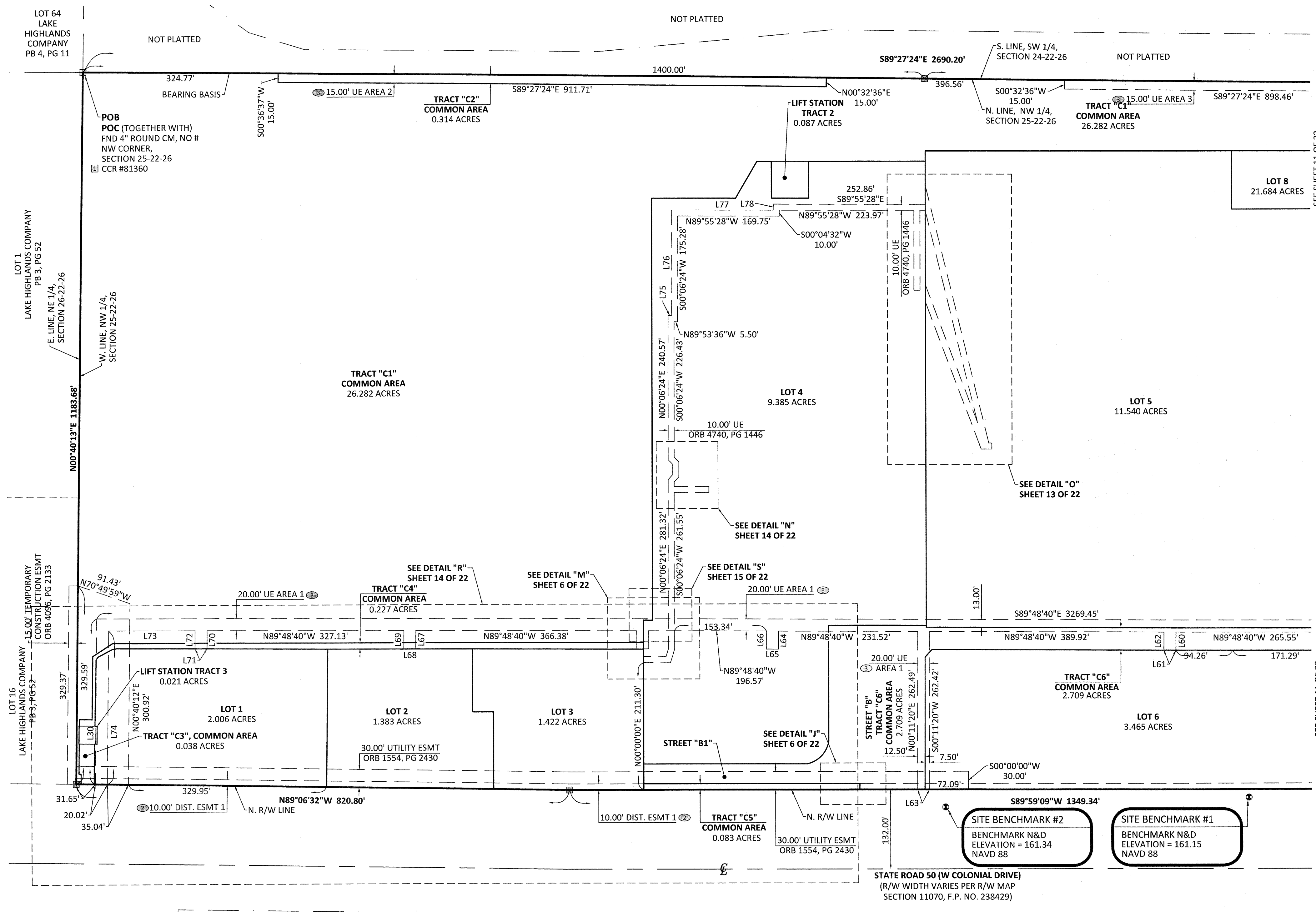


LEGEND

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- CCR - CERTIFIED CORNER RECORD
- C - CENTERLINE SYMBOL
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- DIST. ESMT - DISTRIBUTION EASEMENT
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- Ⓢ - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
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- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- ⊙ - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

LINE CHART			
L30	N00°39'47"E	274.89'	
L60	S00°24'28"W	29.99'	
L61	N89°48'40"W	20.00'	
L62	N00°24'28"E	29.99'	
L63	S89°59'09"W	20.00'	
L64	S00°24'28"W	30.00'	
L65	N89°48'40"W	20.00'	
L66	N00°24'28"E	30.00'	
L67	S00°24'28"W	30.00'	
L68	N89°48'40"W	20.00'	
L69	N00°24'28"E	30.00'	
L70	S00°24'28"W	30.00'	
L71	N89°48'40"W	20.00'	
L72	N00°24'28"E	30.00'	
L73	N89°48'40"W	143.95'	
L74	S00°39'47"W	255.13'	
L75	S89°53'36"E	5.50'	
L76	N00°06'24"E	175.21'	
L77	S89°55'28"E	169.74'	
L78	N00°04'32"E	10.00'	

CURVE CHART			
NO.	CENTRAL ANGLE	RADIUS	CHORD
C9	13°04'44"	907.37'	207.12'
C64	01°11'53"	907.37'	18.97'
C65	00°23'42"	907.37'	6.26'
C66	11°29'08"	907.37'	181.89'





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PLAZA COLLINA

PLAT BOOK 76 PAGE 13

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

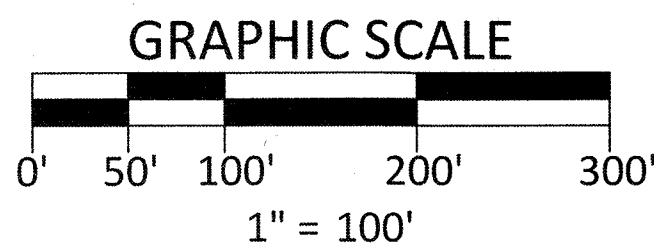
EASEMENT DETAIL PAGE

Ⓢ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Ⓣ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

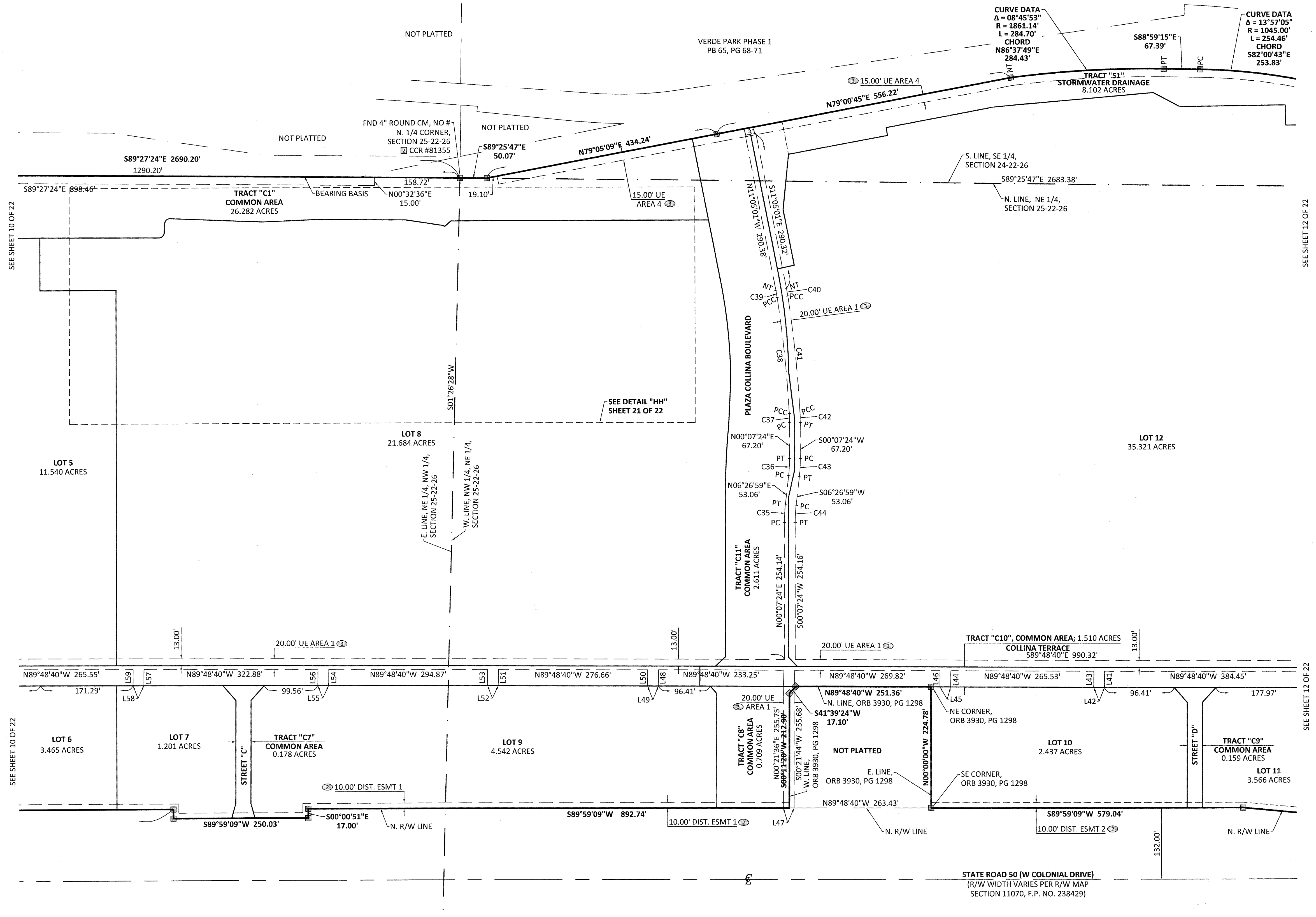
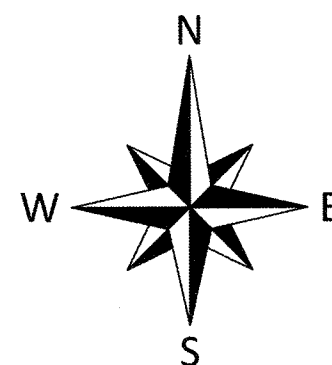
LINE CHART
L31 N79°00'45"E 20.00'
L41 S00°24'28"W 29.99'
L42 N89°48'40"W 20.00'
L43 N00°24'28"E 29.99'
L44 S00°24'28"W 29.99'
L45 N89°48'40"W 20.00'
L46 N00°24'28"E 29.99'
L47 S89°59'09"W 20.00'
L48 S00°24'28"W 29.99'
L49 N89°48'40"W 20.00'
L50 N00°24'28"E 29.99'
L51 S00°24'28"W 29.99'
L52 N89°48'40"W 20.00'
L53 N00°24'28"E 29.99'
L54 S00°24'28"W 29.99'
L55 N89°48'40"W 20.00'
L56 N00°24'28"E 29.99'
L57 S00°24'28"W 29.99'
L58 N89°48'40"W 20.00'
L59 N00°24'28"E 29.99'

NO.	CENTRAL ANGLE	CURVE RADIUS	CHART ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C35	06°19'34"	310.00'	34.23'	N03°17'11"E	34.21'
C36	06°19'32"	290.00'	32.02'	N03°17'11"E	32.00'
C37	03°13'51"	290.00'	16.35'	N01°29'31"W	16.35'
C38	05°28'17"	2280.82'	217.80'	N05°50'34"W	217.72'
C39	02°39'42"	290.00'	13.47'	N09°54'35"W	13.47'
C40	02°39'29"	310.00'	14.38'	S09°54'25"E	14.38'
C41	05°28'17"	2300.82'	219.71'	S05°50'34"E	219.63'
C42	03°13'52"	310.00'	17.48'	S01°29'31"E	17.48'
C43	06°19'34"	310.00'	34.23'	S03°17'11"W	34.21'
C44	06°19'32"	290.00'	32.02'	S03°17'11"W	32.00'



LEGEND

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- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- Ⓣ - EASEMENT IDENTIFIER NUMBER
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- (T) - TOTAL
- - 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
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EASEMENT DETAIL PAGE

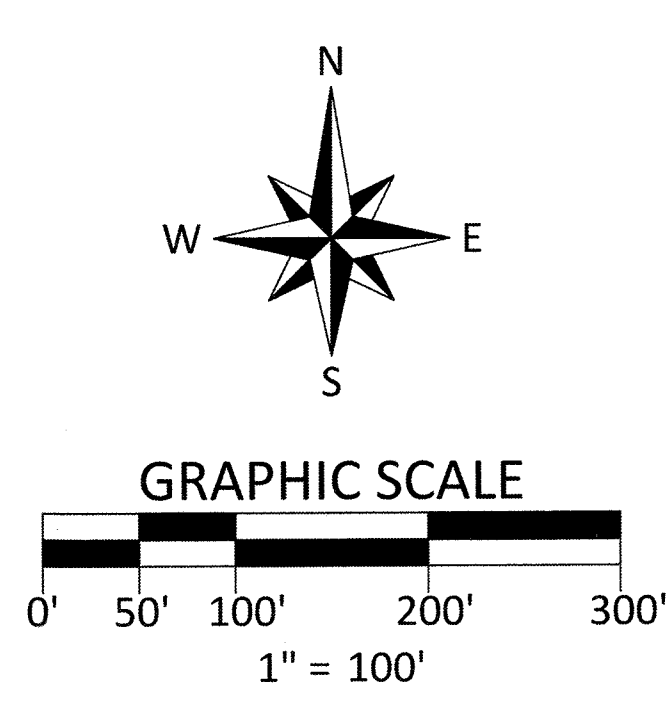
NO.	CENTRAL ANGLE	CURVE RADIUS	CHORD BEARING	CHORD DISTANCE
C45	14°48'29"	458.50'	N82°47'06"E	118.17'
C46	09°57'16"	444.22'	N80°20'53"E	77.08'
C47	14°23'58"	450.42'	S87°25'57"E	112.90'
C48	69°07'43"	206.00'	S45°39'14"E	233.74'
C49	72°18'37"	186.00'	N44°03'48"W	219.47'
C50	03°38'34"	430.42'	N82°03'16"W	27.36'
C51	02°50'57"	402.22'	N85°08'35"W	20.00'
C52	08°05'32"	430.42'	S89°24'55"W	60.74'
C53	09°57'11"	424.22'	S80°20'50"W	73.60'
C54	14°48'27"	478.50'	S82°47'06"W	123.32'

LINE CHART

L35	S04°00'49"W	30.03'
L36	N04°00'49"E	30.00'
L37	N89°48'40"W	11.43'
L38	S00°24'28"W	29.99'
L39	N89°48'40"W	20.00'
L40	N00°24'28"E	29.99'
L41	S00°24'28"W	29.99'
L42	N89°48'40"W	20.00'
L43	N00°24'28"E	29.99'
L44	S00°24'28"W	29.99'
L45	N89°48'40"W	20.00'
L46	N00°24'28"E	29.99'
L47	S89°59'09"W	20.00'

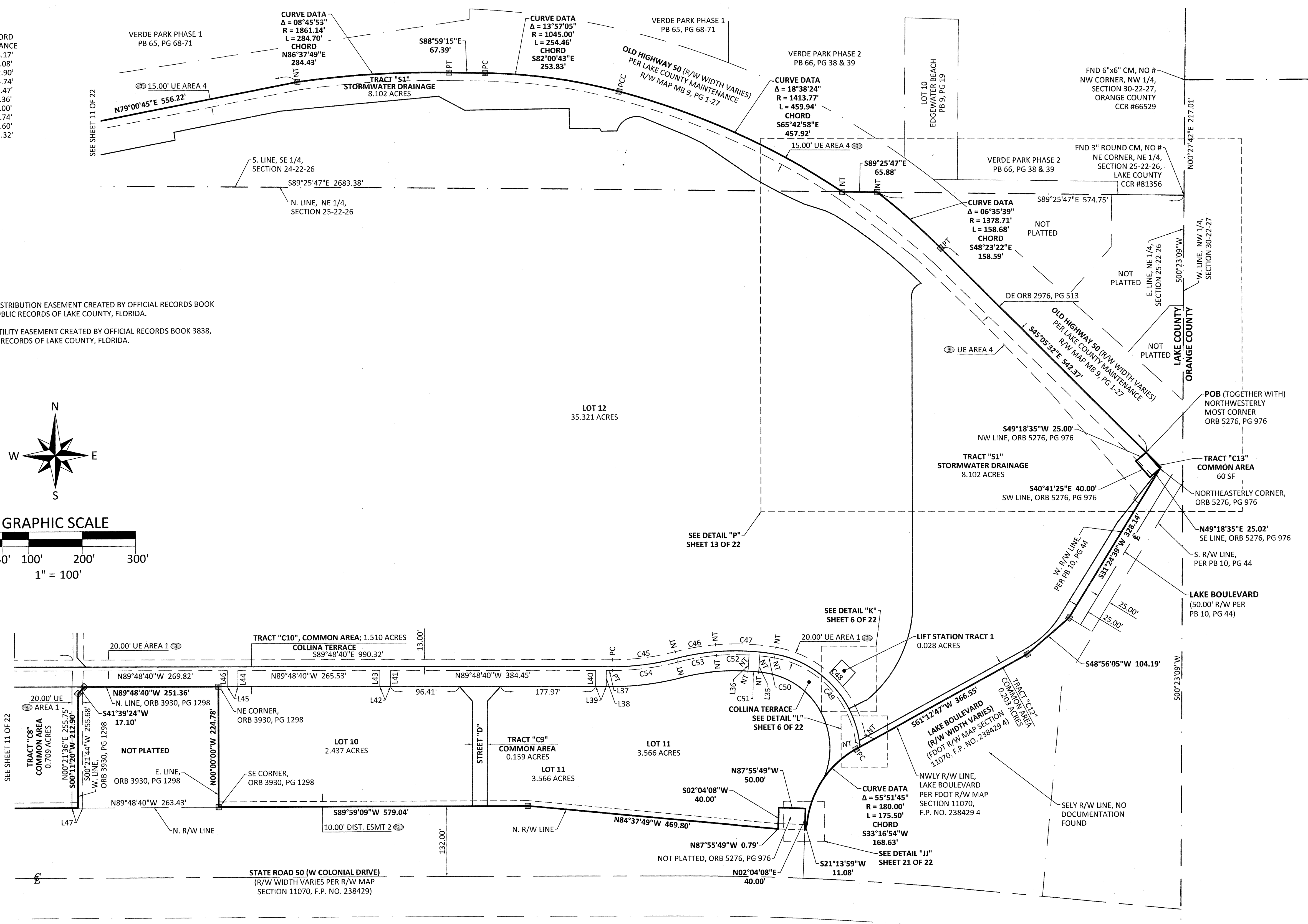
② - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

