



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Thursday, January 4, 2024**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
MINUTES**

Approval of the December 5, 2023 Minutes

**REPORTS  
NEW BUSINESS**

Item 1 - Resolution No. 2024-002R  
*Patio Food Truck Park CUP*

Consider a Conditional Use Permit to allow for a patio food truck establishment on a vacant parcel located at 2531 US Highway 27.

Item 2 - Ordinance No. 2024-002  
*Palm Plaza Development SSCPA*

Consider a request for a small-scale comprehensive plan amendment (SSCPA) for 4.07 acres of property located northwest and northeast of SR 50 and Omar Street.

Item 3 - Ordinance No. 2024-003  
*Palm Plaza Development Rezoning*

Consider a request for a rezoning to C-2 General Commercial for approximately 4.07 acres of property located northwest and northeast of SR 50 and Omar St.

Item 4 - Resolution No. 2024-001R  
*Palm Plaza Development CUP*

Consider a request for a Conditional Use Permit (CUP) to allow a hotel, TownePlace Suites by Marriott, to occupy more than 20,000 square feet of total floor space within the C-2 General Commercial zoning district.

Item 5 - Ordinance No. 2023-025  
*Lennar Swap PUD Rezoning*

Consider a request for a rezoning to a Planned Unit Development for property located in Wellness Way for 699 age-restricted residential units and 228,612 square feet of non-residential uses.

**UNFINISHED BUSINESS**

Item 6 - 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.

**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
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6:30 PM, Thursday, January 4, 2024**

Item 7 - 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 8 - 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.

**DISCUSSION OF NON-AGENDA ITEMS**

**ADJOURN**

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

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

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



**City of Clermont**  
**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**December 5, 2023**

**CALL TO ORDER**

Vice-Chair Niemiec called the meeting of the Planning and Zoning Commission to order on Tuesday, December 5, 2023 at 6:30 p.m.

**MEMBERS PRESENT:** Vice-Chair Niemiec, Member Colby, Member Grube, Member Guerrero, Member McAllister, and Member Norton

**MEMBER ABSENT:** Chairman Krzyminski

**ALSO PRESENT:** City Attorney Mantzaris, Development Services Director Henschel, Senior Planner McGruder, and Planning Coordinator Heard

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**MOTION TO APPROVE** the November 7, 2023 minutes of the Planning and Zoning Commission made by Commissioner Colby, seconded by Commissioner Grube. Motion passed 6-0 with Chairman Krzyminski absent.

**REPORTS FROM THE COMMISSION**

**Commissioner Norton** said Light Up Clermont was very nice, crowded and hot.

**Development Services Director Henschel** announced the next meeting has been changed to Thursday, January 4<sup>th</sup> at 6:30 pm.

**City Attorney Mantzaris** explained to the board there were four (4) members present at the last meeting on November 7<sup>th</sup> in which they thought they met the quorum. However, when researching Ordinance No. 2010-01-C that changed the quorum from five (5) members to four (4) members, that specific language was not in the body of the ordinance. As a result of this discovery all items heard and voted on at the November 7<sup>th</sup> public hearing will be brought back to be heard again at a public hearing on Thursday, January 4, 2024.

**Vice-Chair Niemiec** asked if a letter of intent should be provided to staff for the members whose terms are expiring. Development Services Director Henschel explained staff is working on revising the process and those members will be contacted.

**NEW BUSINESS**

**Item 1 Resolution No. 2023-047R The Learning Experience at Hammock Ridge CUP**

**Senior Planner McGruder** presented as follows:

The applicant, Planeng, Inc., is requesting a Conditional Use Permit to allow for a childcare center in a Planned Unit Development (PUD) zoning district. The vacant parcel is located west of US Highway 27 and Bella Lago Drive. The property is part of the Tuscany Village PUD (Resolution No. 1532) also known as The Shoppes of Hammock Ridge. The PUD allows C-1 Light Commercial permitted uses and the Future Land Use designation is Commercial. The Land Development Code, Section 125-313(5), requires a Conditional Use Permit for any childcare centers in the C-1 zoning district.

The applicant is proposing a 12,272 square foot childcare center with an outdoor playground area. The daycare will provide up to the maximum of 232 children and the parents will be required to park their vehicles and sign their children into the center. The project is not proposing any pick and drop off areas, which is stated in the resolution. In 2019 a Traffic Impact Study was provided that required certain traffic improvements for the overall project, which have been completed. The City's traffic consultant determined the proposed daycare center trip generation does not exceed the maximum trips and no further study is required. The daycare center will be required to completely screen the playground area from public view and streets. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community.

When evaluating a request for a Conditional Use Permit, the Land Development Code Section 101-212, the general criteria for granting a permit requires specific development standards are met. Staff has reviewed the application as submitted and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the provisions contained in Resolution No. 2023-047R.

**Russell Ottenberg**, *Applicant, Planeng, Inc., 3737 Lake Joyce Drive, Land O Lakes, FL*, handed out a letter of support from the property owner's association, TVSMA. He clarified the location, Lot 12 of the plat, is not the lot adjacent to US Highway 27. He concurred with staff's recommendations. He stated the developer who is also the franchisee/operator was present to answer any questions. He further explained the check in/check out process wherein a parent or guardian will be required to park and walk the children to sign in/sign out for security and proper supervision.

*The floor was opened for public comments. As no one came forward, the floor was closed.*

**Commissioner Norton** inquired where the facility is being proposed to be located in reference to US Highway 27, and further asked for clarification on the access ways.

**Commissioner McAllister** inquired if 232 students is the maximum and what the hours of operation will be. **Mr. Ottenberg** said the maximum enrollment would be 232 students, and the hours of operation are 6:00 am to 6:00 or 6:30 pm. **Commissioner McAllister** asked when the facility is at full capacity, where are all of the parents going to park their cars. **Mr. Ottenberg** explained the drop-off and pick-up times are staggered unlike an elementary school. He further clarified that 41 parking spaces are required per code, and they are providing 61 parking spaces.

**Commissioner Grube** verified that 232 students would be the maximum allowed in the building and inquired what the staff count would be. **Mr. Ottenberg** clarified that 232 students is the maximum; and further, if the facility is approved for 232, that would require 24 employees.

**Commissioner Colby** asked about the safety of the parking lot and whether there will be crosswalks or sidewalks. **Mr. Ottenberg** said currently there is not and explained the parking lot in further detail. **Commissioner Colby** said he believes there definitely is a need in the community for a project like this; and further, it looks like a good project.

**Commissioner Guerrero** said he supports this; and further, asked whether the employee parking will reduce the overall 61 parking spaces. **Mr. Ottenberg** explained the 61 parking spaces being provided is including employee parking.

**Commissioner Niemiec** asked for validation that there will be no access ways onto US Hwy 27; and further, inquired what the peak hours are normally for daycare centers. **Mr. Ottenberg** verified that no exit or entry will be from US Hwy 27. He clarified that the average peak hours of childcare centers are 6am to 6pm and some open earlier. He further explained this childcare facility will have to get licensed which ultimately is the deciding factor on capacity; however, per this CUP, the capacity cannot exceed 232 students.

**MOTION TO RECOMMEND APPROVAL of Resolution No. 2023-047R The Learning Experience; Moved by Commissioner McAllister, Seconded by Commissioner Colby. Motion passed 6-0 with Chairman Krzyminski absent.**

**Item 2 - Ordinance No. 2023-026 Lumberyard District Planned Unit Development (PUD)**

**Development Services Director Henschel** presented as follows:

The applicant, Wolfe and Wallace Properties, Inc., is requesting a rezoning from Central Business District (CBD) to Planned Unit Development (PUD) in order to develop a mixed-use project consisting of residential and non-residential uses on 12.3 +/- acres located adjacent to Victory Pointe and the South Lake Trail along Carroll Street. Majority of the property has historically been used as a lumberyard and is still in operation today under the name American Builders Supply. In addition, the property consists of an older storage facility, W&W Storage, and some smaller outparcels with older homes and structures constructed in the 1950's. The applicant is proposing a major redevelopment project that will consist of 392 apartments, a two-story parking garage, an amenity/clubhouse building and a pool, along with 53,100 square feet of non-residential use (commercial, office, restaurant, and retail). As part of this redevelopment, the City's existing lift station #6 will also be relocated and reconstructed by the applicant. This area within the Central Business District is the last large area of private ownership with a focal point on Lake Minneola and Victory Pointe. The project would front the South Lake Trail and have access to and from the trail. The project could be considered a major focal point in downtown Clermont.

A conceptual site plan prepared by Kimley-Horn, dated 11-22-2023, shows the layout of the development. The project will be developed in two (2) distinct phases, a Multifamily Phase and a Commercial Phase.

**Multifamily Phase**

The multifamily phase will consist of 7.14 acres with 262 apartment units, at a density of 36.69 dwelling units per acre. The applicant is requesting the use of the density bonus provision in the Land Development Code, Section 125-375. The density bonus units in this phase is 84 additional units. The multifamily phase will consist of four (4) apartment buildings, including a clubhouse and swimming pool. The apartment buildings will be four (4) stories high and will be located on the southern and western portion of the site. These buildings are Numbered 1 through 4 on the conceptual site plan.