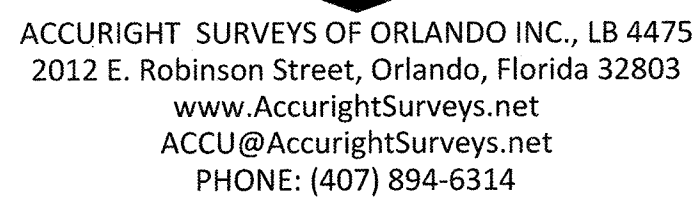
③ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



LEGEND

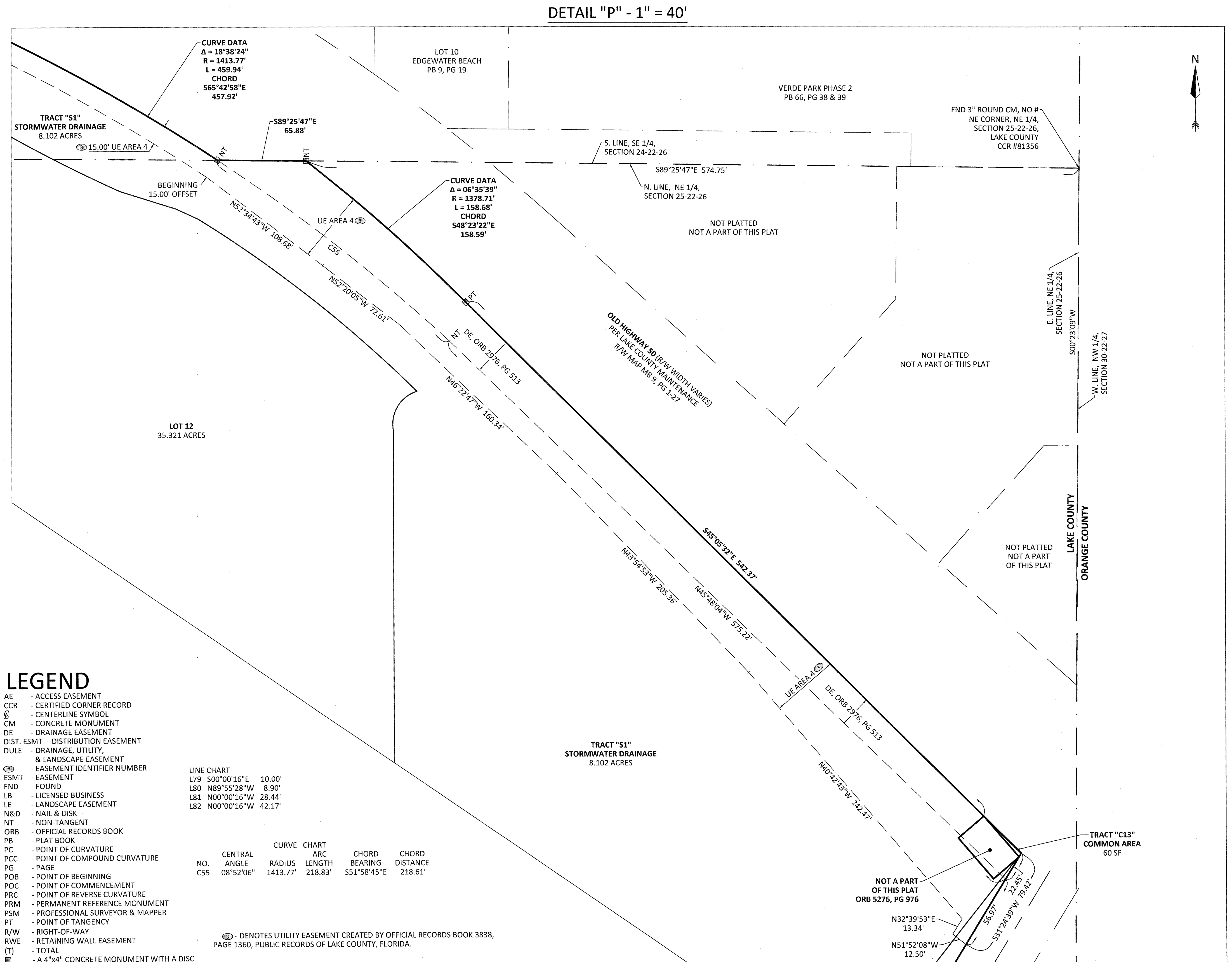
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PLAT
BOOK

76 PAGE 65

EASEMENT DETAIL PAGE



Page 94



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PLAZA COLLINA

PLAT BOOK 76 PAGE 66

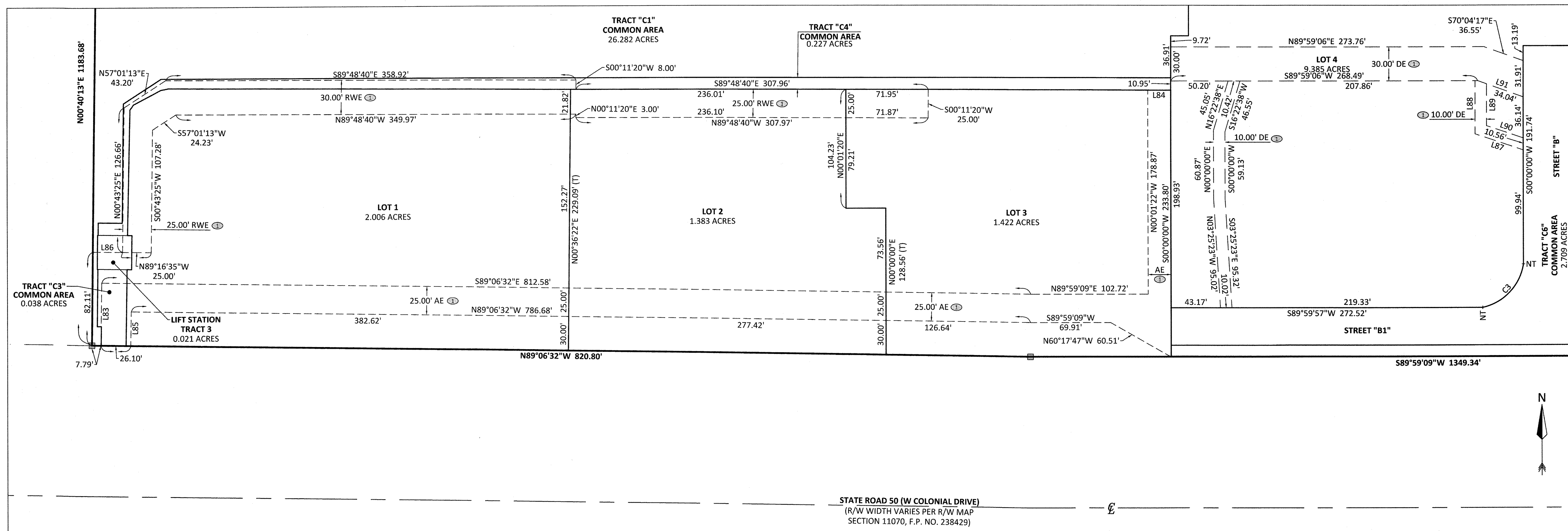
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EASEMENT DETAIL PAGE

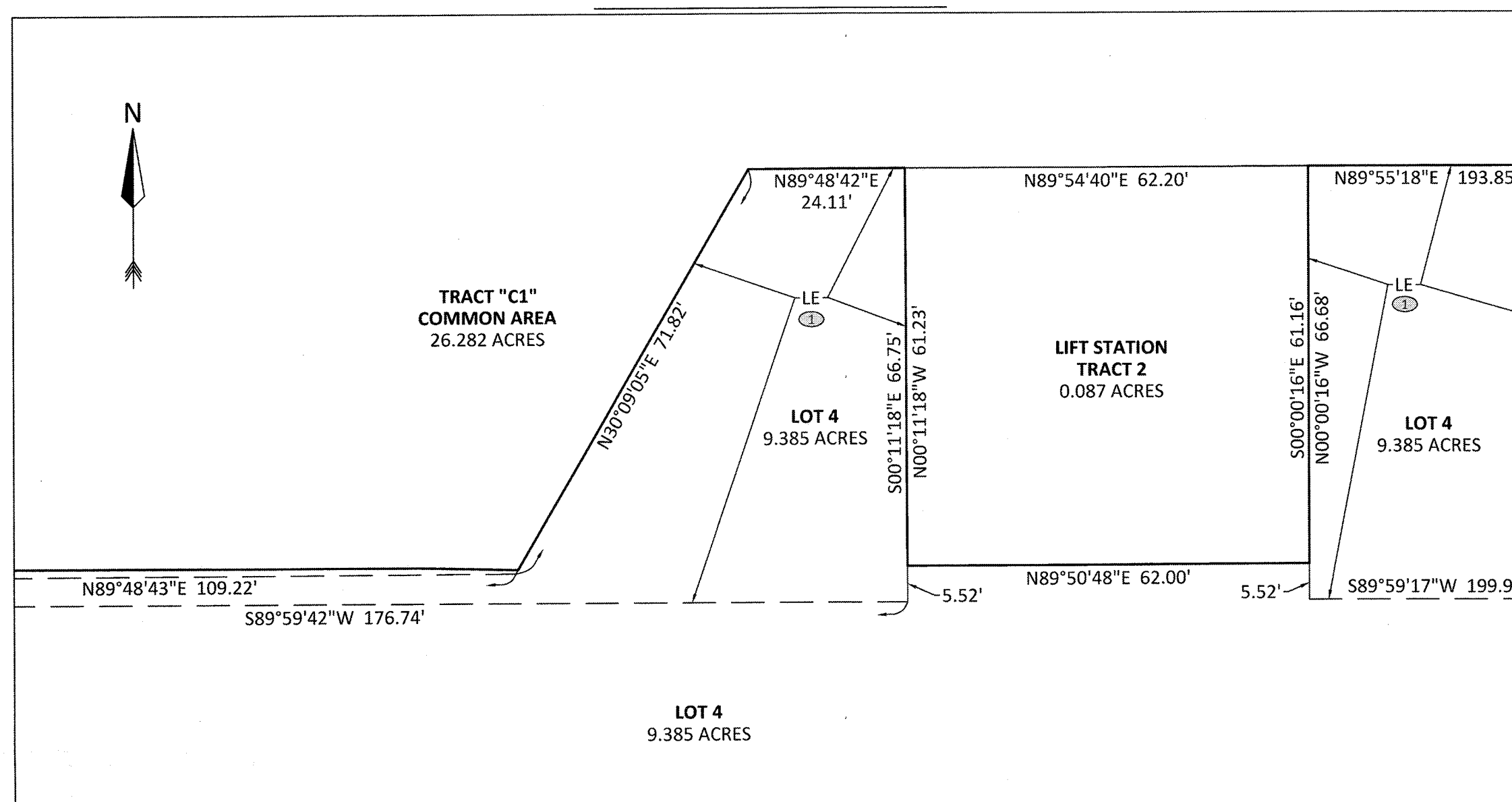
LINE CHART				CURVE CHART			
L84	S89°48'35"E	20.03'		NO.	CENTRAL ANGLE	RADIUS	CHORD BEARING
L86	S89°16'35"E	26.02'		C3	68°51'06"	46.05'	543°08'12"W
L87	N71°17'35"W	44.34'					CHORD DISTANCE
L88	N00°00'00"E	46.84'					52.06'
L89	S00°00'00"W	36.90'					
L90	S71°17'35"E	33.79'					
L91	N70°04'17"W	42.16'					

Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

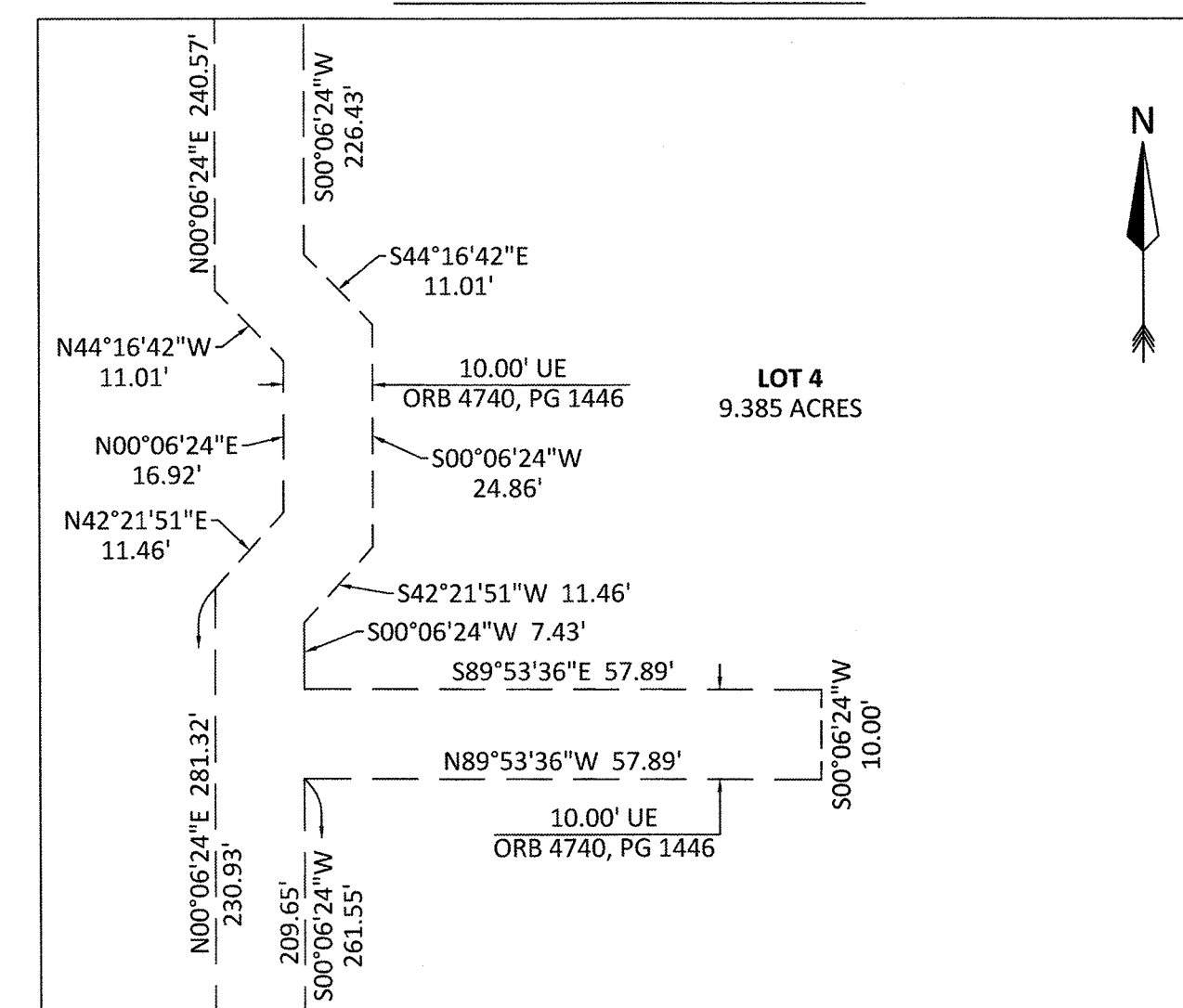
DETAIL "R" - 1" = 50'