### Commercial Phase

The commercial phase will consist of residential and non-residential uses on 5.16 acres. The applicant is proposing 130 units within this phase, which is 25.19 dwelling units per acre. The applicant is utilizing the density bonus provision in this phase for 1 additional unit. This phase will consist of a parking structure, two (2) live-work buildings, and three (3) commercial buildings. The total square footage of commercial shall not exceed 55,000 square feet. These buildings are Numbered 5 through 10 on the conceptual site plan. The uses would consist of office, retail, restaurant, entertainment and other permitted uses within the Central Business District.

### Community Benefit and Density Bonus

The applicant has proposed the following items for consideration in receiving the total density bonus of 85 dwelling units. The estimated total of the improvements is \$2.14 million, as estimated by their engineer. The specific details are contained in the Community Benefit Agreement, and below is an overview of the items.

1. Asphalt paving of the Row House Parking Lot.
2. Permanent access to the Row House and Lift Station acreage.
3. Repair and reconfiguration of Carroll Street and Lake Drive.
4. Sidewalk improvements surrounding the project.
5. Concession of encroachment lands to adjacent neighbors.
6. Lift station and utility infrastructure.

| Community Benefit   |            | % applicable                         | Cost       |                                                                                  |  |
|---------------------|------------|--------------------------------------|------------|----------------------------------------------------------------------------------|--|
| 1                   | \$ 325,000 | 100%                                 | \$ 325,000 | Row House Parking Lot                                                            |  |
|                     |            |                                      |            | 32,500 SF @ \$10 PSF                                                             |  |
| 2                   | \$ 513,315 | 100%                                 | \$ 513,315 | Permanent Access to Row House & Lift Station acreage.                            |  |
|                     |            |                                      |            | 19,000 SF area less 1,800 SF existing row house @ \$1.3mm/AC contract land value |  |
| 3                   | \$ 374,400 | 100%                                 | \$ 374,400 | Repair of Carroll Street and Lake Drive                                          |  |
|                     |            |                                      |            | 1,040 LF x 24' wide of roadway repaired and reconfigured @ \$15 per SF.          |  |
| 4                   | \$ 21,600  | 100%                                 | \$ 21,600  | Sidewalk Improvement                                                             |  |
|                     |            |                                      |            | 2,400 SF of 4" sidewalk at \$9 PSF                                               |  |
| 5                   | \$ 53,719  | 100%                                 | \$ 53,719  | Land to Adjacent Neighbors                                                       |  |
|                     |            |                                      |            | 1,800 SF @ \$1.3mm/AC contract land value                                        |  |
| 6                   | \$ 850,000 | 100%                                 | \$ 850,000 | Lift Station and Utility Infrastructure                                          |  |
|                     |            |                                      |            | Civil Engineer opinion of value                                                  |  |
| <b>\$ 2,138,034</b> |            | <b>Total Community Benefit Value</b> |            |                                                                                  |  |

*It is the City Council's discretion to determine if the Community Benefit Value and improvements warrant the Density Bonus units.*

### Waivers

The applicant is requesting the following waivers to the Land Development Code in order to develop the project.

1. Increase maximum building heights from 55 feet to 65 feet for the multifamily and commercial development.
2. Increase the number of compact spaces from 10% to 40% in the project.

3. Reduce the minimum landscape island square footage from 300 square feet to 200 square feet throughout the project and 160 square feet within areas of compact parking spaces.
4. Remove the requirement of construction material to be masonry or other non-wood material for construction of the first floor of the buildings.

The applicant is requesting these waivers in order to redevelop the property. The maximum building height is due to the four-story buildings having a 5/12 roof pitch that would provide a better roof drainage system and improved aesthetics. The increase in compact spaces, which are 9 feet by 18 feet, is being requested within the multifamily phase (54%) and the commercial phase (21%). The applicant has indicated the reduced spaces is to have an end goal of maximizing parking for the commercial and multifamily developments. The internal landscape island reduction from 300 square feet to 160 square feet is being requested as well. This request is essentially a compact parking space converted into a landscape island, thus possibly maximizing parking. The first floor masonry or block construction waiver is being requested since the applicant is able to construct using timber, is able to meet the architectural and building codes as well as a 50-year useful life.

#### Compatibility Review

Section 125-375 Density in the Land Development Code requires a review of the proposed project and the compatibility with the planned character of adjacent and surrounding properties. The property is located within the Central Business District (CBD). Below is a chart listing the surrounding properties with zoning/land use along with compatibility.

|       | <b>Zoning</b>                | <b>Land Use</b>                      | <b>Compatible</b> |
|-------|------------------------------|--------------------------------------|-------------------|
| North | Parks/Recreation             | S Lake Trail & Rowing Boat House     | Yes               |
| East  | Parks/Recreation             | Victory Pointe Stormwater System     | Yes               |
| South | Central Business District    | 1 residence* and 4 office properties | Yes               |
| West  | R-3 Residential/Professional | City's Public Works Facility         | Yes               |

*\*The residence is located at the corner of 12<sup>th</sup> Street and W. Minneola Avenue with Central Business District Zoning. This use can be converted to a non-residential use in the future and the nearest proposed building will be well over 150 feet away.*

The nearest proposed building placement, Building #3, to an existing structure offsite will be approximately 70 feet from the building located at 1120 W. Minneola Avenue. Staff is unable to determine if the placement of Building #3 at that location may affect property owner at 1120 W. Minneola Avenue. As for the proposed uses and existing uses in this area, staff has no evidence that the project would be incompatible with the surrounding land uses.

#### Summary

The applicant is proposing a mix-used redevelopment project within the Central Business District (CBD). The applicant is seeking the use of a density bonus to achieve an additional 85 dwelling units within the project over the 307 permitted units at 25 dwelling units/acre, for a total of 392 dwelling units. The proposed non-residential uses, consisting up to 55,000 square feet, is acceptable within the CBD. A transportation impact analysis (TIA) has been completed and it identified road improvements will be required on 12th Street, including the installation of turn lanes. The applicant has proposed several items for consideration for a Community Benefit with a value estimated by the applicant's engineer to be up to \$2.14 million dollars. It is City Council's discretion to determine if the Community Benefit is acceptable for the density bonus. The City

Council may approve a requested bonus, approve a requested bonus with conditions to mitigate the impact of the bonus, approve a lesser bonus, approve a lesser bonus with conditions to mitigate the impact of the bonus, or deny a requested bonus.

The redevelopment of this area and the incorporation of a denser, walkable project is welcomed in downtown, along with being advocated by Strong Towns philosophy. Staff is supportive of the concept, with the integrated mixed-use options and livability. However, staff has some concerns with how the entire project will be tied together cohesively from an architectural standpoint. Staff has added conditions within the Ordinance that addresses the commercial phase architecture with a plan to come back to City Council for approval. Staff recommends approval of Ordinance 2023-026 with the requested waivers; and further with a condition of a Community Benefit to be considered.

**Jimmy Crawford, Esq.**, *Applicant, 702 W. Montrose St.*, introduced himself and his clients, Wolfe and Wallace properties, Inc., who are the owners of the Lumberyard property. He gave a brief history of this site, which entails a lumberyard that was established in 1930 prior to any environmental regulations. He provided a PowerPoint and emphasized their overall goal is to rejuvenate the site, prioritize walkability and connectivity to the adjacent downtown and improve the environmental impact. He explained the traffic study indicated that a right-turn lane will be needed on 12<sup>th</sup> Street, which the developer intends to construct along with any other traffic improvements that are required. He stated some prepayment of impact fees for schools will be required and provided by the developer. He stated approximately 70% of the units will be one-bedroom units; and further, the developer plans to demolish, grade and add the new infrastructure for all phases at the same time. He provided information on the proposed infrastructure, roads and sidewalks, parking and retail within the multiuse. He stated the impact fees are approximately three million dollars with a property tax increase of roughly \$466,000 a year.

*The floor was opened for public comments.*

**Mary Lou Wieloszynski**, *1150 W. Minneola Avenue*, asked where the apartments are compared to her property on West Minneola Avenue. **Mr. Crawford** showed her where Buildings 3 & 4 are located. **David Wallace**, *995 W. Lakeshore Drive*, explained her fence is encroaching on the Lumberyard property, which they have decided give her that infringement. He further stated landscaping is planned for the Lumberyard side of the fence.

**Myra Eskeli**, *11222 Elderberry Court*, commented that they have been waiting for this to happen on the lake and were hoping condos would be built instead of apartments.

*The floor was closed for public comments.*

**Commissioner Guerrero** stated he has no concerns with this project and supports it.

**Commissioner Colby** said he really likes the project and concept. He asked if they talked to the fire department about the height of the building. **Mr. Crawford** deferred to staff, but if there is an issue, they need to know about it now. **Development Services Director Henschel** explained the height is not an issue for the fire department, because they have two (2) ladder trucks, and the units are required to have sprinklers installed.

**Commissioner Grube** asked if the apartment parking will be available to the general public; and further, how many parking spaces will be provided for the commercial use. **Mr. Crawford** explained the parking garage will be open to the multi-users; however, the parking around the apartment buildings will be restricted to residents only. He stated 330 parking spaces will be dedicated to the commercial, and 317 parking spaces will be for the residents in the multifamily. **Commissioner Grube** stated he loves this project and believes it will be a great addition to downtown Clermont.

**Commissioner McAllister** asked for clarification on the 10 foot buffer from the fence. After some discussion, it was determined that the waiver stating “Reduce landscape buffer requirements between multifamily and existing residential units along the southwest side of the project” can be removed. **Development Services Director Henschel** stated that waiver was not in his presentation and concluded that it had already been removed. **Commissioner McAllister** stated she does not like the proposed construction materials. **Brian Metzler, Penler**, explained this project will be built with very high quality construction materials such as hardie board and board and batten with a stone water table.

**Commissioner Norton** asked for clarification on the building materials, the management ownership and whether the property will be gated. **Brian Metzler** explained the building materials, property management, and stated this property will not be gated. **Commissioner Norton** asked why parking is fronting Minneola instead of a multiuse commercial retail, which would be more accessible to the community. **Brian Metzler** explained they thought it would be better to have the buildings closer to the activity center and commercial with keeping view corridors in place.

**Commissioner Niemiec** inquired about the ceiling heights. **Brian Metzler** explained they believe the aesthetics of a pitched roof would be better than not, which will require more than the regular 55 feet of height.

**Commissioner McAllister** questioned if the parking garage will be two stories and open to the public. **Mr. Crawford** stated that is correct.

**MOTION TO RECOMMEND APPROVAL** of Ordinance No. 2023-026 Lumberyard District Planned Unit Development (PUD). Moved by Commissioner Guerrero, Seconded by Commissioner Grube. Motion passed 6-0 with Chairman Krzyminski absent.

**UNFINISHED BUSINESS** - None

**DISCUSSION OF NON-AGENDA ITEMS** - None

**ADJOURNMENT** – 8:01 pm

**MOTION TO ADJOURN** Moved by Commissioner McAllister, Seconded by Commissioner Guerrero. Motion passed 6-0 with Chairman Krzyminski absent.

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Max Krzyminski, Chair

ATTEST:

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Kathy Heard, Planning Coordinator

# AGENDA ITEM

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Resolution No. 2024-002R<br><i>Patio Food Truck Park CUP</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Recommend denial of Resolution No. 2024-002R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p>The applicant is requesting a conditional use permit for a patio food truck park in the Planned Unit Development (PUD) zoning district. The PUD allows C-2 General Commercial permitted uses. Because the codes do not identify the requested use as permitted, Section 125-337 of the Land Development Code requires this type of use only through a conditional use permit. The property is located at 2531 South US Highway 27, and is part of the Clermont Crossing Master Development Plan. The parcel is approximately 2.45 acres. The applicant is proposing an open-air food truck park with up to sixteen (16) food trucks, outdoor seating and live entertainment, with the hours of operation to be seven days a week, which includes Monday to Thursday 11:00am to 10pm and Friday to Sunday 10:00am to 11:00pm; to allow for compliance and consistency with the current business hours of the adjacent property owners. The applicant has not identified any variance requests and will develop the site to meet the City's Architectural Standards and Land Development Codes.</p> |  |
| <div>   </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <p>The property's current zoning is Planned Unit Development with C-2 General Commercial permitted uses. The intent of the C-2 General Commercial is to allow retail, office and indoor restaurant permitted uses. The project layout is proposing an outdoor stage, bar, restrooms and food trucks. The code requires all uses must be conducted within a completely enclosed building. Although the outdoor food truck concept is unique and popular in other jurisdictions, staff has reviewed the application as submitted and finds the use may not be a good fit at the proposed location because of parking issues.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <p>Staff has reviewed the application and has evidence that the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The use may be considered as intrusive and out of character with the existing development pattern in the area. Therefore, staff recommends denial of the request for an open air food truck business in the C-2 General Commercial zoning district.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |



| Fiscal Impact                                            |                         | Fund Number and Description | Available Budget Amount |
|----------------------------------------------------------|-------------------------|-----------------------------|-------------------------|
| <b>Exhibits Attached</b> (copies of original agreements) |                         |                             |                         |
| 1.                                                       | Resolution No 2024-002R | 2024-002R.pdf               |                         |
| 2.                                                       | LOCATION MAP            | LOCATION MAP.pdf            |                         |
| 3.                                                       | Conceptual Plans        | Conceptual Plans.pdf        |                         |
| 4.                                                       | Renderings              | Renderings.pdf              |                         |
| 5.                                                       | 04_Survey               | 04_Survey.pdf               |                         |
| 6.                                                       | Application             | Application.pdf             |                         |
| 7.                                                       | Legal Ad                | Legal Ad.pdf                |                         |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-002R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN OPEN AIR PATIO FOOD TRUCK PARK IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on January 4, 2024 recommended denial of this Conditional Use Permit to allow for an open air patio food truck park with entertainment at the following location:

**LOCATION:**

The Patio Food Truck Park  
Vacant parcel located at 2531 US Highway 27  
The Clermont Crossings at Steve's Road  
(Alternate Key 3877636)

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

**WHEREAS**, the applicant has applied for a Conditional Use Permit to allow for an open air food truck park establishment to be located in a Planned Unit Development Zoning District, The subject parcel is part of the Clermont Crossings at Steve's Road Master Development Plan (Resolution No. 2010-02);

**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 for an open air patio food truck business to be located in a Planned Unit Development zoning district, be granted subject to the following conditions:

**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.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-002R**

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.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to the issuance of a Certificate of Occupancy.
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.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-002R**

**SECTION 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit is to allow for an open air patio food truck park establishment with up to the maximum of eight (8) food trucks parked on site. The food trucks will be required to comply with all City Codes and Regulations for grease and waste collection and elimination. The hours of operation will be Monday to Thursday 11:00a.m. to 9p.m. and Friday to Sunday 10:00a.m. to 10:00p.m.; to allow for compliance and consistency with the hours of operation of the surrounding businesses. Any outdoor entertainment will require coordination and approval with the appropriate City of Clermont Departments.
2. The property shall be designed and developed to comply with the Clermont Land Development Regulations and Codes. The preliminary conceptual plan (Exhibit A) 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 Clermont Architectural Design Standards and Land Development Codes.
3. The site may also be used for any permitted use in the Planned Unit Development and C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. The applicant is required to provide adequate parking facilities and management to minimize any disruption to the local traffic flow and impacts to the surrounding businesses and adjacent properties.
5. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, “Noise” as may be amended or revised, in any thirty (30) consecutive-day period as verified by staff, this Conditional Use Permit shall be presented to the City Council for consideration of further conditions or revocation of this Conditional Use Permit.

**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. 2024-002R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 9<sup>th</sup> day of January, 2024.

CITY OF CLERMONT

---

Tim Murry, Mayor

**ATTEST:**

---

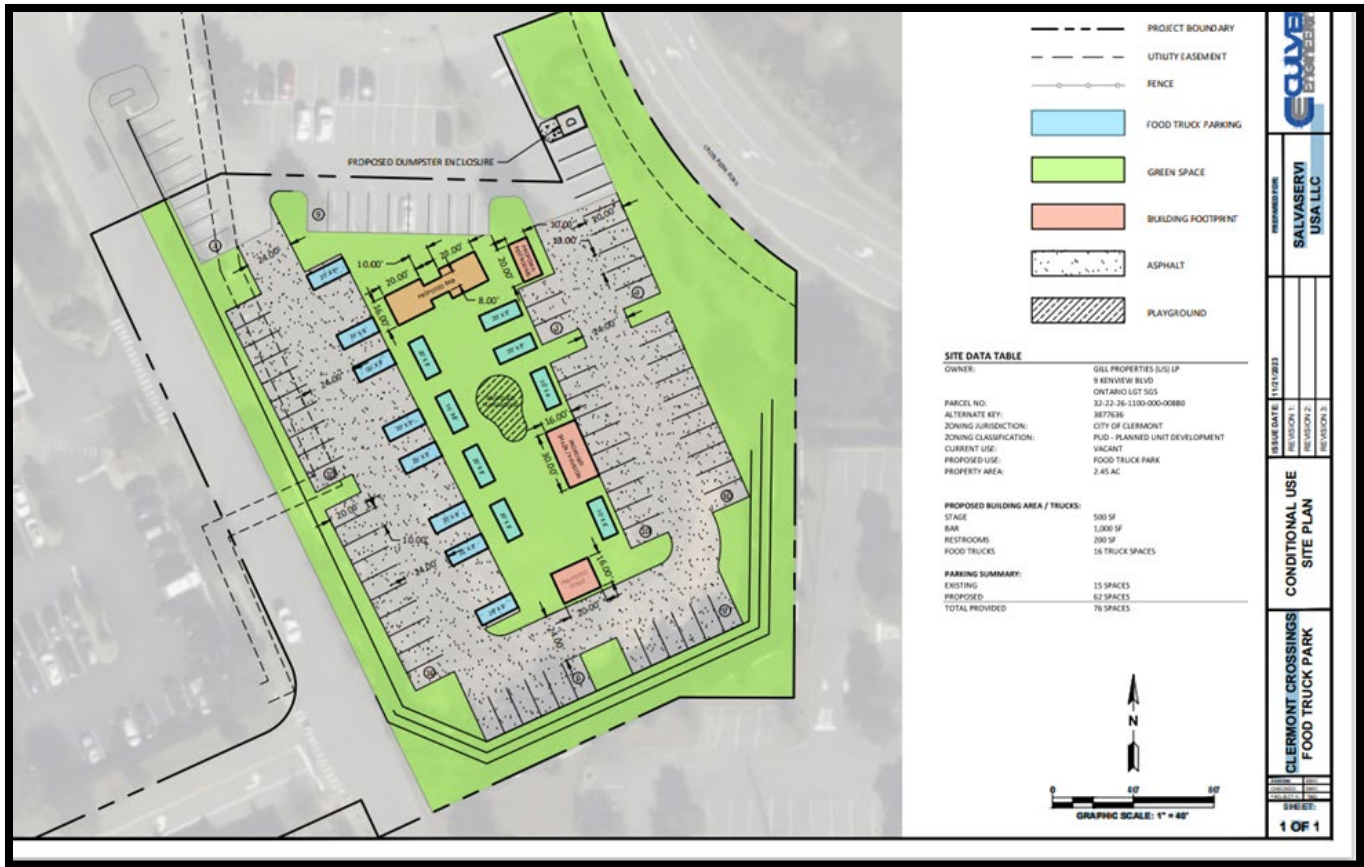
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