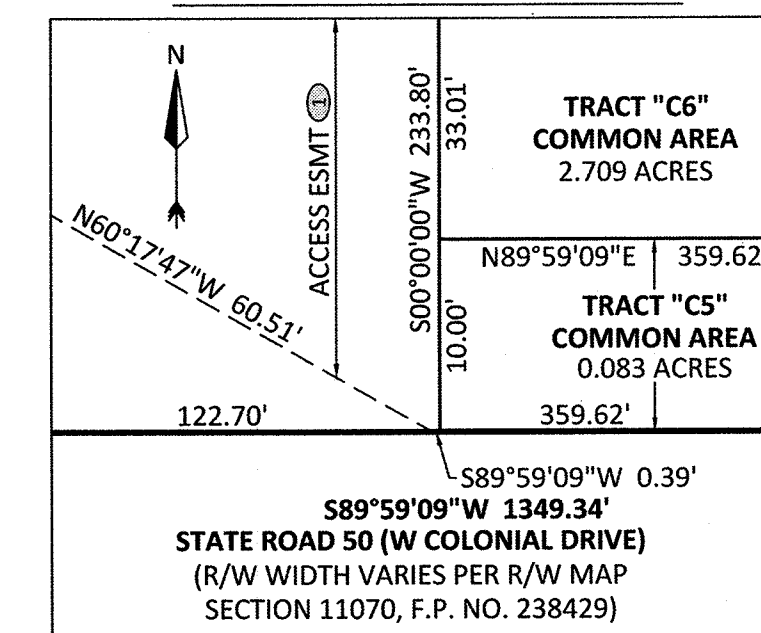
DETAIL "W" - 1" = 20'



DETAIL "N" - 1" = 20'



DETAIL "Q" - 1" = 10'



LEGEND

AE - ACCESS EASEMENT
CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DIST. ESMT - DISTRIBUTION EASEMENT
DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
E - EASEMENT IDENTIFIER NUMBER
ESMT - EASEMENT
FND - FOUND
LB - LICENSED BUSINESS
LE - LANDSCAPE EASEMENT
N&D - NAIL & DISK
NT - NON-TANGENT
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PG - PAGE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR & MAPPER
PT - POINT OF TANGENCY
R/W - RIGHT-OF-WAY
RWE - RETAINING WALL EASEMENT
T - TOTAL
T - A 4"x4" CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
Ⓢ - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



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PLAZA COLLINA

PLAT BOOK 76 PAGE 67

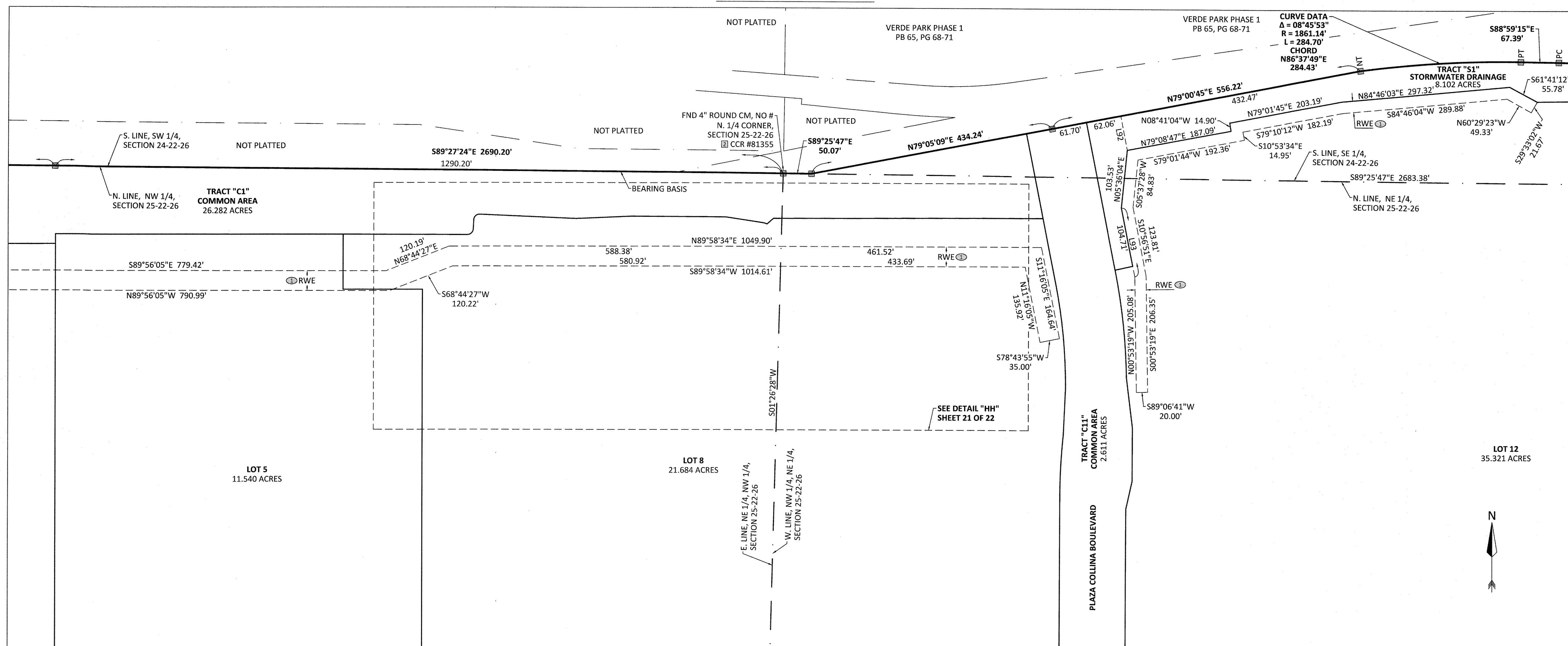
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EASEMENT DETAIL PAGE

LINE CHART
L92 S10°51'13"E 62.31'
L93 N11°15'21"W 124.15'

Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

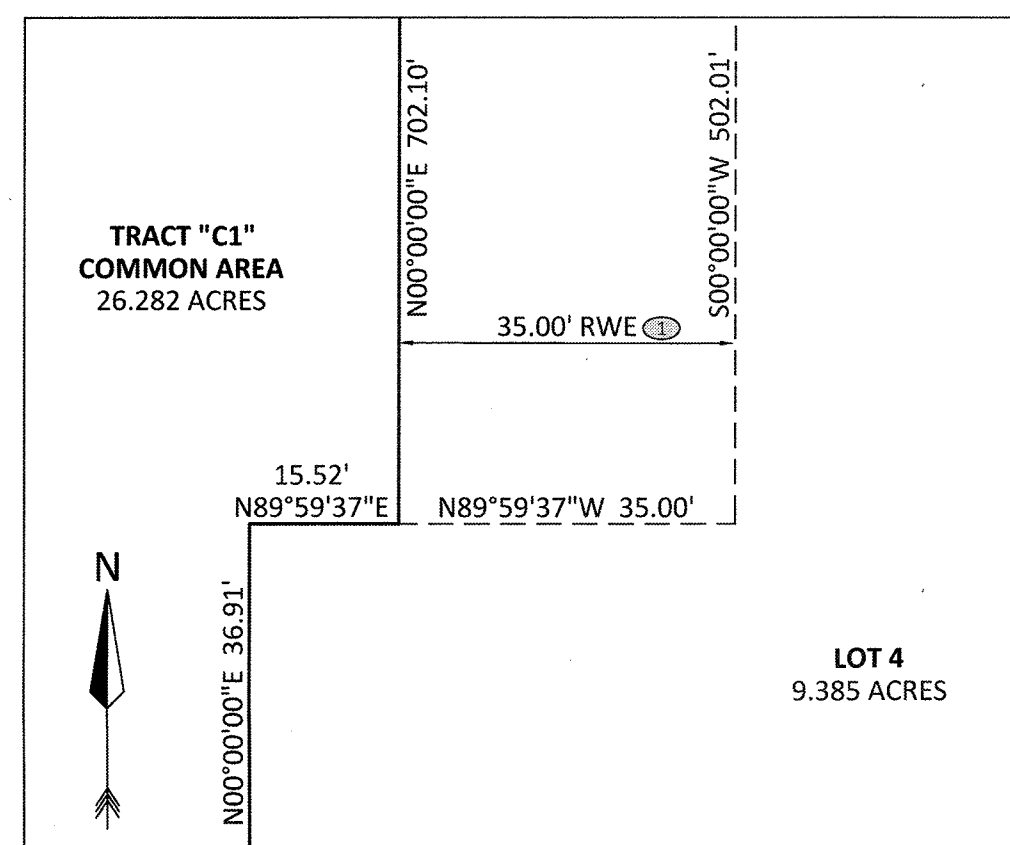
DETAIL "U" - 1" = 100'



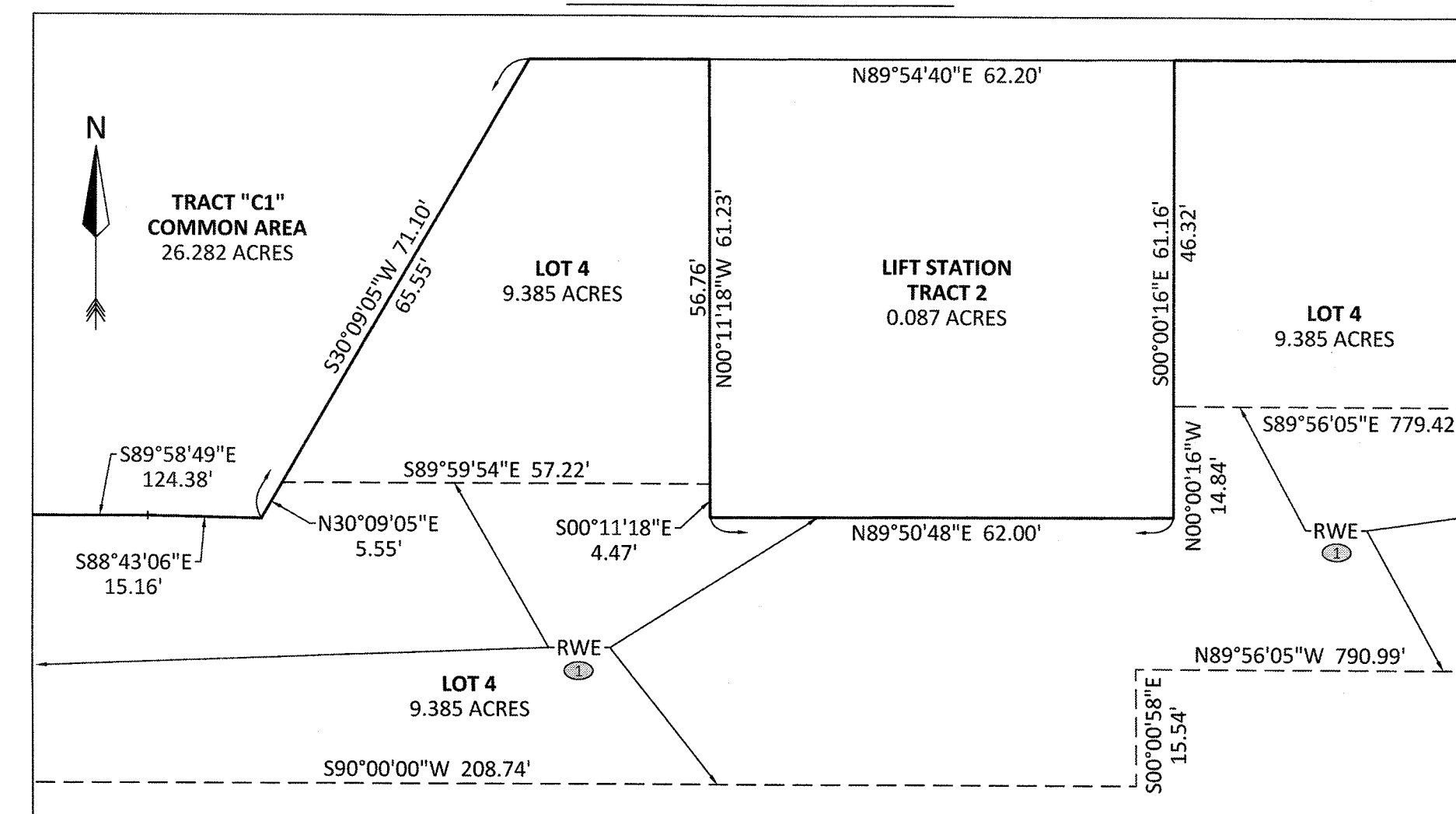
LEGEND

AE - ACCESS EASEMENT
CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DIST. ESMT - DISTRIBUTION EASEMENT
DULE - DRAINAGE, UTILITY,
& LANDSCAPE EASEMENT
Ⓢ - EASEMENT IDENTIFIER NUMBER
ESMT - EASEMENT
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PSM - PROFESSIONAL SURVEYOR & MAPPER
PT - POINT OF TANGENCY
R/W - RIGHT-OF-WAY
RWE - RETAINING WALL EASEMENT
(T) - TOTAL
■ - A 4"x4" CONCRETE MONUMENT WITH A DISC
MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
Ⓢ - A NAIL WITH A DISC WITH MARKED "PRM LB
4475", UNLESS OTHERWISE NOTED.

DETAIL "S" - 1" = 20'



DETAIL "T" - 1" = 20'





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PLAZA COLLINA

PLAT
BOOK

76

PAGE 68

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DETAIL "V" - 1" = 60'