**Exhibit A – Preliminary Conceptual Site Plan**





# LOCATION MAP



Subject Property Outlined  
in Yellow





LEGEND

PROJECT BOUNDARY

UTILITY EASEMENT

FENCE

FOOD TRUCK PARKING

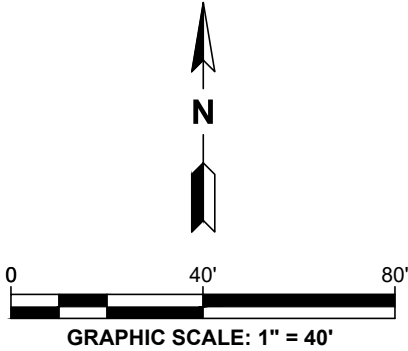
GREEN SPACE

BUILDING FOOTPRINT

ASPHALT

PLAYGROUND

| SITE DATA TABLE                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| OWNER:                           | GILL PROPERTIES (US) LP<br>9 KENVIEW BLVD<br>ONTARIO LGT 5G5 |
| PARCEL NO:                       | 32-22-26-1100-000-008B0                                      |
| ALTERNATE KEY:                   | 3877636                                                      |
| ZONING JURISDICTION:             | CITY OF CLERMONT                                             |
| ZONING CLASSIFICATION:           | PUD - PLANNED UNIT DEVELOPMENT                               |
| CURRENT USE:                     | VACANT                                                       |
| PROPOSED USE:                    | FOOD TRUCK PARK                                              |
| PROPERTY AREA:                   | 2.45 AC                                                      |
| PROPOSED BUILDING AREA / TRUCKS: |                                                              |
| STAGE                            | 500 SF                                                       |
| BAR                              | 1,000 SF                                                     |
| RESTROOMS                        | 200 SF                                                       |
| FOOD TRUCKS                      | 16 TRUCK SPACES                                              |
| PARKING SUMMARY:                 |                                                              |
| EXISTING                         | 15 SPACES                                                    |
| PROPOSED                         | 62 SPACES                                                    |
| TOTAL PROVIDED                   | 76 SPACES                                                    |



CULVERENGINEERING

PREPARED FOR:  
SALVASERVI  
USA LLC

ISSUE DATE: 11/21/2023

REVISION 1:

REVISION 2:

REVISION 3:

CONDITIONAL USE  
SITE PLAN

CLERMONT CROSSINGS  
FOOD TRUCK PARK

DESIGN: DWC

CHECKED: DWC

PROJECT #: TBD

SHEET:  
1 OF 1





**LEGEND**

PROJECT BOUNDARY

UTILITY EASEMENT

FENCE

FOOD TRUCK PARKING

GREEN SPACE

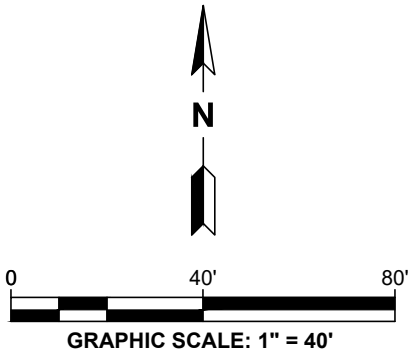
BUILDING FOOTPRINT

ASPHALT

PLAYGROUND

**SITE DATA TABLE**

|                                         |                                                              |
|-----------------------------------------|--------------------------------------------------------------|
| OWNER:                                  | GILL PROPERTIES (US) LP<br>9 KENVIEW BLVD<br>ONTARIO LGT 5G5 |
| PARCEL NO:                              | 32-22-26-1100-000-008B0                                      |
| ALTERNATE KEY:                          | 3877636                                                      |
| ZONING JURISDICTION:                    | CITY OF CLERMONT                                             |
| ZONING CLASSIFICATION:                  | PUD - PLANNED UNIT DEVELOPMENT                               |
| CURRENT USE:                            | VACANT                                                       |
| PROPOSED USE:                           | FOOD TRUCK PARK                                              |
| PROPERTY AREA:                          | 2.45 AC                                                      |
| <b>PROPOSED BUILDING AREA / TRUCKS:</b> |                                                              |
| STAGE                                   | 500 SF                                                       |
| BAR                                     | 1,000 SF                                                     |
| RESTROOMS                               | 200 SF                                                       |
| FOOD TRUCKS                             | 16 TRUCK SPACES                                              |
| <b>PARKING SUMMARY:</b>                 |                                                              |
| EXISTING                                | 15 SPACES                                                    |
| PROPOSED                                | 43 SPACES                                                    |
| TOTAL PROVIDED                          | 58 SPACES                                                    |



CULVERENGINEERING

PREPARED FOR:

SALVASERVI  
USA LLC

ISSUE DATE:

11/09/2023

REVISION 1:

REVISION 2:

REVISION 3:

CONDITIONAL USE  
SITE PLAN

CLERMONT CROSSINGS  
FOOD TRUCK PARK

DESIGN:

DWC

CHECKED:

DWC

PROJECT #:

TBD

SHEET:

1 OF 1

Page 19





























**PATIO**

**ELEVATIONS**























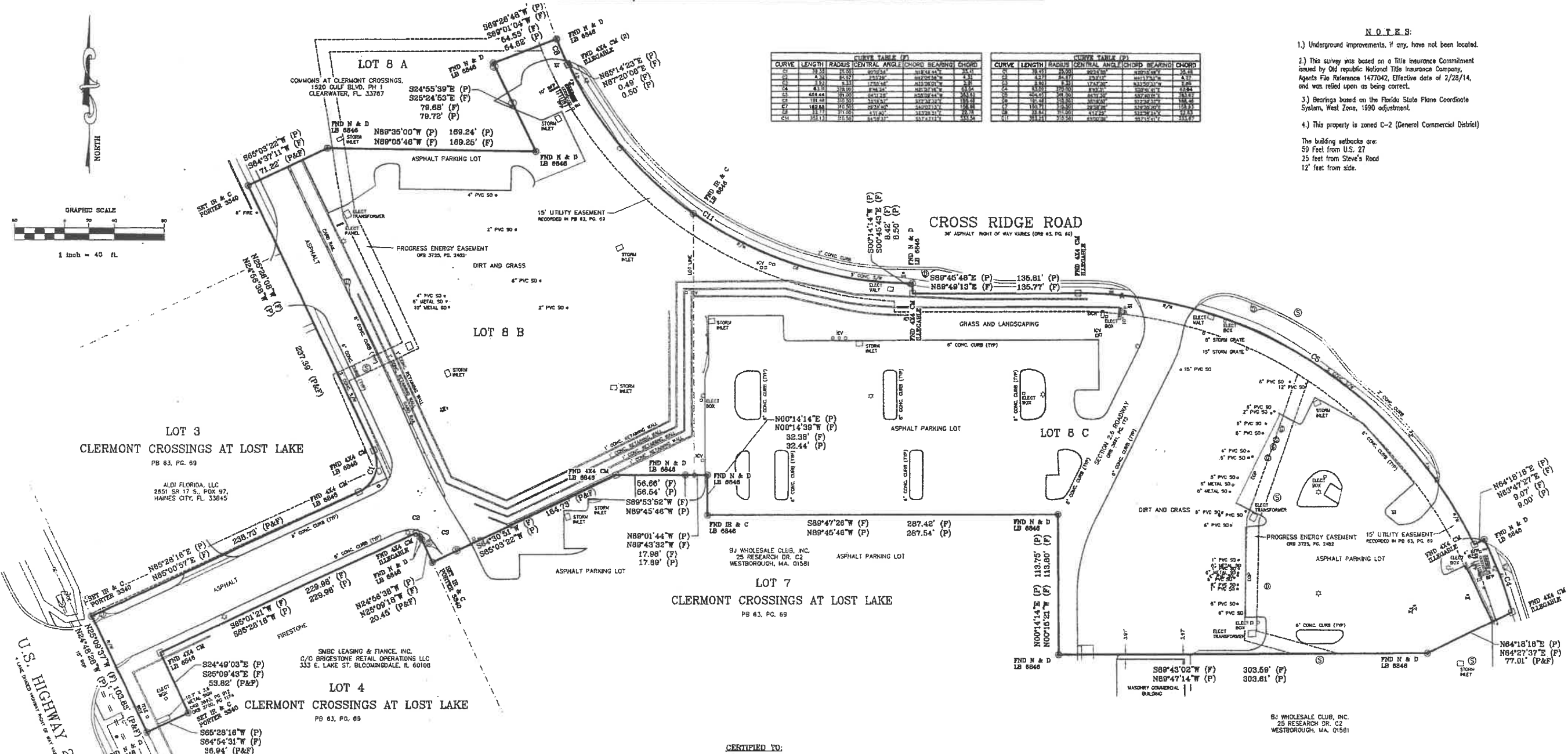






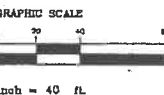


# ALTA/ACSM LAND TITLE SURVEY



- NOTES:**
- 1.) Underground improvements, if any, have not been located.
  - 2.) This survey was based on a Title Insurance Commitment issued by Old Republic National Title Insurance Company, Agents File Reference 1477042, Effective date of 2/28/14, and was relied upon as being correct.
  - 3.) Bearings based on the Florida State Plane Coordinate System, West Zone, 1990 adjustment.
  - 4.) This property is zoned C-2 (General Commercial District).
- The building setbacks are:  
50 feet from U.S. 27  
25 feet from Steve's Road  
12 feet from side.