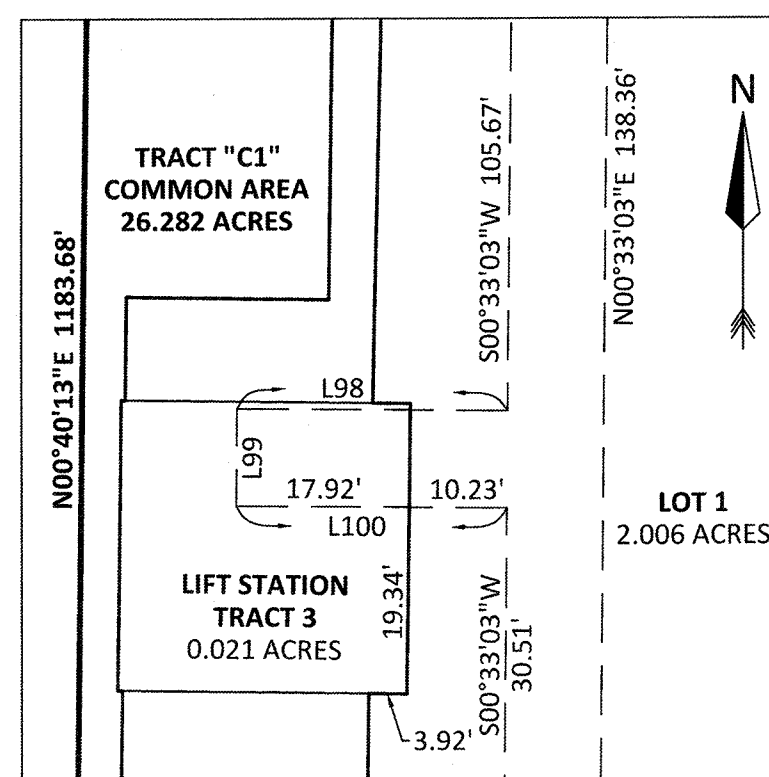
EASEMENT DETAIL PAGE

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

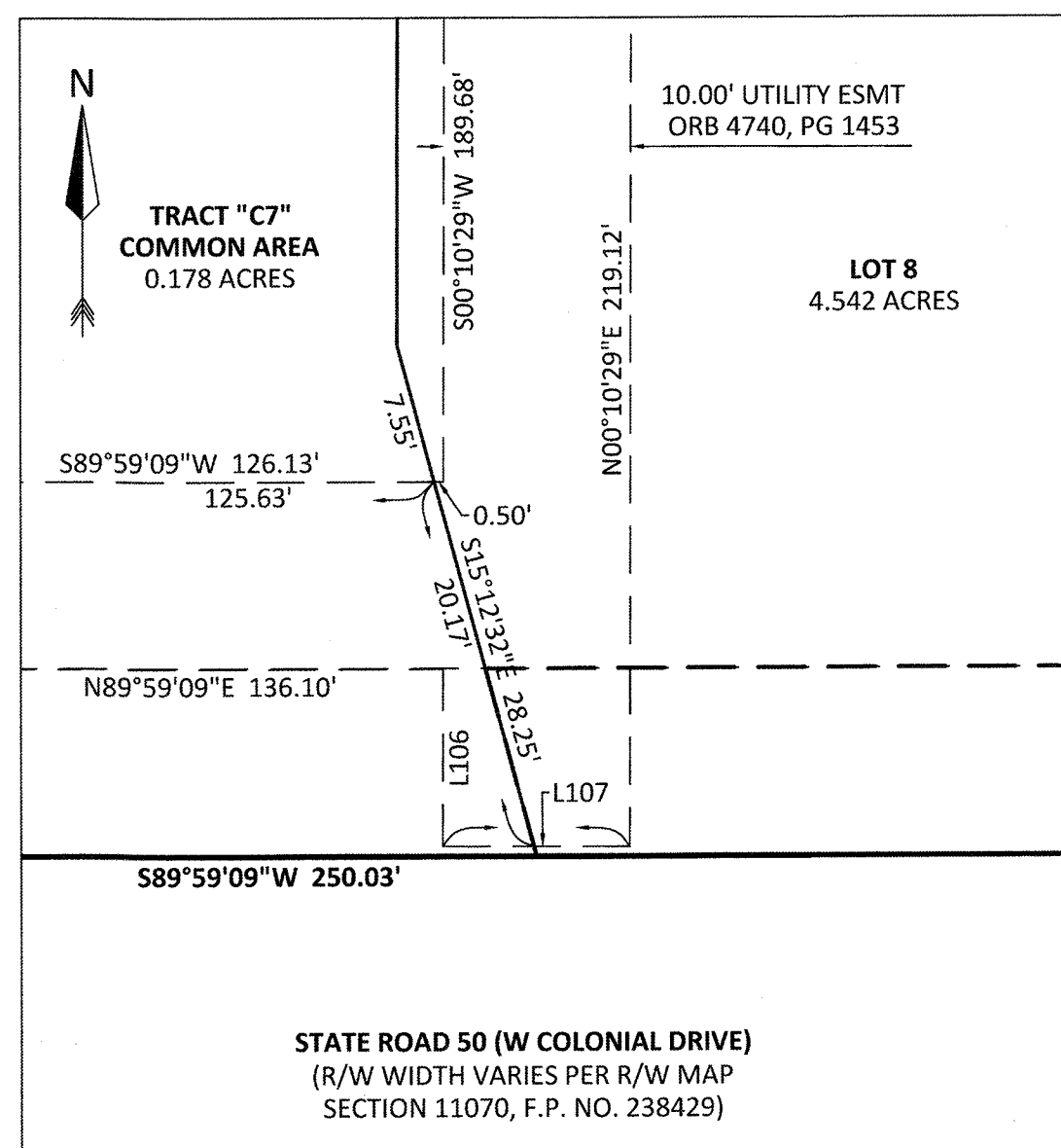
	CURVE	CHART			
NO.	CENTRAL	ARC	CHORD	CHORD	
	ANGLE	RADIUS	LENGTH	BEARING	DISTANCE
C3	68°51'06"	46.05'	55.33'	S43°08'12"W	52.06'
C56	70°50'10"	56.05'	69.29'	S43°18'45"W	64.96'
C57	85°50'03"	17.60'	26.37'	N45°39'37"E	23.97'

DETAIL "BB" - 1" = 20'

LINE CHART
L94 N00°00'16"W 55.00'
L95 S00°00'16"E 65.00'
L98 N89°26'57"W 28.15'
L99 S00°33'03"W 10.00'
L100 S89°26'57"E 28.15'
L106 S00°10'29"W 9.45'
L107 S89°49'31"E 10.00'

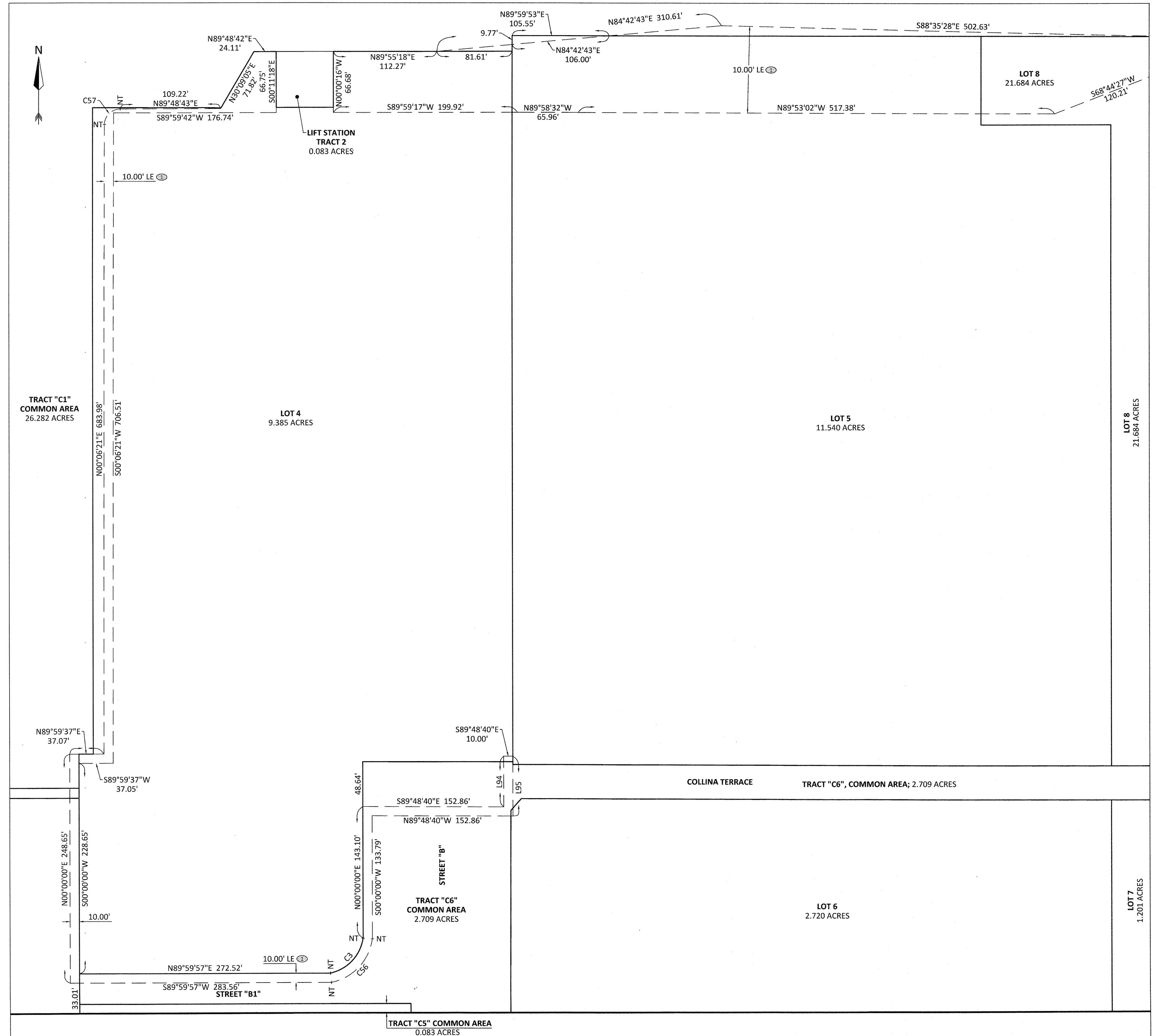


DETAIL "EE" - 1" = 10'



LEGEND

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- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - 4"x4" CONCRETE MONUMENT WITH A DISC
- MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
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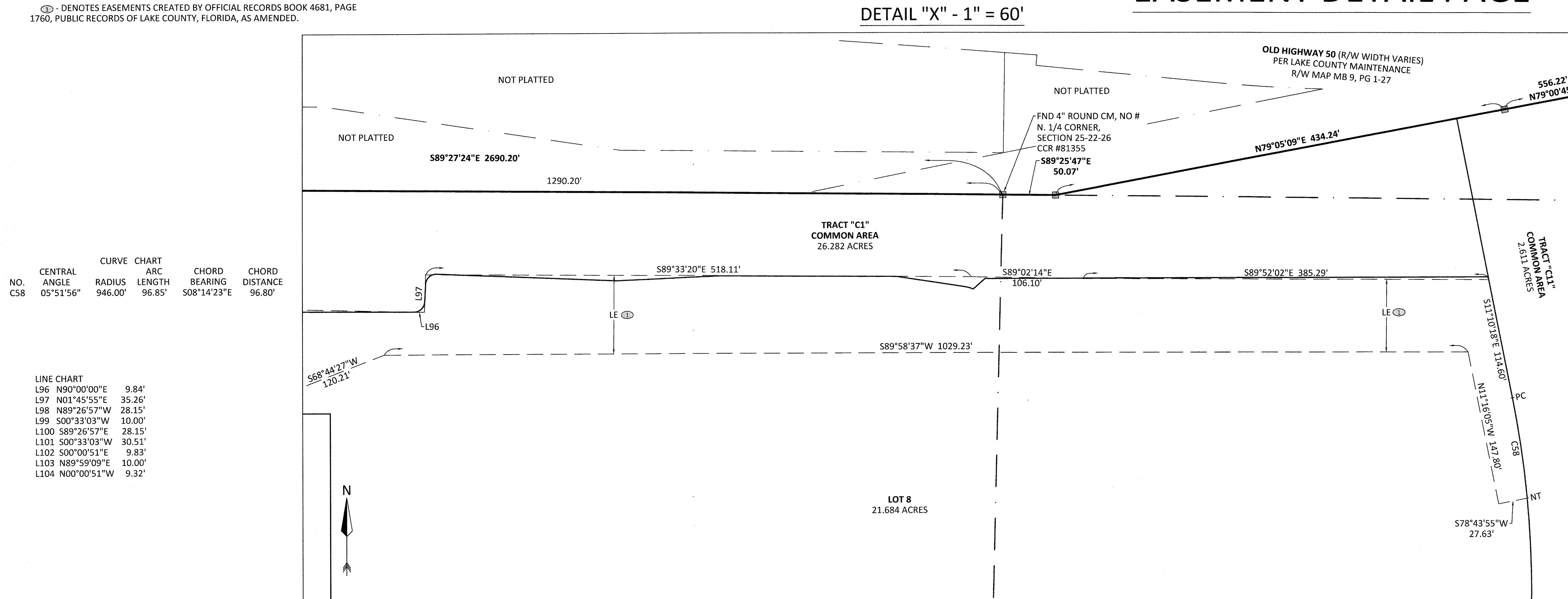
PLAZA COLLINA

PLAT BOOK 76 PAGE 69

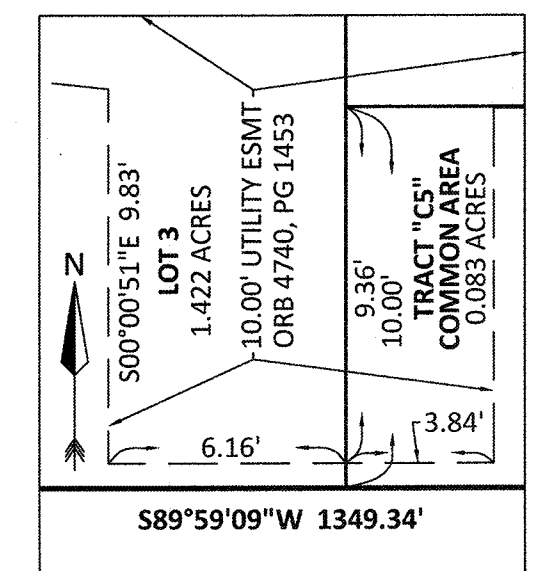
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EASEMENT DETAIL PAGE

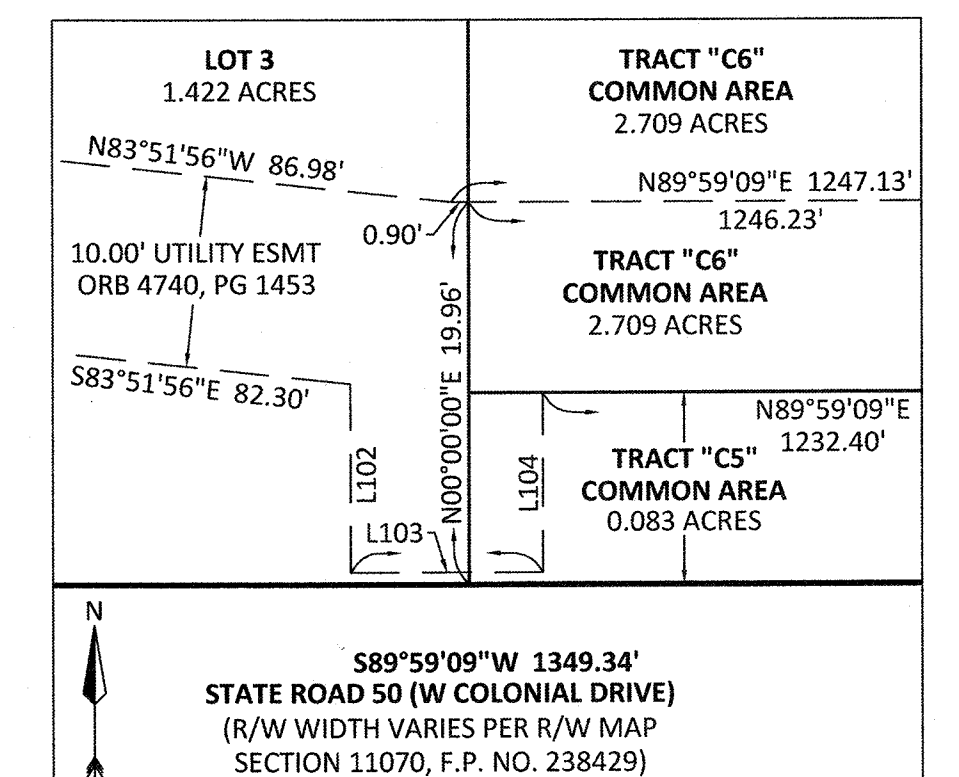
① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.



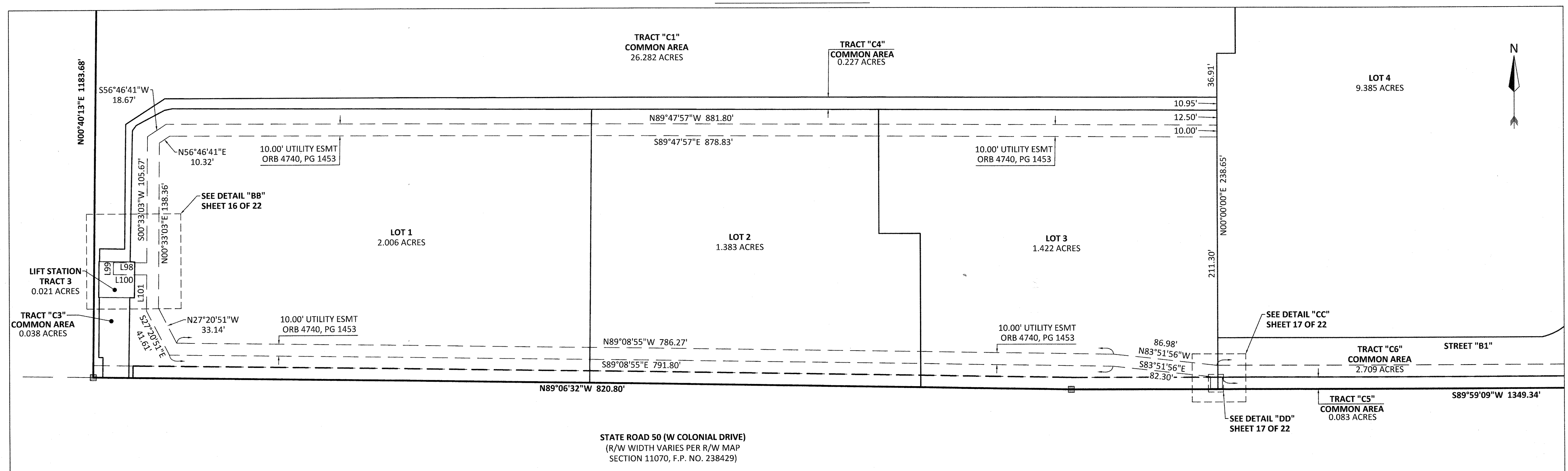
DETAIL "DD" - 1" = 10'



DETAIL "CC" - 1" = 10'



DETAIL "Y" - 1" = 50'



LEGEND

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- RWE - RETAINING WALL EASEMENT
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- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



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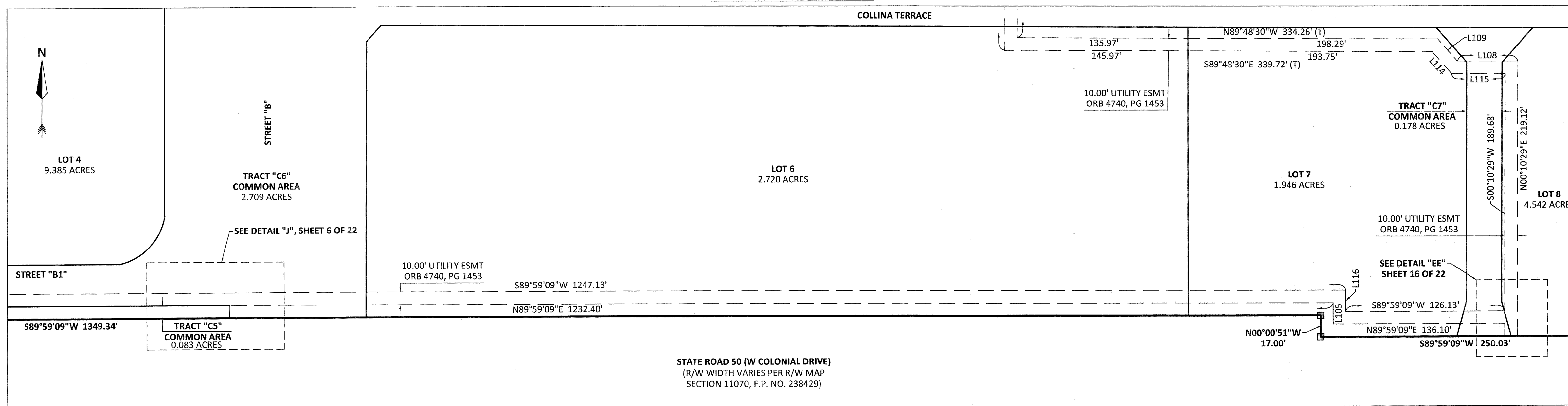
PLAT BOOK 76 PAGE 70

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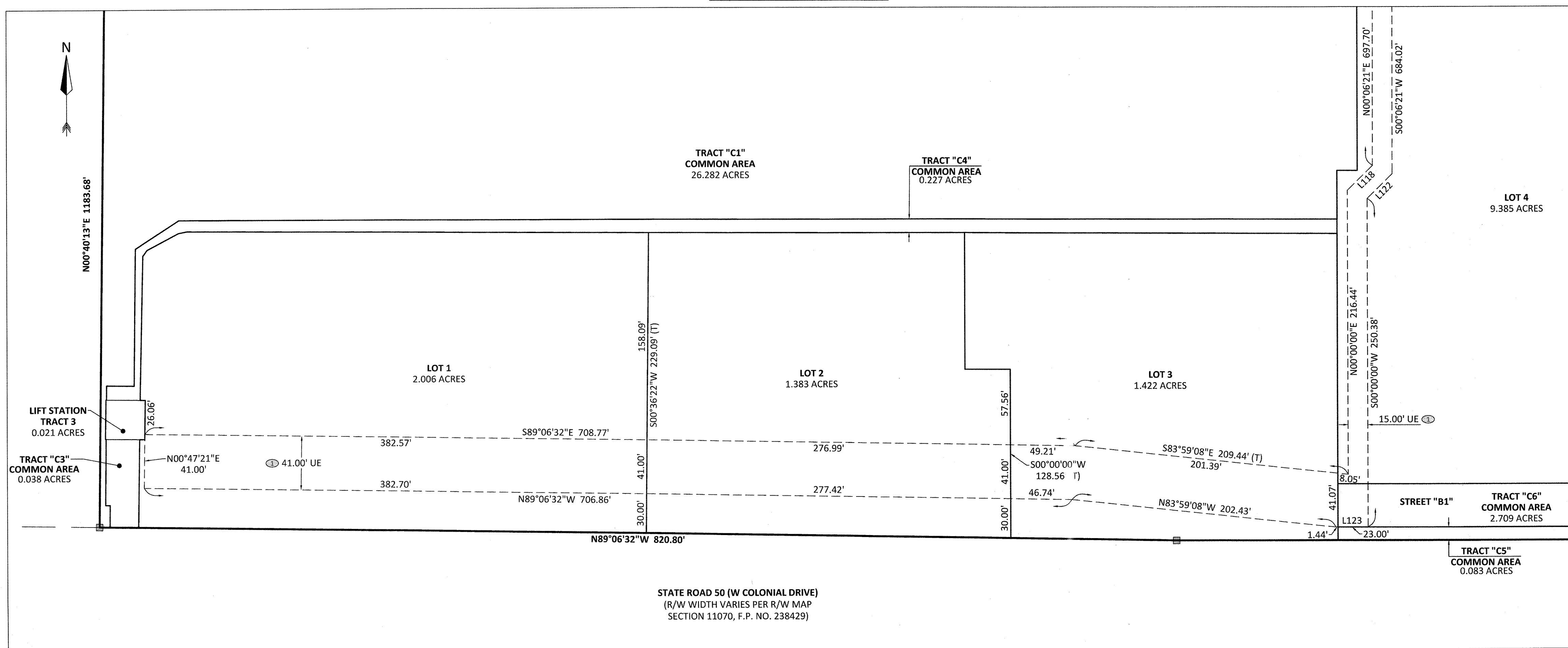
EASEMENT DETAIL PAGE

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

DETAIL "Z" - 1" = 50'



DETAIL "FF" - 1" = 50'



LEGEND

- AE - ACCESS EASEMENT
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- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

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PLAZA COLLINA

PLAT BOOK 76 PAGE 71

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

EASEMENT DETAIL PAGE

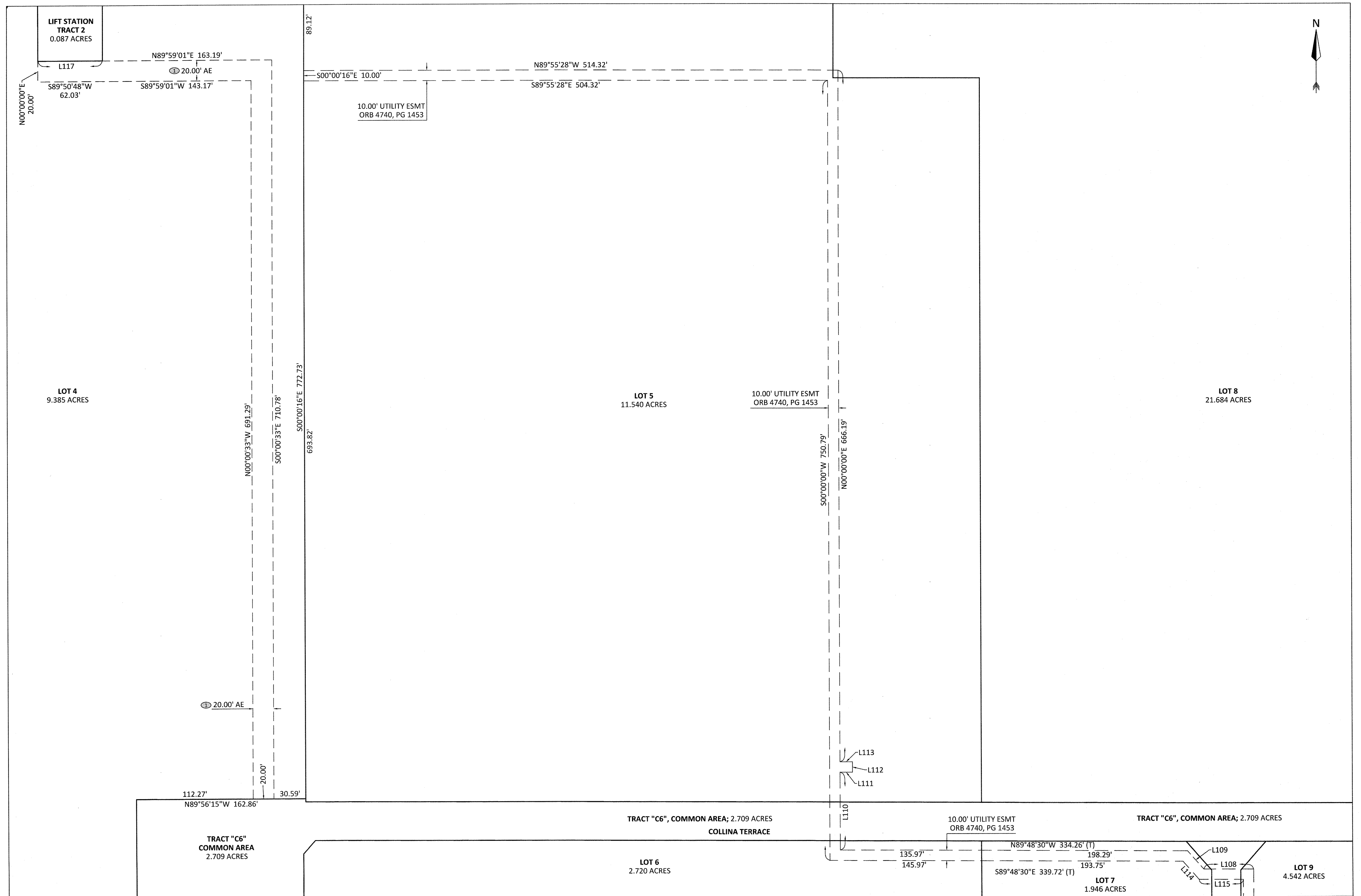
DETAIL "AA" - 1" = 50'

Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

LINE CHART
L108 N89°49'03"W 47.98'
L109 N41°13'17"W 23.50'
L110 N00°00'00"E 74.61'
L111 N90°00'00"E 12.00'
L112 N00°00'00"E 10.00'
L113 N90°00'00"W 12.00'
L114 S41°13'17"E 23.50'
L115 S89°49'03"E 42.50'
L117 N89°50'48"E 62.00'

LEGEND

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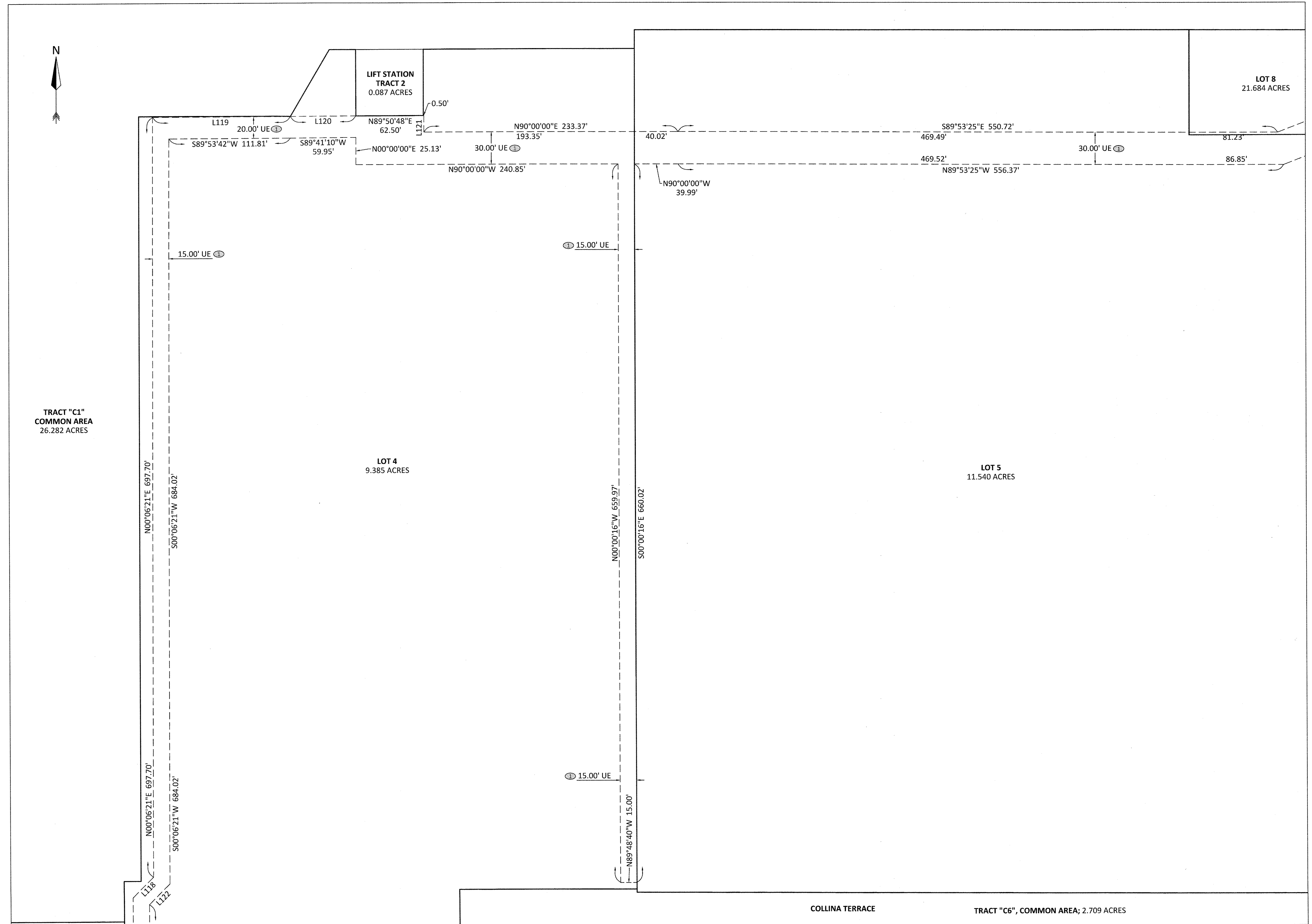
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EASEMENT DETAIL PAGE

① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

DETAIL "GG" - 1" = 50'

LINE CHART
L118 N45°26'52"E 26.76'
L119 N89°53'42"E 126.70'
L120 N89°41'10"E 60.02'
L121 S00°00'00"W 15.29'
L122 S45°26'52"W 26.75'



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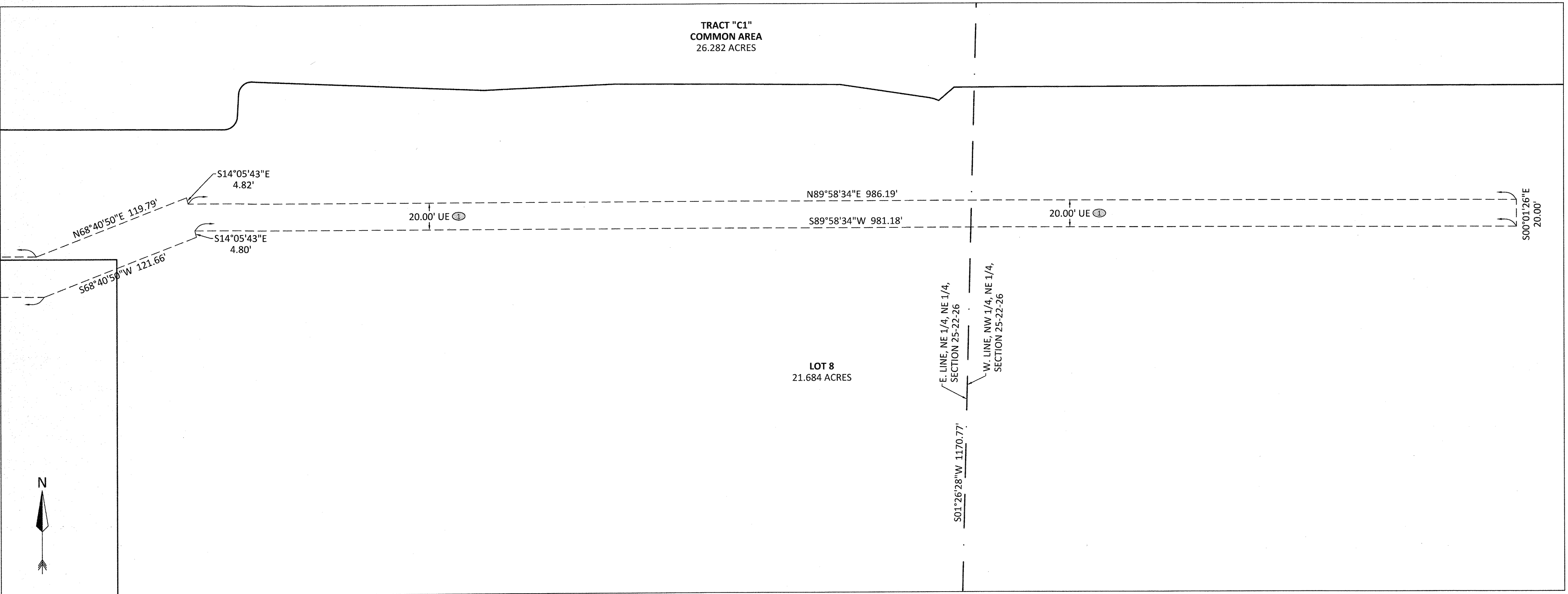
PLAT BOOK 76 PAGE 73