| CURVE TABLE (F) |        |        |               |               | CURVE TABLE (F) |       |        |        |               |
|-----------------|--------|--------|---------------|---------------|-----------------|-------|--------|--------|---------------|
| CURVE           | LENGTH | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD           | CURVE | LENGTH | RADIUS | CENTRAL ANGLE |
| C1              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C1    | 1.31   | 11.30  | 87.25°        |
| C2              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C2    | 1.31   | 11.30  | 87.25°        |
| C3              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C3    | 1.31   | 11.30  | 87.25°        |
| C4              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C4    | 1.31   | 11.30  | 87.25°        |
| C5              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C5    | 1.31   | 11.30  | 87.25°        |
| C6              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C6    | 1.31   | 11.30  | 87.25°        |
| C7              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C7    | 1.31   | 11.30  | 87.25°        |
| C8              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C8    | 1.31   | 11.30  | 87.25°        |
| C9              | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C9    | 1.31   | 11.30  | 87.25°        |
| C10             | 1.31   | 11.30  | 87.25°        | N89°01'04"W   | 1.31            | C10   | 1.31   | 11.30  | 87.25°        |



**LOT 3**  
CLERMONT CROSSINGS AT LOST LAKE  
PB 63, PG. 69

ALDI FLORIDA, LLC  
2851 SR 17 S., BOX 97,  
HAINES CITY, FL 33845

U.S. HIGHWAY 27

## LEGEND:

- A-As-Built Survey
- B-As-Built Survey
- C-As-Built Survey
- D-As-Built Survey
- E-As-Built Survey
- F-As-Built Survey
- G-As-Built Survey
- H-As-Built Survey
- I-As-Built Survey
- J-As-Built Survey
- K-As-Built Survey
- L-As-Built Survey
- M-As-Built Survey
- N-As-Built Survey
- O-As-Built Survey
- P-As-Built Survey
- Q-As-Built Survey
- R-As-Built Survey
- S-As-Built Survey
- T-As-Built Survey
- U-As-Built Survey
- V-As-Built Survey
- W-As-Built Survey
- X-As-Built Survey
- Y-As-Built Survey
- Z-As-Built Survey

## SCHEDULE B EXCEPTIONS

| Item | Exception                                                                                                                       | Notes                                                                                                                 |
|------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1.   | Plat of Clermont Crossings at Steve's Road, PB 64, Pg. 1                                                                        | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 2.   | Plat of Clermont Crossings at Lost Lake, PB 63, Pg. 69                                                                          | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 3.   | Declaration of Easements, Covenants, Conditions and Restrictions, ONS 4386, Pg. 193.                                            | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 4.   | Cross Access Easement and Restrictive Covenant Agreement, ONS 3691, Pg. 173.                                                    | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 5.   | Cross Easement ONS 3691, Pg. 173, Modified and Amended ONS 3700, Pg. 1174, and Construction Data Agreement, ONS 3692, Pg. 1535. | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 6.   | Right of Way Utilization Agreement, ONS 3702, Pg. 1562.                                                                         | The provisions of the document are for the benefit of this property.                                                  |
| 7.   | Distribution Easement, ONS 3725, Pg. 2142.                                                                                      | This property is encumbered by this document, provisions are not shown on the survey.                                 |
| 8.   | Sanitary Sewer Facilities Easement, ONS 3702, Pg. 1132.                                                                         | It is thought that this property is encumbered by this document, the exact site and location could not be determined. |
| 9.   | Declaration of Covenants, Restrictions, and Cross Access Easements, ONS 3691, Pg. 1056.                                         | This property is not encumbered by this document, provisions are not shown on the survey.                             |

**CERTIFIED TO:**  
Gul Properties (US) L.P.  
TD Bank, N.A.  
KMH Limited Liability Company  
Windsorville, Holmes, Ward & Woodman PA  
Akerman, LLP  
Old Republic National Title Insurance Company

## DESCRIPTION:

Lots 8B and 8C, CLERMONT CROSSINGS AT STEVE'S ROAD, according to the plat thereof as recorded in Plat Book 64, Page 9, Public Records of Lake County, Florida.

CONTAINING 248,876 SQ. FT. OR 5.66 ACRES ±

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a) 13, 14, 16, 18, and 19 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey  
APRIL 09, 2014

Mark D. Porter Florida Registration #3340

COPYRIGHT 2014  
by PORTER GEOGRAPHICAL  
POSITIONING & SURVEYING  
ALL RIGHTS RESERVED

SCALE: 1" = 40'

| ENGINEER | INITIALS | DATE     |
|----------|----------|----------|
| SURVEYOR | M.D.P.   | 04/09/14 |
| DRAFTER  | M.D.P.   | 04/10/14 |
| CHECKED  | M.D.P.   | 04/10/14 |
| APPROVED | M.D.P.   | 04/10/14 |

Field Book 119, Pages 1 - 4.

**PORTER GEOGRAPHICAL  
POSITIONING & SURVEYING**  
LB #8785  
5338 US Highway 98 North Lakeland FL 33808  
Office: (883) 853-1496 FAX: (883) 840-9881  
psurveying@tampabay.rr.com

**EQUITY INVESTMENT SERVICES**  
BOUNDARY SURVEY IN CLERMONT CROSSINGS AT STEVE'S ROAD  
PLAT BOOK 64, PAGE 9, LAKE COUNTY, FLORIDA

DATE: 04/10/14  
JOB NO.: D-14-2228.01  
REV. NO.:





Salvatore Bottiglieri  
Nicoletta Buonaccordo  
**SALVASERVI USA LLC**  
735 Oakdale St  
Windermere FL, 34786  
nbuonaccordo@hotmail.com  
321 297 8266 - 407 408 8069  
11/14/2023

**City of Clermont**  
**Planning and Zoning Commission**  
**City Council**  
685 West Montrose Street  
Clermont, FL 34711

**Subject:** Conditional Use Permit Application for Food Truck Park at 2531 S Highway 27, Clermont, FL 34711

Dear City of Clermont Planning and Zoning Commission, City Council,

We are writing to formally submit our application for a Conditional Use Permit for the establishment of a Food Truck Park at 2531 S Highway 27, Clermont, FL 34711. The purpose of this letter is to introduce the proposed project and outline its merits in alignment with the zoning regulations and community guidelines. We are excited about the opportunity to contribute to the community and enhance the local culinary scene by establishing a vibrant and welcoming space for food enthusiasts.

The vision for the food truck park is to create a dynamic and family-friendly environment where residents and visitors can enjoy a diverse range of culinary offerings in a communal setting. The location at 2531 S Highway 27 has been chosen with careful consideration to minimize any potential impact on neighboring properties and to comply with all relevant zoning regulations.

Here are some key features and details of the proposed food truck park:

- 1. Community Engagement:** We are committed to actively engaging with the local community to ensure that our food truck park aligns with the needs and preferences of Clermont residents. We plan to host events, tastings, and gather feedback to continuously improve our offerings.
- 2. Aesthetics and Design:** The design of the food truck park will be in harmony with the surrounding environment, featuring landscaping, architectural lighting design, outdoor seating, and aesthetic elements that contribute positively to the neighborhood.

3. **Operating Hours:** We propose operating the food truck park during reasonable hours, taking into consideration the preferences of the community and any applicable regulations. Tentatively, we propose to operate:

Monday to Thursday from 11:00 am to 10:00 pm

Friday, Saturday and Sunday from 10:00 am to 11:00 pm

4. **Parking and Traffic Management:** Adequate parking facilities and traffic management measures will be implemented to minimize any disruption to the local traffic flow and parking availability. It is our intention to work closely with all city departments to ensure all regulations are met.

5. **Health and Safety:** The food truck park will adhere to all health and safety regulations, ensuring that both vendors and patrons can enjoy a clean and secure environment.

We understand the importance of compliance with local zoning regulations and are committed to working closely with the City of Clermont to address any concerns and ensure that the proposed food truck park enhances the community's quality of life.

Enclosed with this letter, please find the completed application form, along with the necessary supporting documents and plans. We are open to scheduling a meeting at your earliest convenience to discuss the application in more detail and address any questions or concerns you may have.

Thank you for your time and consideration. We look forward to the opportunity to contribute positively to the City of Clermont and create a unique and enjoyable space for residents and visitors alike.

Sincerely,

Salvatore Bottiglieri and Nicoletta Buonaccordo

SALVASERVI USA LLC

Enclosures: Application Form, Supporting Documents, Plans



**CITY OF CLERMONT  
CONDITIONAL USE PERMIT  
APPLICATION**

|                                                                                                                                                  |                         |                                                                                   |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|---------------------|
| <b>Date</b> 11/06/2023                                                                                                                           |                         | <b>FEE:</b> \$845 + cost of advertisement + cost of traffic review (if necessary) |                     |
| <b>Project Name (If applicable)</b> PATIO                                                                                                        |                         |                                                                                   |                     |
| <b>Applicant</b> SALVASERVI USA LLC                                                                                                              |                         |                                                                                   |                     |
| <b>Contact Person</b> Salvatore Bottiglieri / Nicoletta Buonaccordo                                                                              |                         |                                                                                   |                     |
| <b>Address</b> 735 Oakdale St                                                                                                                    | <b>City</b> Windermere  | <b>State</b> FL                                                                   | <b>Zip</b> 34786    |
| <b>Telephone</b> 407 408 8069 / 321 297 8266                                                                                                     |                         | <b>Fax</b>                                                                        |                     |
| <b>Email</b> mezzoutopia65@gmail.com / nbuonaccordo@hotmail.com                                                                                  |                         |                                                                                   |                     |
| <b>OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)                                          |                         |                                                                                   |                     |
| <b>Owner's Name</b> Gill Properties US                                                                                                           |                         |                                                                                   |                     |
| <b>Owner Address</b>                                                                                                                             | <b>City</b>             | <b>State</b>                                                                      | <b>Zip</b>          |
| <b>Telephone</b>                                                                                                                                 | <b>Fax</b>              |                                                                                   |                     |
| <b>PROPERTY INFORMATION</b>                                                                                                                      |                         |                                                                                   |                     |
| <b>Address of Subject Property</b><br>2531 S HIGHWAY 27                                                                                          | <b>City</b><br>CLERMONT | <b>State</b><br>FL                                                                | <b>Zip</b><br>34711 |
| <b>General Location</b><br>CLERMONT CROSSINGS AT STEVES ROAD                                                                                     |                         |                                                                                   |                     |
| <b>Legal Description &amp; Alternate Key (Include copy of survey)</b><br>CLERMONT CROSSINGS AT STEVE'S ROAD PB 64 PG 9-10 LOT 8B ORB 4479 PG 985 |                         |                                                                                   |                     |
| <b>Land Use (City verification required)</b><br>PUD                                                                                              |                         |                                                                                   |                     |
| <b>Zoning (City verification required)</b><br>COMMERCIAL                                                                                         |                         |                                                                                   |                     |





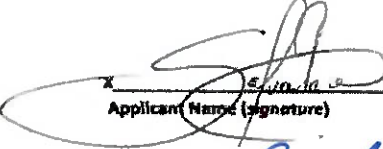
CITY OF CLERMONT  
CONDITIONAL USE PERMIT  
APPLICATION

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

SEE ATTACHED DOCUMENT

Salvatore Bottiglieri

Applicant Name (print)

  
Applicant Name (signature)

DALJIT GILL

Owner Name (print)

  
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



## LEGAL DESCRIPTION

CLERMONT CROSSINGS AT STEVE'S ROAD PB 64 PG 9-10 LOT 8B ORB 4479 PG 985



## OVERVIEW





## MISSION STATEMENT

*“To create an innovative and vibrant culinary hub at **PATIO**, where diverse communities come together to savor high-quality street food, cultivate creativity, and enjoy immersive and enriching entertainment experiences.”*

## VISION STATEMENT

*“We envision **PATIO** as the cornerstone of culinary innovation, a place where patrons and food truck operators alike find inspiration, connection, and unforgettable experiences.”*

## WHAT DOES PATIO OFFER?

**PATIO** embodies the spirit of community, creativity, and quality. It serves as a unique gathering place where patrons can savor high-quality street food, fostering connections, unleashing creativity, and indulging in entertainment.

Our project encapsulates the essence of a vibrant, inviting atmosphere that appeals to a wide range of demographics, making it a destination of choice for individuals and groups seeking culinary adventures and memorable experiences. Our commitment to providing excellence and an enjoyable environment extends into multiple activities and events. These encompass a platform for culinary entrepreneurs to thrive. Our offerings include the following:

**Food Truck Stations:** **PATIO** boasts sixteen vibrant and meticulously designed food truck rental stations. Application process will ensure high standards and legal compliance. These dedicated spaces offer local mobile food operators exceptional opportunities to showcase their culinary prowess and signature dishes. Positioned strategically, these spaces attract a diverse audience of food enthusiasts, providing a platform for food trucks to not only thrive but also expand their customer base significantly. **PATIO's** commitment to supporting culinary entrepreneurs ensures a dynamic and ever evolving food landscape within the park.

**Onsite Bar: PATIO** features an inviting beer and wine onsite bar, elevating the overall dining and entertainment experience. With exclusive rights to sell an array of both alcoholic and non-alcoholic beverages, the park provides visitors with an unparalleled atmosphere to celebrate, unwind, and create lasting memories. The bar's diverse beverage menu complements the diverse culinary offerings within the park, ensuring that patrons can enjoy their preferred drinks while indulging in a unique and immersive dining experience.

**Playground and Open Areas:** Green spaces serve as gathering places for community events, fostering a sense of belonging and social cohesion. Playgrounds encourage physical activity, helping children and adults maintain a healthy lifestyle. Green spaces will be designed to be accessible to people of all ages and abilities, promoting inclusivity.

**Event Spaces: PATIO** offers versatile event spaces, designed to accommodate a wide range of gatherings. Whether it's a private party, corporate function, or community event, this well-appointed venue provides a charming and inviting ambiance. Beyond its practicality, these spaces foster community engagement, adding to the overall enjoyment of each event and local community value. **PATIO's** commitment to offering an exceptional event venue reinforces its role as a hub of community activity. Many events will be open to the public and free of cost:

*Live Music Nights:*

- Host regular live music events featuring local bands or artists.
- Themed music nights (e.g., classic concerts, jazz, country, Celtic, Hispanic, blues, pop, acoustic) to cater to different tastes.
- Drone Light Shows
- Silent Disco

*Food Festivals:*

- Themed food festivals, such as a taco festival, BBQ showdown, or international cuisine showcase.
- Food trucks will create special dishes for the event.

*Outdoor Movie Nights:*

- Set up a large screen for outdoor movie nights.
- Feature food-related films or family-friendly movies.

*Food Challenges:*

- Create fun and challenging eating competitions.
- Offer prizes for winners and involve the audience in the cheering and excitement.

*Themed Nights:*

- Designate specific nights for different themes, such as "Bike Night" or "Classic Car Show."
- Encourage food trucks to offer special deals on themed nights.

*Family-Friendly Events:*

- Host family-oriented events with activities for children, like face painting, balloon animals, games, Circus at the Park, storytime afternoons, art and craft activities, animal encounter series.
- Collaborate with local artists for interactive art stations.

*Fitness or Wellness Classes:*

- Organize fitness classes in the park, such as yoga or group workouts.
- Partner with local fitness instructors or studios.

*Pet-Friendly Days:*

- Dedicate certain days as pet-friendly, encouraging visitors to bring their furry friends.
- Provide water stations and perhaps a pet costume contest.

*Seasonal Celebrations:*

- Plan events around holidays or seasons, like a Halloween costume contest, Easter egg Hunt, Christmas snow fall, 4<sup>th</sup> of July celebration, St Patrick's Day, Cinco de Mayo Fiesta.
- Decorate the park to match the theme.

*Local Market Day:*

- Include a market day where local artisans and vendors can showcase their products.
- This adds variety to the park's offerings and supports local businesses.

*Community Outreach:*

- Partner with local charities or community organizations for fundraising events or awareness campaigns.
- Showcasing community engagement can create a positive impact.

*Interactive Games:*

- Set up outdoor games like cornhole, Jenga, or board games for visitors to enjoy.
- Organize tournaments with prizes for winners.

*Trivia Nights:*

- Host trivia nights with local themes.
- Offer discounts or freebies for winners.

*Local Artist Showcases:*

- Feature local artists, including painters, photographers, or musicians.
- Create a rotating art display within the food truck park.

## **WHY IS PATIO A GREAT PROPOSAL FOR CLERMONT?**

The food service market is a driving force in Florida's economy and is vital to local communities' prosperity. Food trucks have become increasingly popular in Florida due to the state's thriving culinary scene. There are over 45,000 US food truck businesses as of 2023, with 725 businesses in Florida. The thriving foodservice market and the rising popularity of food trucks in Florida present a compelling market opportunity for food truck parks.

Clermont is one of the fastest-growing cities in Central Florida and it has the potential to become a popular and thriving dining destination.

Our project offers the following advantages:

- **PATIO** creates a distinctive culinary hub, offering an extensive variety of high quality street food options that cater to diverse tastes and preferences, and support local entrepreneurs
- **PATIO** actively engage with the local community, forming partnerships and alliances that enhance our reach and impact.