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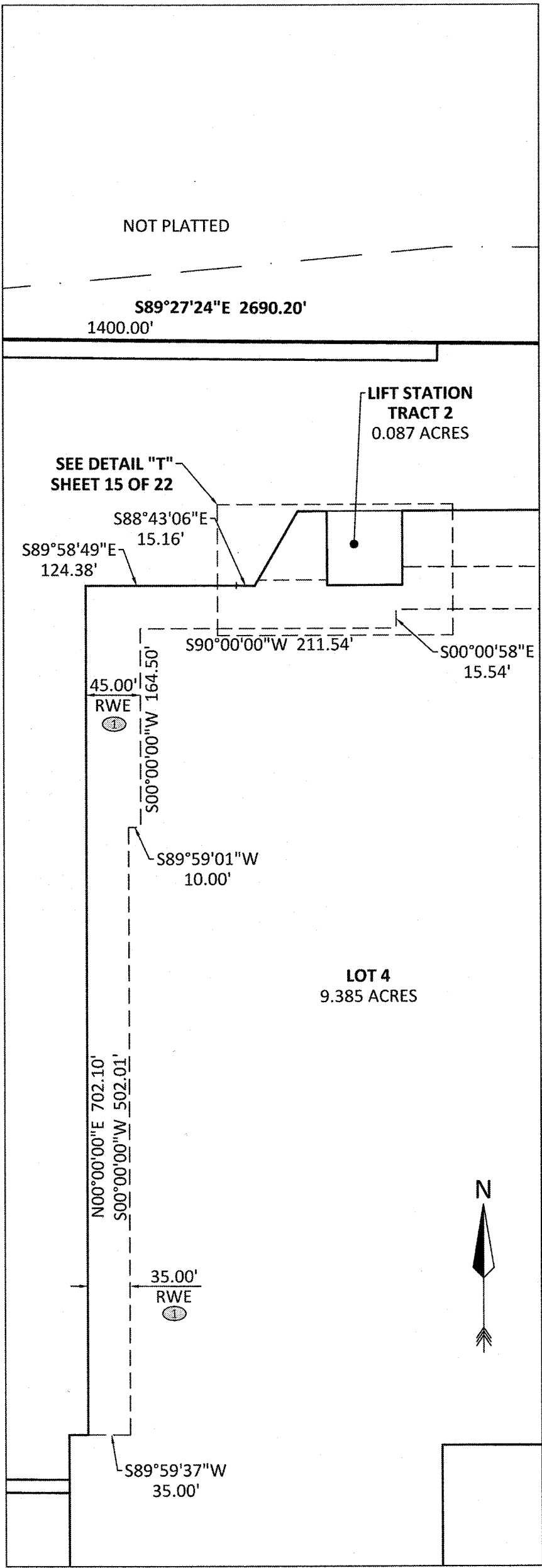
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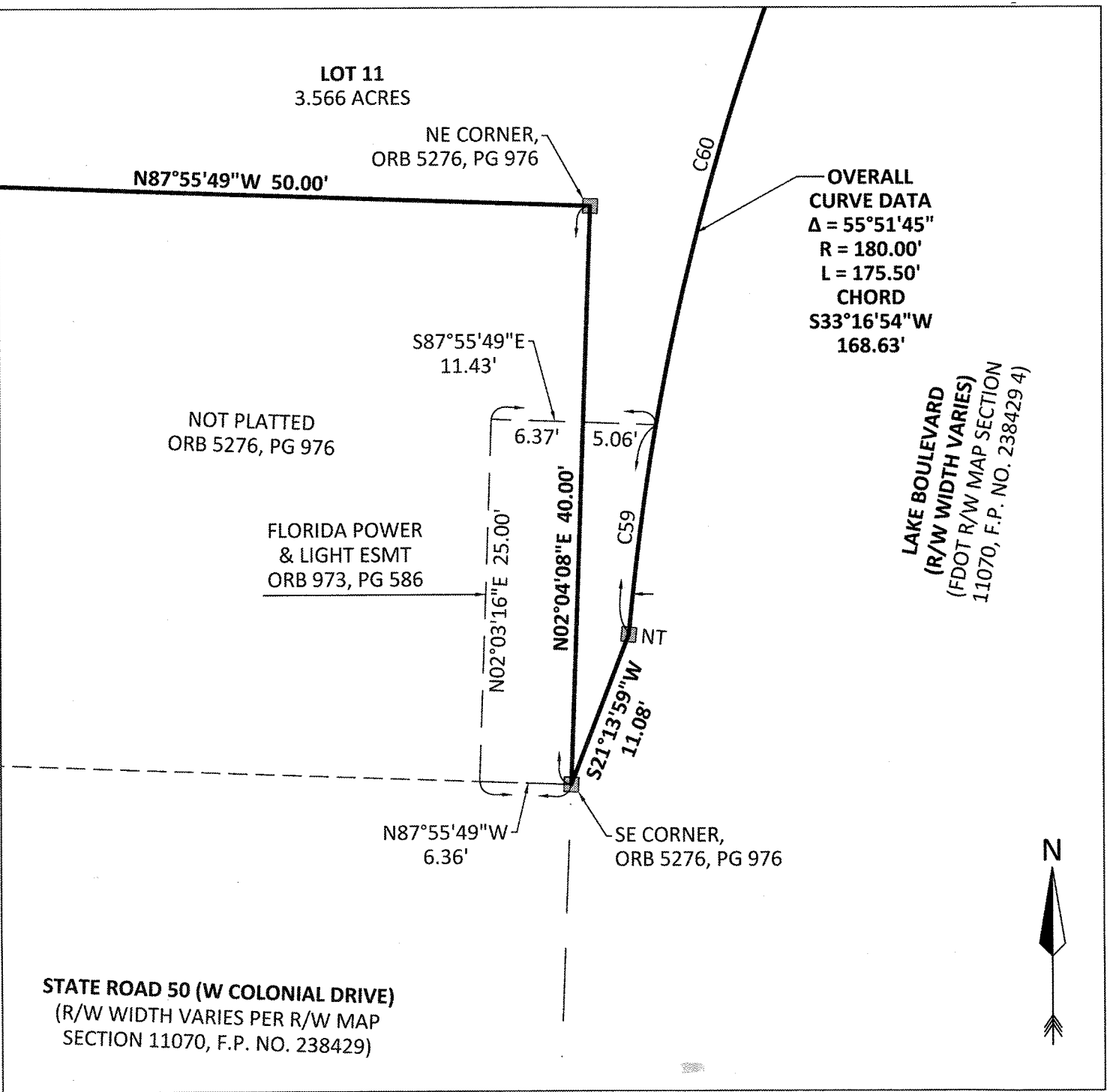
DETAIL "HH" - 1" = 50'



DETAIL "KK" - 1" = 100'



DETAIL "JJ" - 1" = 10'



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ACCURIGHT

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2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAZA COLLINA

PLAT BOOK 76 PAGE 74

A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, REPLAT OF A PART OF A REPLAT OF PART OF EDGEWATER BEACH, PLAT BOOK 10, PAGE 44, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND NORTH 1/2 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25-22-26, BEING: S89°27'24"E.

2. STATE PLANE COORDINATES VALUES SHOWN HEREON, FLORIDA STATE PLANE EAST NAD83 (1990), SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

3. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

4. ● - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

5. ALL CURVILINEAR LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.

6. THIS PLAT CONTAINS 12 LOTS AND 17 TRACTS FOR A TOTAL OF 29.

7. Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.

8. Ⓢ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

9. Ⓢ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

10. ALL TRACTS SHOWN ON THIS PLAT ARE OWNED AND MAINTAINED BY PLAZA COLLINA COMMON AREA HOLDINGS, LLC.

11. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

12. PART OF ALL OF THIS PLAT IS SUBJECT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P. AND BYBLOS CLERMONT, LLC RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1338, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

13. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED SEPTEMBER 18, 2015 IN OFFICIAL RECORDS BOOK 4681, PAGE 1760, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2261, AND AS FURTHER AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED APRIL 17, 2018 IN OFFICIAL RECORDS BOOK 5096, PAGE 562; SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED MAY 2, 2019 IN OFFICIAL RECORDS BOOK 5272, PAGE 1649; AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED JULY 8, 2019 IN OFFICIAL RECORDS BOOK 5305, PAGE 756, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(SHOWN HEREON.)**

14. PART OF ALL OF THIS PLAT IS SUBJECT TO EASEMENT FROM BLUE WATER EXPRESS WASH 6, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED MAY 17, 2018 IN OFFICIAL RECORDS BOOK 5111, PAGE 491, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

15. THIS PLAT IS SUBJECT TO EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED JUNE 20, 1988 IN OFFICIAL RECORDS BOOK 973, PAGE 586, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

16. THIS PLAT IS SUBJECT TO NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF CITY OF CLERMONT, ACCORDING TO INSTRUMENT RECORDED OCTOBER 11, 1997 IN OFFICIAL RECORDS BOOK 1554, PAGE 2430 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

17. THIS PLAT IS SUBJECT TO NON-EXCLUSIVE EASEMENT IN FAVOR OF LAKE COUNTY RECORDED OCTOBER 12, 2005 IN OFFICIAL RECORDS BOOK 2976, PAGE 513, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

18. THIS PLAT IS SUBJECT TO CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, A PUBLIC BODY EXISTING UNDER CHAPTER 373, FLORIDA STATUTES RECORDED SEPTEMBER 23, 2008 IN OFFICIAL RECORDS BOOK 3680, PAGE 1018, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

19. THIS PLAT IS SUBJECT TO PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF CLERMONT RECORDED NOVEMBER 6, 2009 IN OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

20. THIS PLAT IS SUBJECT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P. AND BYBLOS CLERMONT, LLC RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1338, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CONTAINS BLANKET EASEMENTS.)**

21. THIS PLAT IS SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT SLOPE AND MAINTENANCE EASEMENT BY AND BETWEEN CLERMONT MOTOR SALES, LLC AND PLAZA COLLINA (ORLANDO) ASLI VI, LLP RECORDED NOVEMBER 22, 2011 IN OFFICIAL RECORDS BOOK 4096, PAGE 2133, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

22. THIS PLAT IS SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D.B.A DUKE ENERGY RECORDED JUNE 6, 2013 IN OFFICIAL RECORDS BOOK 4334, PAGE 544, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

23. THIS PLAT IS SUBJECT TO EASEMENT FROM DON MEALEY AUTOMOTIVE, LLC IN FAVOR OF DUKE ENERGY, FLORIDA RECORDED FEBRUARY 12, 2016 IN OFFICIAL RECORDS BOOK 4740, PAGE 1446, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

24. THIS PLAT IS SUBJECT TO EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC D/B/A DUKE ENERGY RECORDED FEBRUARY 12, 2016 IN OFFICIAL RECORDS BOOK 4740, PAGE 1453, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

25. THIS PLAT IS SUBJECT TO EASEMENT FROM HYUNDAI OF CENTRAL FLORIDA, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED MAY 1, 2017 IN OFFICIAL RECORDS BOOK 4937, PAGE 1420, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(SHOWN HEREON.)**

26. PART OF ALL OF THIS PLAT IS SUBJECT TO EASEMENT FROM FIFTY WEST REALTY, LLC IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED JULY 8, 2019 IN OFFICIAL RECORDS BOOK 5305, PAGE 986, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

27. PART OF ALL OF THIS PLAT IS SUBJECT TO WATER AND SEWER UTILITIES AGREEMENT BETWEEN THE CITY OF CLERMONT AND LAKE COUNTY GATEWAY, LLC RECORDED APRIL 21, 2006 IN OFFICIAL RECORDS BOOK 3142, PAGE 359, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

28. PART OF ALL OF THIS PLAT IS SUBJECT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT, WHICH INCLUDES PAYMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, BETWEEN LAKE COUNTY GATEWAY, LLC AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED APRIL 26, 2007 IN OFFICIAL RECORDS BOOK 3419, PAGE 996 AS AMENDED BY FIRST AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1753; SECOND AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1762; THIRD AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1768; AND FOURTH AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED SEPTEMBER 30, 2009 IN OFFICIAL RECORDS BOOK 3824, PAGE 1775; RATIFICATION OF FOURTH AMENDMENT TO PLAZA COLLINA DRI TRANSPORTATION PROPORTIONATE SHARE AGREEMENT RECORDED JULY 23, 2010 IN OFFICIAL RECORDS BOOK 3930, PAGE 1333, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

29. PART OF ALL OF THIS PLAT IS SUBJECT TO RESERVATIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DEED IN FAVOR OF PLAZA COLLINA COMMON AREA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 21, 2016 IN OFFICIAL RECORDS BOOK 4865, PAGE 1739, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

30. PART OF ALL OF THIS PLAT IS SUBJECT TO CITY OF CLERMONT RESOLUTION NO. 2015-08 RECORDED JULY 21, 2015 IN OFFICIAL RECORDS BOOK 4654, PAGE 1514, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

31. PART OF ALL OF THIS PLAT IS SUBJECT TO SHORT FORM CONDITIONAL USE PERMIT RECORDED JULY 21, 2015 IN BOOK 4654, PAGE 1513 AND CITY OF CLERMONT RESOLUTION NO. 2015-08 GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MIXED USE PLANNED UNIT DEVELOPMENT IN THE URBAN ESTATE ZONING DISTRICT RECORDED JULY 21, 2015 IN OFFICIAL RECORDS BOOK 4654, PAGE 1514; AS AFFECTED BY THE ASSIGNMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASLI VI, L.L.L.P. IN FAVOR OF DON MEALEY AUTOMOTIVE, LLC RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2254, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

32. PART OF ALL OF THIS PLAT IS SUBJECT TO ASSIGNMENT OF ENTITLEMENTS IN FAVOR HYUNDAI OF CENTRAL FLORIDA, LLC RECORDED APRIL 11, 2016 IN OFFICIAL RECORDS BOOK 4764, PAGE 2191 AND AMENDMENT TO ASSIGNMENT RECORDED DECEMBER 17, 2020 IN OFFICIAL RECORDS BOOK 5603, PAGE 1390, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

33. PART OF ALL OF THIS PLAT IS SUBJECT TO NON-TAXABLE AGREEMENT NOT TO ENCUMBER OR TRANSFER PROPERTY EXECUTED BY DON MEALEY AUTOMOTIVE, LLC RECORDED JULY 13, 2016 IN OFFICIAL RECORDS BOOK 4805, PAGE 2259, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

34. PART OF ALL OF THIS PLAT IS SUBJECT TO SHORT FORM CONDITIONAL USE PERMIT AS TO PROPERTY DESCRIBED AS ALTERNATIVE KEY 3906281 RECORDED JANUARY 10, 2018 IN OFFICIAL RECORDS BOOK 5052, PAGE 672, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

35. BROKERS COMMISSION NOTICE UNDER FLORIDA COMMERCIAL REAL ESTATE SALES COMMISSION LIEN ACT RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 5760, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. **(CANNOT BE SHOWN.)**

36. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY WELLS FARGO BANK, NATIONAL ASSOCIATION ON BEHALF OF PLAZA COLLINA (ORLANDO) ASLI VI, LLP TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

37. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY BANK OF AMERICA ON BEHALF OF DON MEALEY AUTOMOTIVE, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

38. MORTGAGEES JOINDER AND CONSENT TO DEDICATION'S BY WELLS FARGO BANK, NATIONAL ASSOCIATION ON BEHALF OF HYUNDAI OF CENTRAL FLORIDA, LLC TO BE RECORDED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