- **PATIO** fosters collaboration among food truck operators, encouraging the exchange of culinary expertise and innovation within our vibrant food park.
- **PATIO** features well-designed event spaces that can be easily tailored to suit the needs of private, corporate, and public events.
- **PATIO** prioritize customer engagement through community-building initiatives.
  - Community experienced management team is agile and responsive, swiftly adapting to market trends and feedback.
- **PATIO** offer competitive rental rates for food truck spaces and market-priced beverages, appealing to both entrepreneurs and budget-conscious patrons. Food trucks will undergo rigorous application process to ensure high quality for customers, offering mentorship opportunity for applicants.
- **PATIO** serves as an innovation hub, fostering creativity and novelty in the food industry through collaboration and experimentation, making it a unique destination that goes beyond traditional dining experience
- **PATIO** is committed to ongoing improvement, ensuring that our offerings, facilities, and customer experiences evolve to meet changing preferences and trends.

## **WHO ARE PATIO FOUNDERS?**

Salvatore Bottiglieri and Nicoletta Buonaccordo are the Co-Owners and Co-Founders of Salvaservi USA LLC. We established the company in 2014, driven by their passion for food, event planning, construction, and real estate. Salvatore Bottiglieri has over thirty-five years of experience in the food industry and a deep understanding of culinary trends and customer preferences. His knowledge and connections within the food truck community have been instrumental in shaping the concept of **PATIO**.

Nicoletta Buonaccordo, on the other hand, is a versatile entrepreneur and business professional with over thirty years of solid and progressive experience across several fields. These include roles as a restaurant owner, event planner, real estate agent and marketing executive. Nicoletta holds a Master's Degree in History of the Americas and a Bachelor Degree in Mass Communications from Universidad Católica Andrés Bello. She also has a Real Estate Sales Associate License from Central Florida Real Estate Careers and is fluent in Italian, Spanish, and English, which helps the company navigate business dealings with diverse populations. She is recognized for her excellent organizational, customer service, and time management skills. Her knowledge and skills in real estate sales and event planning have especially been beneficial to the company. Her background in construction and real estate allows her to effectively oversee the development and renovation of the food park, ensuring it meets high standards of functionality and aesthetics.

Together, Salvatore and Nicoletta have synergized their skills and experiences to create **PATIO**. In this vibrant community park, people can enjoy high-quality street food; engage in exciting events, and build meaningful connections. Their vision is to provide a unique and enjoyable experience for food truck operators and customers, making **PATIO** a beloved destination for food enthusiasts and event-goers.

Their dedication and passion drive the company's success, and they aim to create a warm and inviting space that fosters lasting memories and a sense of community.



## CONCEPTUAL PLAN





Two comprehensive conceptual plans have been diligently formulated and submitted for consideration. These proposals aim to provide viable options to zoning authorities, planning department, and the city council, facilitating a nuanced evaluation of potential courses of action. Each plan is meticulously crafted to align with the city's overarching goals, promoting sustainable growth, improved infrastructure, and enhanced community well-being. By presenting a variety of conceptual approaches, this initiative not only underscores a commitment to flexibility and adaptability but also underscores a dedication to compliance with local regulations. The objective is to furnish decision-makers with a well-informed array of alternatives, enabling them to select the most judicious and advantageous strategy for approving the project. Ultimately, this process seeks to contribute positively to the city's development while ensuring strict adherence to regulatory guidelines, thereby fostering a harmonious integration of progress and compliance.





## **ADDITIONAL DOCUMENTS**





# PROPERTY RECORD CARD

## General Information

|                       |                                                                                         |                                    |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                 | GILL PROPERTIES (US) LP                                                                 | Alternate Key:                     | 3877636                                                                                       |
| Mailing Address:      | 9 KENVIEW BLVD<br>BRAMPTON<br>ONTARIO LGT 5G5<br><a href="#">Update Mailing Address</a> | Parcel Number: ⓘ                   | 32-22-26-1100-000-008B0                                                                       |
|                       |                                                                                         | Millage Group and City:            | 000C Clermont                                                                                 |
|                       |                                                                                         | 2023 Total Certified Millage Rate: | 17.3304                                                                                       |
|                       |                                                                                         | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:    | 2531 US HIGHWAY 27<br>CLERMONT FL, 34711                                                | Property Name:                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                       |                                                                                         | School Information:                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| Property Description: | CLERMONT CROSSINGS AT STEVE'S ROAD PB 64 PG 9-10 LOT 8B ORB 4479 PG 985                 |                                    |                                                                                               |

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

## Land Data

| Line | Land Use                 | Frontage | Depth | Notes | No. Units  | Type        | Class Value | Land Value   |
|------|--------------------------|----------|-------|-------|------------|-------------|-------------|--------------|
| 1    | VACANT COMMERCIAL (1000) | 0        | 0     |       | 106722.000 | Square Feet | \$0.00      | \$639,211.00 |

[Click here for Zoning Info](#)   
[Map](#)

[FEMA Flood](#)

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

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

| Book/Page                                                                                                                                                                 | Sale Date | Instrument    | Qualified/Unqualified | Vacant/Improved | Sale Price   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|-----------------------|-----------------|--------------|
| <a href="#">4479 / 985</a>                                                                                                                                                | 05/2014   | Warranty Deed | Unqualified           | Vacant          | \$532,500.00 |
| <a href="#">Click here to search for mortgages, liens, and other legal documents.</a>  |           |               |                       |                 |              |

## Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

| Tax Authority                     | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|-----------------------------------|--------------|----------------|---------------|---------|-----------------|
| LAKE COUNTY BCC GENERAL FUND      | \$639,211    | \$623,900      | \$623,900     | 5.0364  | \$3,142.21      |
| SCHOOL BOARD STATE                | \$639,211    | \$639,211      | \$639,211     | 3.2080  | \$2,050.59      |
| SCHOOL BOARD LOCAL                | \$639,211    | \$639,211      | \$639,211     | 2.9980  | \$1,916.35      |
| LAKE COUNTY WATER AUTHORITY       | \$639,211    | \$623,900      | \$623,900     | 0.2940  | \$183.43        |
| ST JOHNS RIVER FL WATER MGMT DIST | \$639,211    | \$623,900      | \$623,900     | 0.1793  | \$111.87        |
| CITY OF CLERMONT                  | \$639,211    | \$623,900      | \$623,900     | 5.0600  | \$3,156.93      |

|                                   |           |           |           |                          |                              |
|-----------------------------------|-----------|-----------|-----------|--------------------------|------------------------------|
| LAKE COUNTY MSTU<br>AMBULANCE     | \$639,211 | \$623,900 | \$623,900 | 0.4629                   | \$288.80                     |
| LAKE COUNTY VOTED DEBT<br>SERVICE | \$639,211 | \$623,900 | \$623,900 | 0.0918                   | \$57.27                      |
|                                   |           |           |           | <b>Total:</b><br>17.3304 | <b>Total:</b><br>\$10,907.45 |

## Exemptions Information

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

|                                                                                       |                                                         |
|---------------------------------------------------------------------------------------|---------------------------------------------------------|
| Homestead Exemption (first exemption up to \$25,000)                                  | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Additional Homestead Exemption (up to an additional \$25,000)                         | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Limited Income Senior Exemption (applied to county millage - up to \$50,000)          | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ          | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Widow / Widower Exemption (up to \$5,000)                                             | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Blind Exemption (up to \$500)                                                         | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Disability Exemption (up to \$5,000)                                                  | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Total and Permanent Disability Exemption (amount varies)                              | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Veteran's Disability Exemption (\$5,000)                                              | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Veteran's Total and Permanent Disability Exemption (amount varies)                    | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Veteran's Combat Related Disability Exemption (amount varies)                         | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Deployed Servicemember Exemption (amount varies)                                      | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| First Responder Total and Permanent Disability Exemption (amount varies)              | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Surviving Spouse of First Responder Exemption (amount varies)                         | <a href="#">Learn More</a> <a href="#">View the Law</a> |
| Conservation Exemption (amount varies)                                                | <a href="#">Learn More</a> <a href="#">View the Law</a> |

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

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

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

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

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Economic Development Exemption

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

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Government Exemption (amount varies)

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

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

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Property data updated nightly.

**Site Notice**



## Order Confirmation

Not an Invoice

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/15/2023 |
| <b>Order Number:</b>      | 9633587    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 48.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 2           | 12/22/2023 - 01/04/2024 | Govt Public Notices |
| LEE dailycommercial.com | 2           | 12/22/2023 - 01/04/2024 | Govt Public Notices |

Order Confirmation Amount

\$150.16

## Ad Preview

### LEGAL NOTICE

On Thursday, January 4, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-002R), to allow for a Patio Food Truck Park at 2531 S. Highway 27, located in the Clermont Crossing at Lost Lake Planned Unit Development (PUD) zoning district. The final public hearing for the request will be heard by the Clermont City Council on Tuesday, January 9, 2024 at 6:30 PM.