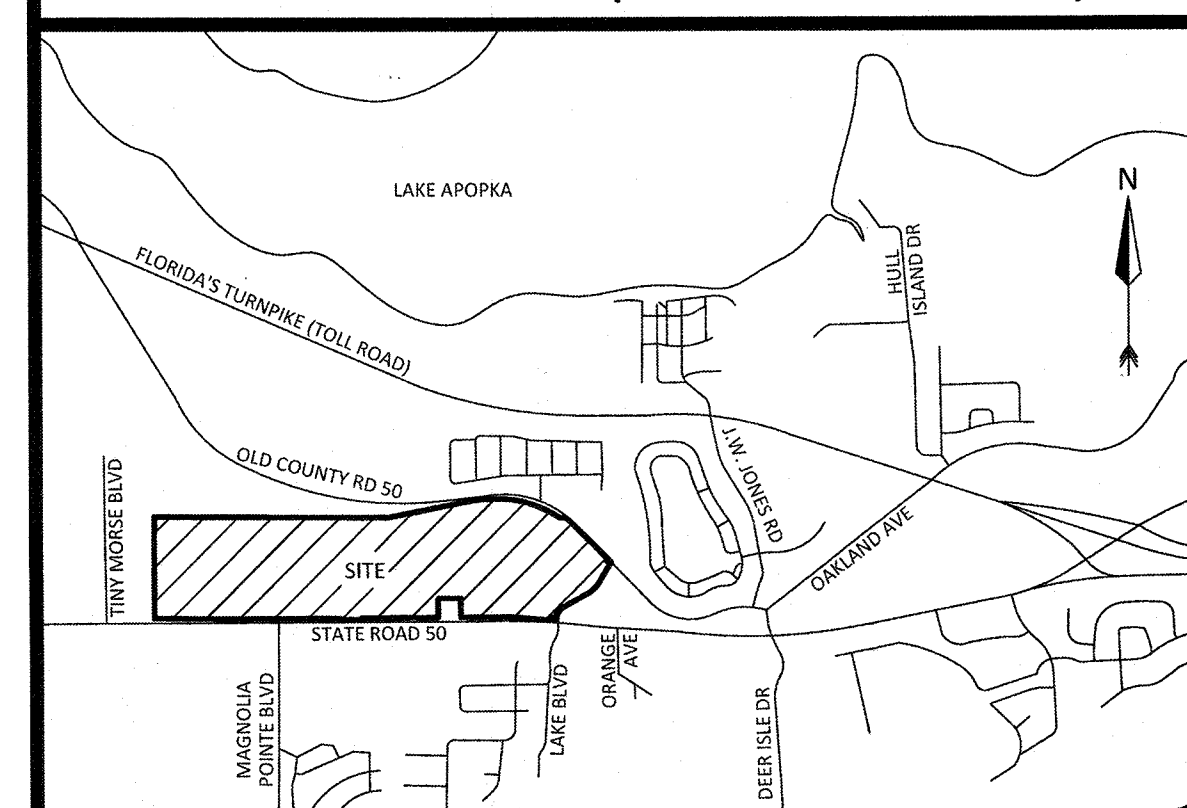
39. MORTGAGE OF REAL ESTATE, SECURITY AGREEMENT AND FIXTURE FILING (COLLATERAL INCLUDES FIXTURES) EXECUTED BY CFCW PROPCO CLERMONT, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF TRUIST BANK RECORDED AUGUST 26, 2021 IN OFFICIAL RECORDS BOOK 5780, PAGE 2478, TOGETHER WITH ASSIGNMENT OF LEASES AND RENTS RECORDED AUGUST 26, 2021 IN OFFICIAL RECORDS BOOK 5781, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT IDENTIFIER NUMBER
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- RWE - RETAINING WALL EASEMENT
- (T) - TOTAL
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

SHEET 22 OF 22

VICINITY MAP (NOT TO SCALE)





CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 9/11/23		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Plaza Collina PUD POD F and H Amendment			
Applicant KPM Franklin			
Contact Person Allyson Williams			
Address 6300 Hazeltine National Drive		City Orlando	State FL Zip 32822
Telephone 407-554-4067		Fax	
Email awilliams@kpmfranklin.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name WMG Development, LLC			
Owner Address 270 W Plant Street		City Winter Garden	State FL Zip 34787
Telephone		Fax	
PROPERTY INFORMATION			
Address of Subject Property 0 Unassigned		City Clermont	State FL Zip
General Location Property is located on the north side of SR 50 east of Magnolia Pointe Boulevard and west of Lake Boulevard.			
Legal Description & Alternate Key (include copy of survey) ALT KEY ID 3938032 ALT KEY ID 3938034 ALT KEY ID 3938035 Legal Description provided in word document			
Land Use (City verification required) Master Planned Development			
Zoning (City verification required) UE Urban Estate Low Density			



CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

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

"We are seeking a PUD amendment as it relates to the Plaza Collina PUD Resolution No. 2015-08 to allow for the use of shared drive aisles and limited landscape buffers on Pods E, F and H. Per Resolution 2015-08, Pods E, F and H are bulk outparcel development tracts along State Road 50 in the Plaza Collina PUD. The current resolution only addresses the landscape buffers for the Pods along State Road 50 and the frontage roads (east, west and north) that bound each Pod. However, the PUD does not address internal landscaping of platted lots within the Pods. In order to better facilitate the interconnectivity of parcels within Pods E, F and H and decrease the number of driveway cuts along the north frontage road, we would like to provide an exception to the Land Development Code requirement of 10 foot landscape buffers along property lines and allow for shared drive aisles.

We propose an amendment to Section 6 to include the following subparagraph:

"5. In order to provide interconnectivity to the maximum extent feasible, internal lot lines of Pods E, F and H, internal landscape buffers shall not be required between subdivided or replatted development lots within Pods E, F and H. Perimeter landscaping of each Pod shall meet all applicable landscape and buffer requirements set forth in the PUD and/or Land Development Code.

Allyson Williams

Applicant Name (print)

Professional Resources Development, Inc.

Owner Name (print)

x [Signature]
Applicant Name (signature)

x [Signature]
Owner Name (signature)

Craig Kopko, as Executive Vice-President
of Development

*****NOTICE*****

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

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

5/26/2020

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	10/18/2023
Order Number:	9424003
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/31/2023 - 11/21/2023	Govt Public Notices
LEE dailycommercial.com	2	10/31/2023 - 11/21/2023	Govt Public Notices

Order Confirmation Amount

\$167.68

LEGAL NOTICE

On Tuesday, November 7, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit (2015-08), Plaza Collina PUD Master Plan, to allow for the use of shared driveway aisles and limited landscape buffers on Pods E, F and H, and to allow shared internal landscape buffers to be a minimum of five feet, but not less than 10 feet between the parcels within a Planned Unit Development. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, November 28, 2023 at 6:30 PM.

LOCATION

North side of State Road 50 and east of Magnolia Pointe Boulevard and west of Lake Boulevard.

(Alternate Key # 3938032, 3938034 &

3938035)

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL

34711.

This application is available for public inspection in the Development Services Department, Monday through Friday between the

hours of 8:00 AM and 5:00 PM.

All interested parties will be given

an opportunity to express their

views on this matter.

Please be advised that, under State

law, if you should decide to appeal a

decision made with respect to this

matter, you will need a record of the

proceedings, and may need to

ensure that a verbatim record is

made. Persons with disabilities who

need assistance should contact the

City Clerk's office, (352) 241-7330, at

least 48 hours prior to the public

hearings.

Tracy Ackroyd Howe, MMC

City Clerk

Daily Commercial

October 31, 2023 and

November 21, 2023

9424003 10/31, 11/21/23

AGENDA ITEM

Meeting Date		
Tuesday, November 7, 2023		
Agenda Item Name		
Resolution No. 2023-042R 7th Street Commercial CUP		
Requested Action		
Recommend approval of Resolution No. 2023-042R.		
Staff Report		
The applicant, Nexbiz LLC, is requesting a Conditional Use Permit to allow for construction of a 4,950 square foot retail and restaurant building in the Central Business District (CBD). The Land Development Code, Section 125-370, requires a Conditional Use Permit for any structure occupying more than 3,000 square feet of floor space. The total site area is 0.217+/- acres. The Land Use designation is Downtown Mixed-Use.  The proposed building shall be designed to comply with Clermont Architectural Design Standards, and the site shall be developed in accordance with the provisions of the Land Development Regulations. Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the use will be in compliance with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a restaurant and commercial building occupying more than 3,000 square feet to be permitted in the CBD with the conditions contained in Resolution No. 2023-042R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2023-042R	Resolution No. 2023-042R.doc	
2. LOCATION MAP	LOCATION MAP.pdf	
3. Site Plan - 1st Submittal	Site Plan - 1st Submittal.pdf	
4. CUP Application	CUP Application.pdf	
5. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2023-042R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING AND RESTAURANT OCCUPYING MORE THAN 3,000 SQUARE FEET OF FLOOR AREA IN THE CBD - CENTRAL BUSINESS DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City of Clermont Planning and Zoning Commission of Lake County, Florida, at a meeting held on November 7, 2023, recommended approval of the Conditional Use Permit to allow for a commercial building and restaurant occupying more than 3,000 square feet of floor area in the CBD - Central Business District, at the following location:

LOCATION:

Parcel located on 7th Street between Montrose
and Minneola Avenue
(Alternate Key #1614422)

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow a commercial building and restaurant establishment occupy more than 3,000 square feet of floor area in the CBD – Central Business Zoning District, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2023-042R

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

SECTION 2: LAND USE

1. The property shall be developed in substantial accordance with the Conceptual Site/Building Plans prepared by The Craft of Architecture on September 4, 2023, Exhibit A. Any new development on the property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
2. The Conditional Use Permit is to allow for a commercial building to exceed the 3,000 square feet of floor area in the CBD - Central Business District.
3. The site may also be used for any permitted use in the CBD - Central Business District as indicated in the Land Development Code, Section 125-369.



CITY OF CLERMONT
RESOLUTION NO. 2023-042R

4. The site shall be developed according to the City of Clermont Land Development Codes and all building must comply with the City of Clermont Architectural Design Standards.
5. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.
7. A minimum five-foot-wide concrete sidewalk shall be constructed adjacent to any right-of-ways that meet Americans with Disabilities Act requirements and provide pedestrian access.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2023-042R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of November, 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

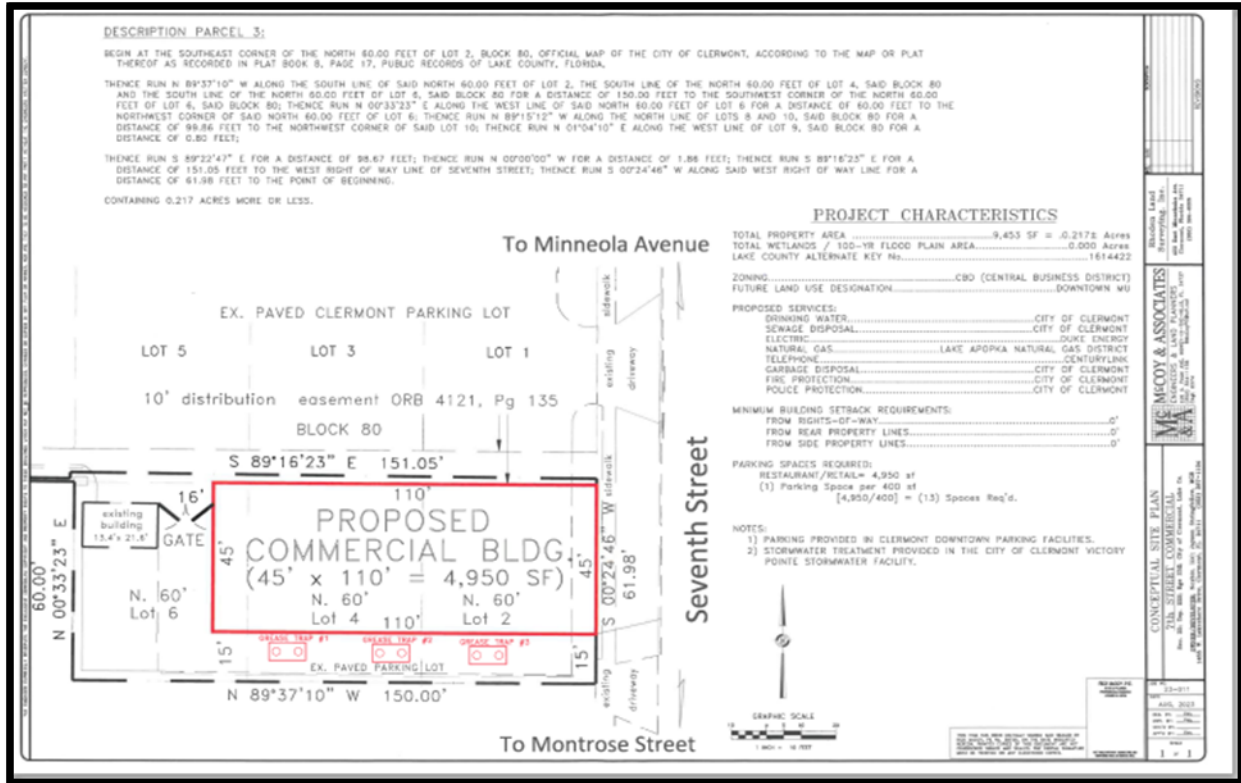
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

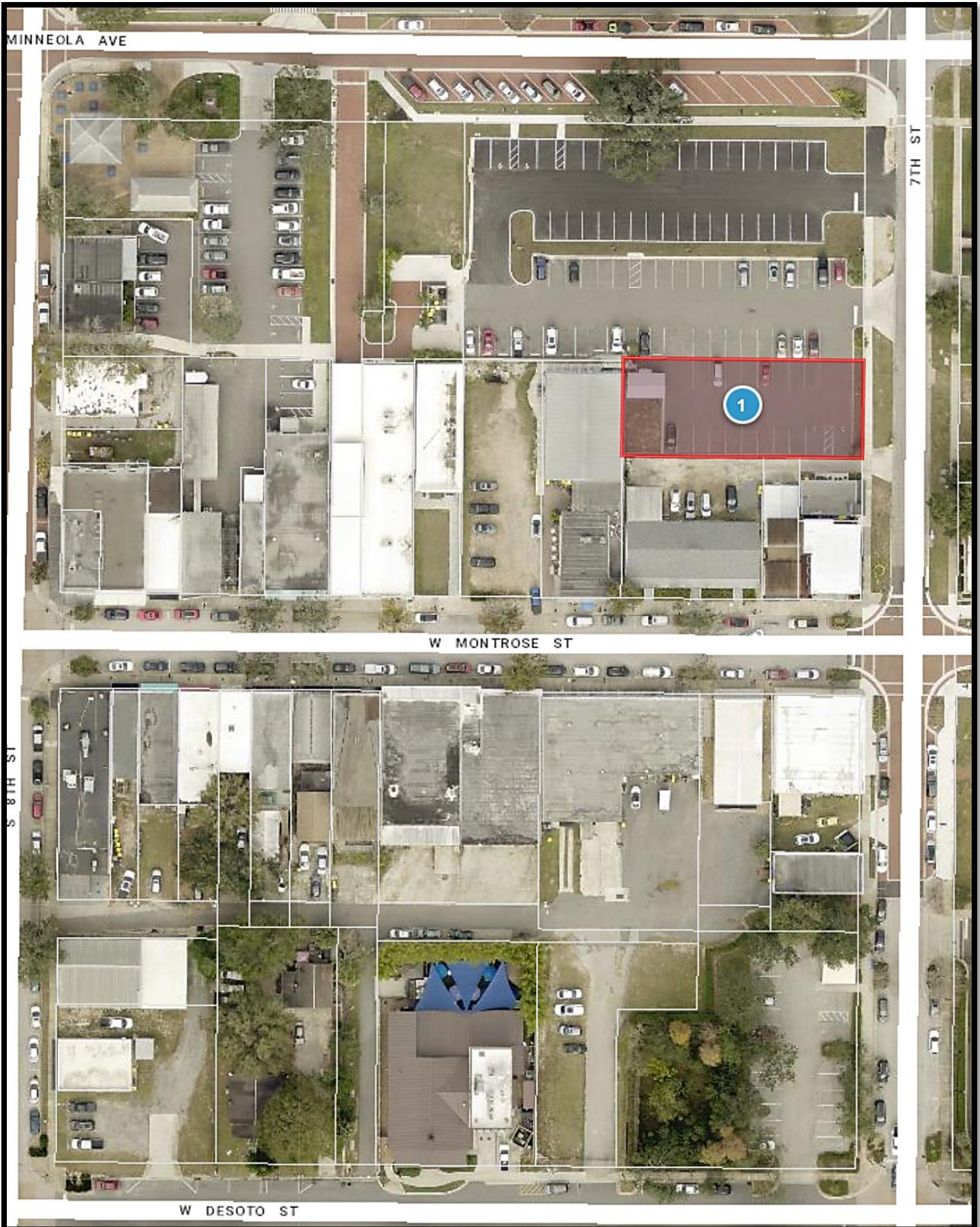
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2023-042R

Exhibit A - Conceptual Site/Building Plans



LOCATION MAP



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

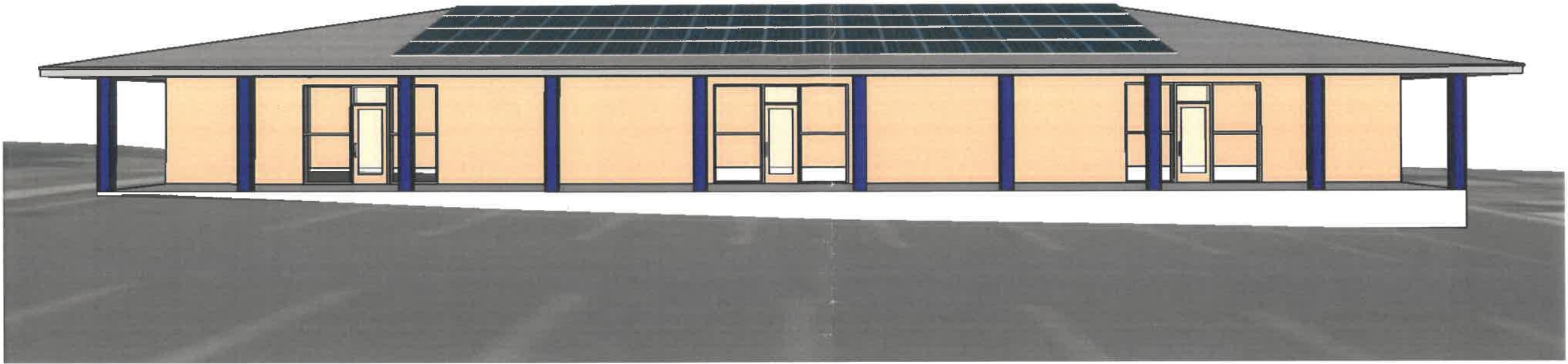
CONTAINING 0.217 ACRES MORE OR LESS.

A north arrow pointing upwards with a circular center containing the letter 'N'. Below the arrow is a graphic scale bar with alternating black and white segments. The scale is marked with numbers 10, 0, 5, 10, and 2. Below the scale bar, the text "1 INCH = 10 FEET" is printed.

DE 1

Surveying, Inc.
420 East Minnehaha Ave.,
Clermont, Florida 34711
(352) 394-6255

[illegible]



A 1	Axonometric View 1
1	Scale - NTS



A 1	Axonometric View 2
2	Scale - NTS

This item has been electronically signed and sealed by Kyle R Jensen, RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Digitally Signed and Sealed documents are void if reproduced or separated from the entire drawing set. See Coversheet with Table Of Contents. Contact Architect if set is not complete. Do not install work without an original and complete set of drawings.



The Craft of Architecture
Kyle Jensen Architecture AR 13823
tel: (407) 227-8984
kylejensenarchitect@gmail.com
www.kylejensenarchitect.com

Stringfellow

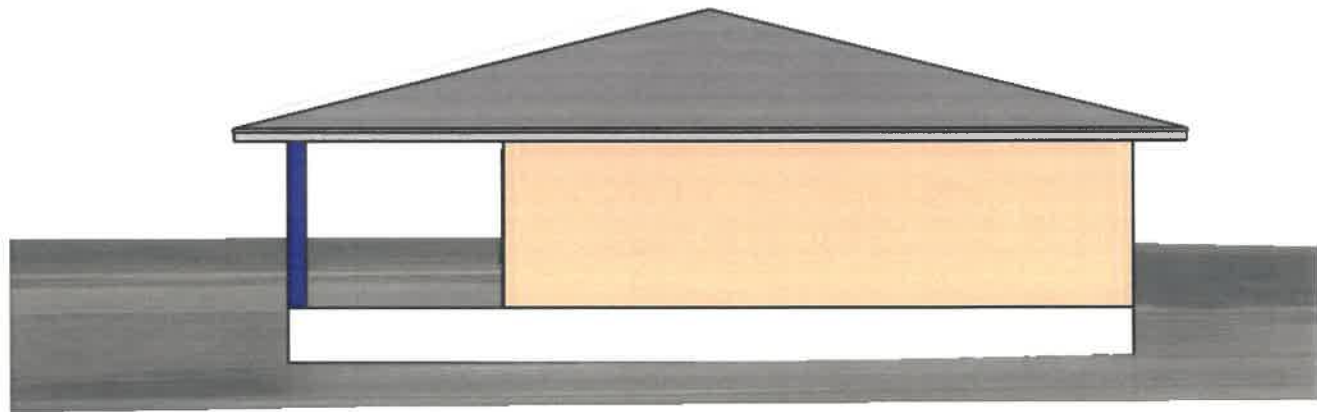
Document Date: 09.04.2023	
Document Phase: Permit Drawings	
rev.	date remark
	09.04.2023

Drawn by
ADPL CONSULTING LLC
423 Arroyo Es. Schaumburg IL
60194 USA
+1-224-421-7871

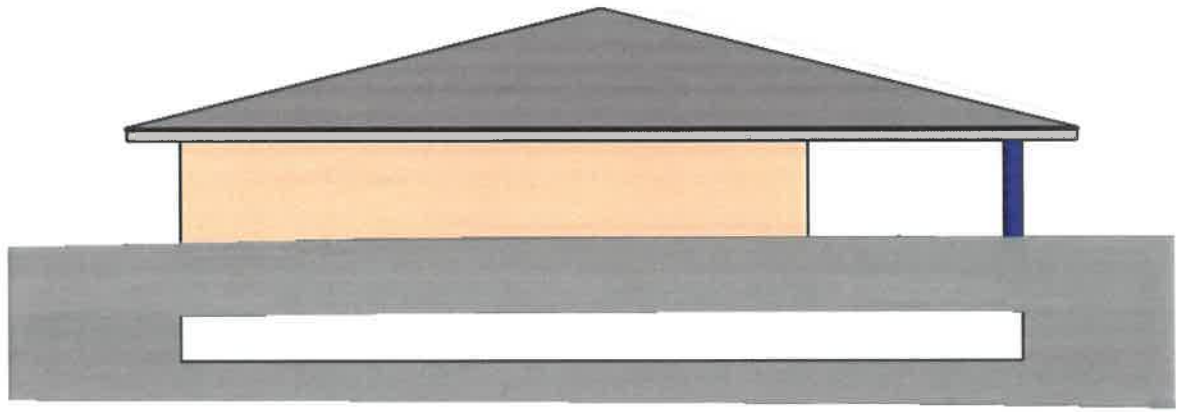
A 1



A 2	Front Elevation
1	Scale - 3/32" = 1'-0"



A 2	Right Elevation
2	Scale - 3/32" = 1'-0"



A 2	Left Elevation
3	Scale - 3/32" = 1'-0"



The Craft of Architecture
Kyle Jensen Architecture AR 13823
tel: (407) 227-8984
kylejensenarchitect@gmail.com
www.kylejensenarchitect.com

Stringfellow

Document Date: 09.04.2023
Document Phase: Permit Drawings
rev. date remark
09.04.2023

Drawn by
ADPL CONSULTING LLC
403 Apple Ln Schaumburg IL
60194 USA
+1-224-421-7671

A 1

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CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**



Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) TBD Shell for Retail/Resturant/commercial building			
Applicant Nexbiz, LLC — Owner same as contact person			
Contact Person Jayson A Stringfellow			
Address P.O. Box 120788		City Clermont	State FL Zip 34712
Telephone 352-267-1104		Fax	
Email ennyx1@gmail.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Fax	
PROPERTY INFORMATION			
Address of Subject Property To be assigned		City Clermont	State Florida Zip 34711
General Location Mid - 7th St between Montrose and Minneola Ave			
Legal Description & Alternate Key (include copy of survey) Legal is to long for this application space but is attached in the survey/ plot plan and futher emailed in word to planning depatetment for use in advertising. Alt Key: 1614422.			
Land Use (City verification required) Downtown MU			
Zoning (City verification required) CBD			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

Request to build a Structure/Building/over 3000 Sq Ft. In CBD. Proposed structure to be at or under 5000 sq ft. Approx 4950.

Jayson A Stringfellow

Applicant Name (print)

Jayson A Stringfellow

Owner Name (print)

X
Applicant Name (signature)

X
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

CUP application notes

Met . (1) Proof of ownership, or authorization of the owner if represented by an agent or contract purchaser, and the name, address and telephone number of the applicant and the owner of the property.

(2)

Met . (2). A complete legal description of property involved, including a survey.

(3)

Met. (3) A conceptual plot plan showing the dimensions and location of the site, including all existing and proposed buildings, signs, driveways, off-street parking areas, loading and unloading space, proposed screening or buffering, highways, watercourses and other topographic features of the site

(4)

Met. (4) A description of the proposed operation in sufficient detail to set forth its nature and extent. **Shell Building Retail as approved in this use and zoning**

(5)

N/A (5) Plans or reports describing the method of handling any traffic or other infrastructure conditions created or impacted by the proposed use.

(6)

N/A (6) Landscape plans in conformance with chapter 123, article II.

Application Submittal requirements are met. Survey/Plan attached and provided has Alt Key # Zoning and Future land use, Proposed services, Legal description, and total land area.

PROPERTY RECORD CARD

General Information

Name:	NEXBIZ LLC	Alternate Key:	1614422
Mailing Address:	1455 W LAKESHORE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-0100-080-00100
		Millage Group and City:	00C1 Clermont
		2022 Total Certified Millage Rate:	17.3628
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	705 W MINNEOLA AVE CLERMONT FL, 34715	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT PB 8 PG 17 LOTS 1, 3, 5, 7, 9, N 60 FT OF LOTS 2, 4, 6 BLK 80--LESS BEGIN AT THE NORTHEAST CORNER OF LOT 9 BLK 80, RUN SOUTH 89-22-15 EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST MINNEOLA AVENUE 247.98 FEET TO THE NORTHEAST CORNER OF LOT 1, SOUTH 00-24-46 WEST ALONG THE WEST RIGHT OF WAY LINE OF SEVENTH STREET 148.34 FEET, THENCE RUN NORTH 89-16-23 WEST 151.05 FEET, SOUTH 00-00-00 EAST 1.85 FEET, NORTH 89-22-47 WEST 98.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 BLK 80, NORTH 01-04-10 EAST 149.98 FEET TO THE POINT OF BEGINNING--ORB 5433 PG 404		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
2	VACANT COMMERCIAL (1000)	0	0		9000.000	Square Feet	\$0.00	\$234,788.00
Click here for Zoning Info FEMA Flood Map								

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	7122	SF	1959	\$5,769.00
2	DETACHED GARAGE (CDGF3)	286	SF	2000	\$2,188.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5433 / 404	03/2020	Warranty Deed	Unqualified	Vacant	\$100.00
4752 / 1402	01/2016	Warranty Deed	Unqualified	Improved	\$460,000.00

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000041015

Entity Name: NEXBIZ, LLC

Current Principal Place of Business:

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Current Mailing Address:

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LAW OFFICE OF ANITA GERACI-CARVER, P.A.
1560 BLAXHAM AVENUE
CLERMONT, FL 34711 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name STRINGFELLOW, JAYSON A
Address 1455 W. LAKESHORE DRIVE
City-State-Zip: CLERMONT FL 34711

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAYSON STRINGFELLOW

MGR

03/01/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	10/18/2023
Order Number:	9423406
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/31/2023 - 11/21/2023	Govt Public Notices
LEE dailycommercial.com	2	10/31/2023 - 11/21/2023	Govt Public Notices

Order Confirmation Amount

\$147.24

Ad Preview

LEGAL NOTICE

On Tuesday, November 7, 2023 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2023-042R), to allow for a commercial building size to exceed 3,000 square feet in the Central Business District. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, November 28, 2023 at 6:30 PM.

LOCATION

Located on 7th Street, between
Montrose and Minneola Avenue
(Alternate Key # 1614422)

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
9423406 10/31, 11/21/2023



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 7, 2023		
Agenda Item Name		
Ordinance No. 2023-032 <i>Land Development Code Amendment - Tree Removal & Replacement</i>		
Requested Action		
Recommend approval of Ordinance 2023-032		
Staff Report		
Staff is proposing an amendment to the landscape code Section 123-102. Currently, the mediation plan for heavily wooded property allows the owner to pay the City for trees that are not able to be replanted on the site. The City can then use these funds to plant trees on public properties around the city. This amendment will allow the City to include landscape materials (plants, shrubs and associated materials) to these projects throughout the city.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	Ordinance.pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-032

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 123-VEGETATION, SECTION 123-102-ISSUANCE; CRITERIA FOR TREE REMOVAL; TREE REPLACEMENT STANDARDS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on November 7, 2023, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 123-Vegetation, Section 123-102-Issuance, Criteria for Tree Removal, Tree Replacement Standards, making changes to add and clarify language on tree removal and replacement standards; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 123-Vegetation of the Clermont Code of Ordinances shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2:

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note underlined indicates added):

Sec. 123-102. - Issuance; criteria for tree removal; tree replacement standards.

- (a) *Intent*. It is the intent of this section to minimize the removal of protected trees and that no authorization shall be granted to remove a tree if the developer has failed to take reasonable measures to design and locate the proposed improvements so that the number of protected trees to be removed is minimized.
- (b) *General criteria for authorization of tree removal*. No authorization for the removal of a protected tree shall be granted unless the applicant demonstrates one or more of the following circumstances exist:

CITY OF CLERMONT
ORDINANCE NO. 2023-032

- (1) A permissible use of the site cannot reasonably be undertaken unless specific trees are removed or relocated.
 - (2) The tree is located in such proximity to an existing or proposed structure that the safety, utility or structural integrity of the structure is materially impaired.
 - (3) The tree materially interferes with the location, servicing or function of utility lines or services.
 - (4) The tree creates a substantial hazard to motor, bicycle or pedestrian traffic by virtue of physical proximity to traffic or impairment of vision.
 - (5) The tree is diseased or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements.
 - (6) Established law or regulation requires the removal.
- (c) *Specific criteria for authorization of tree removal.* Pursuant to criteria established in subsection (b) of this section, a tree removal permit may be issued where one or more of the following circumstances exist if alternative design or other solutions do not afford indispensable relief for a proposed use:
- (1) *Street opening.* A permit may be issued if the location of a tree restricts the opening of a street or road right-of-way.
 - (2) *Utilities and drainage.* A permit may be issued if the location of the tree restricts the function and service of utility lines or drainage facilities.
 - (3) *Property access.* A permit may be issued if the location of the tree restricts access to the property.
 - (4) *Property use.* A permit may be issued if the location of the tree restricts use of the property consistent with all other city, county and state codes, statutes, ordinances and resolutions, and design modifications are not feasible or reasonable.
 - (5) *Hazards.* A permit may be issued if the tree constitutes a hazard to life or property which cannot be mitigated without removing the tree.
 - (6) *Poor tree health.* A permit may be issued if the tree is dying or dead so that its restoration to sound condition is not practical, or it has a disease which can be expected to be transmitted to other trees and to endanger their health.
 - (7) *Thinning of trees.* In order to increase light and air circulation on heavily wooded parcels, the selective removal of up to 25 percent of existing trees may be permitted as long as the minimum tree requirement for the particular land use is maintained.
- (d) *Replacement requirements.* Preferred trees which have been approved for removal shall be replaced in accordance with the following:
- (1) Trees removed pursuant to criteria specified in section (c) of this section shall be replaced at the expense of the permittee.
 - (2) For commercial, industrial, residential or other use requiring site plan approval under the zoning regulations, chapter 125, or the subdivision regulations, chapter 119, for each inch of tree measured at 4½ feet above the existing grade removed, an inch of tree at 4½ above the existing grade shall be replaced. Replacement trees shall be at least six inches in caliper for any trees removed that are 18 inches in caliper or greater. Replacement trees

CITY OF CLERMONT
ORDINANCE NO. 2023-032

for trees removed smaller than 18 inches in caliper shall, at a minimum, meet the requirements of section 123-42(b)(2).

- (3) No replacement shall be required if the removal of the tree is necessary to construct a single-family residence, provided the parcel has the minimum number and size of preferred trees required by this Code.
- (4) For each tree removed from a single-family residential lot that is dead, diseased, dying or in such proximity to an existing structure that the safety, utility or structural integrity of the structure is materially impaired, a replacement tree shall be planted in conformance with section 123-42.
- (5) A replacement tree may be moved from one location to another on the site or moved off the site pursuant to criteria specified in subsection (d) (6) of this section.
- (6) Replacement trees shall, if practicable, be planted on the development site. If not practicable, replacement trees may be donated, or a fee in lieu of replacement may be paid to the city for purposes of planting trees and landscaping on public property. The fee in lieu of replacement shall be based on the average retail cost of purchasing the requisite size and number of replacement trees.
- (7) This section shall not pertain to permits for thinning of trees as specified in subsection (c) (7) of this section.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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



CITY OF CLERMONT
ORDINANCE NO. 2023-032

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-032

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of November 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	10/10/2023
Order Number:	9390417
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/24/2023 - 11/14/2023	Govt Public Notices
LEE dailycommercial.com	2	10/24/2023 - 11/14/2023	Govt Public Notices

Order Confirmation Amount	\$191.04
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, November 7, 2023 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to amend the land development codes. The final enactment of the ordinance will be heard by City Council on Tuesday, November 28, 2023 at 6:30 PM.

**ORDINANCE NO. 2023-032
AN ORDINANCE OF THE CODE
OF ORDINANCES OF THE CITY
COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY,
FLORIDA, AMENDING THE
LAND DEVELOPMENT CODE,
CHAPTER 123-VEGETATION,
SECTION 123-102-ISSUANCE;
CRITERIA FOR TREE
REMOVAL; TREE
REPLACEMENT STANDARDS;
PROVIDING FOR CONFLICT,
SEVERABILITY, CODIFICATION,
THE ADMINISTRATIVE
CORRECTION OF SCRIVENERS
ERROR, RECORDING,
PUBLICATION AND AN
EFFECTIVE DATE.**

All public meetings will be held in the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, Clermont FL 34711. This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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 may need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
October 24, 2023 and November 14,
2023

9390147