### LOCATION

Vacant parcel located at 2531 US Highway 27  
Clermont Crossings at Steve's Road  
(Alternate Key # 3877636)

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

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

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

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

Tracy Ackroyd Howe, MMC  
City Clerk

L9633587 12/22/2023 1/4/2024



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Ordinance No. 2024-002<br><i>Palm Plaza Development SSCPA</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Recommend approval of Ordinance 2024-002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <p>The applicant, Clermont Hotels, LLC, is requesting a small scale comprehensive plan amendment (SSCPA) of approximately 4.07 acres for property located northwest and northeast of SR 50 and Omar Street. The property currently has a Future Land Use Designation of Lake County Regional Commercial and City of Clermont Residential/Professional. The applicant is requesting an amendment to change to the City of Clermont Commercial Future Land Use Designation. The applicant is proposing a commercial development consisting of a hotel and restaurant. The property fronts on SR 50, which consists of commercial uses along this corridor. The property consists of a few older residential homes, a law office, and vacant property. These uses will be discontinued.</p> <div> <div> <b>Clermont FLU</b><br/> <b>Land Use</b><br/> <div> <div>Commercial</div> <div>Conservation</div> <div>Downtown MU</div> <div>High Density Residential</div> <div>Industrial</div> <div>Low Density Residential</div> <div>Master Planned Development</div> <div>Medium Density Residential</div> <div>Neighborhood District</div> <div>Office</div> <div>Parks</div> <div>Public Fac/Institutional</div> <div>Residential/Office</div> </div> </div> </div> |                                    |                                |
| <p>Policy 1.9.3 within the Future Land Use Element of the City's Comprehensive Plan allows a hotel with a conditional use within the Commercial Future Land Use and shall be limited to a maximum intensity of 3.0 Floor Area Ratio (FAR). The applicant has applied for a Conditional Use Permit along with this application to be considered for a hotel. The proposed Commercial Future Land Use is compatible with the existing adjoining Commercial future land use and similar to Lake County's Regional Commercial. Staff recommends approval of Ordinance 2024-002.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| 1. Ord. 2024-002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ord. 2024-002.pdf                  |                                |
| 2. Location Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Location Map.pdf                   |                                |
| 3. Palm Plaza FLU and Zoning Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Palm Plaza FLU and Zoning Map.pdf  |                                |
| 4. Application & Legal Ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Application & Legal Ad.pdf         |                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-002**

**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 AN EFFECTIVE DATE.**

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

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

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTION**

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE LOTS 79 & 80 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 75, 76, 77 & 78 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.





*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-002**

TOGETHER WITH:

LOTS 72, 73 & 74, ACCORDING TO THE PLAT OF WALTON'S SUBDIVISION, FILED 1 FEBRUARY 1926 AND RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2 & 3, LESS THE SOUTH 57 FEET THEREOF AND LOTS 68 & 69, LESS THE RIGHT OF WAY OF STATE ROAD NO. 50, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND,

LOTS 70 & 71, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 4, 5, 6 & 7, LESS THE SOUTH 42 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS & EXCEPT THAT PORTION OF FEE SIMPLE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORD BOOK 657, PAGE 473, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

TOGETHER WITH:

LOTS 55 THROUGH 61 IN WALTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

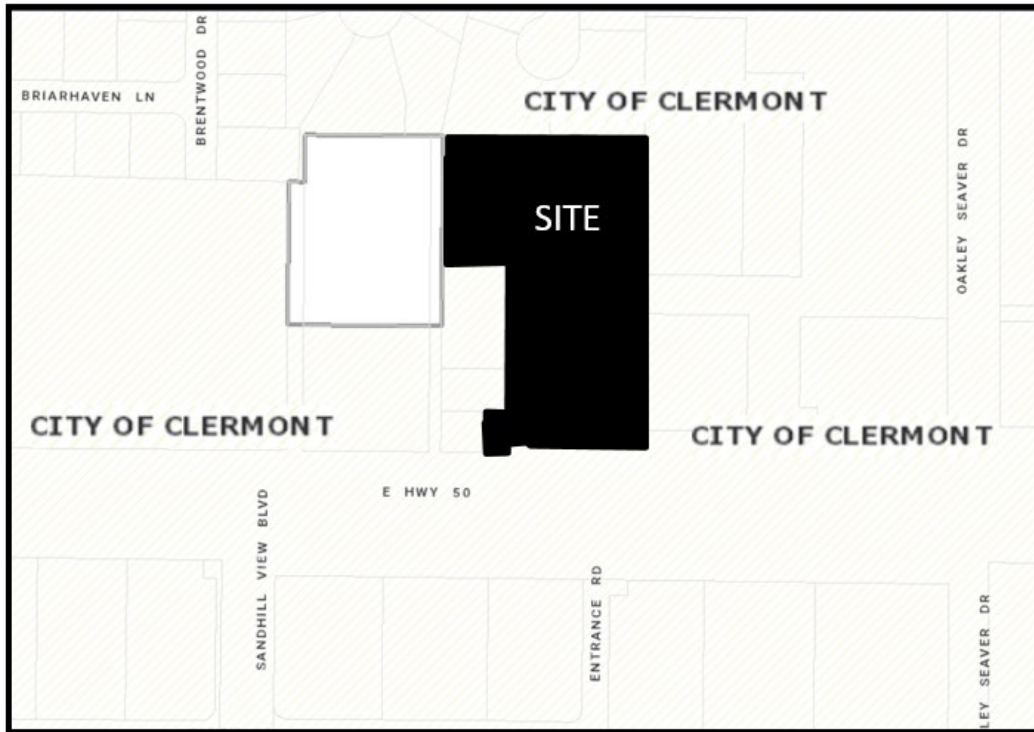
LOTS 49, 50, 51, 52, 62, 63, 64 & 65 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 53, 54, 66 & 67 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**LOCATION**

Vacant parcels located on the northwest and northeast corner of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058, 1695902, 1695881,  
1695872, 2587199, 1695899, 1695813, 1695911, 2691280  
4.07 +/- Acres



**FUTURE LAND USE MAP CHANGE**

FROM: LAKE COUNTY REGIONAL COMMERCIAL and CITY OF CLERMONT  
RESIDENTIAL/PROFESSIONAL  
TO: CITY OF CLERMONT COMMERCIAL

**SECTION 2: CONFLICT**

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

**SECTION 3: SEVERABILITY**

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

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

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



*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-002**

**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. 2024-002**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 23<sup>rd</sup> day of January, 2024.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC  
City Clerk

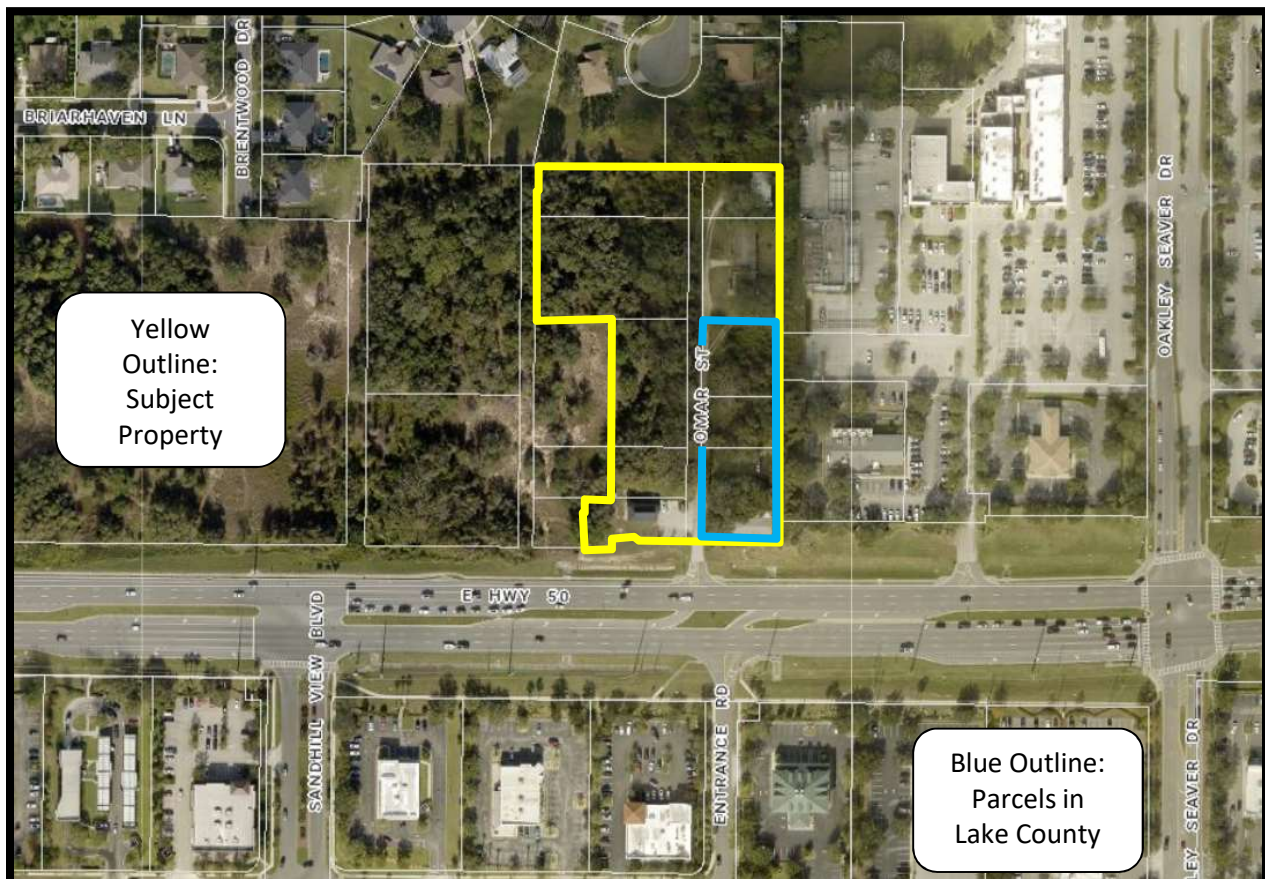
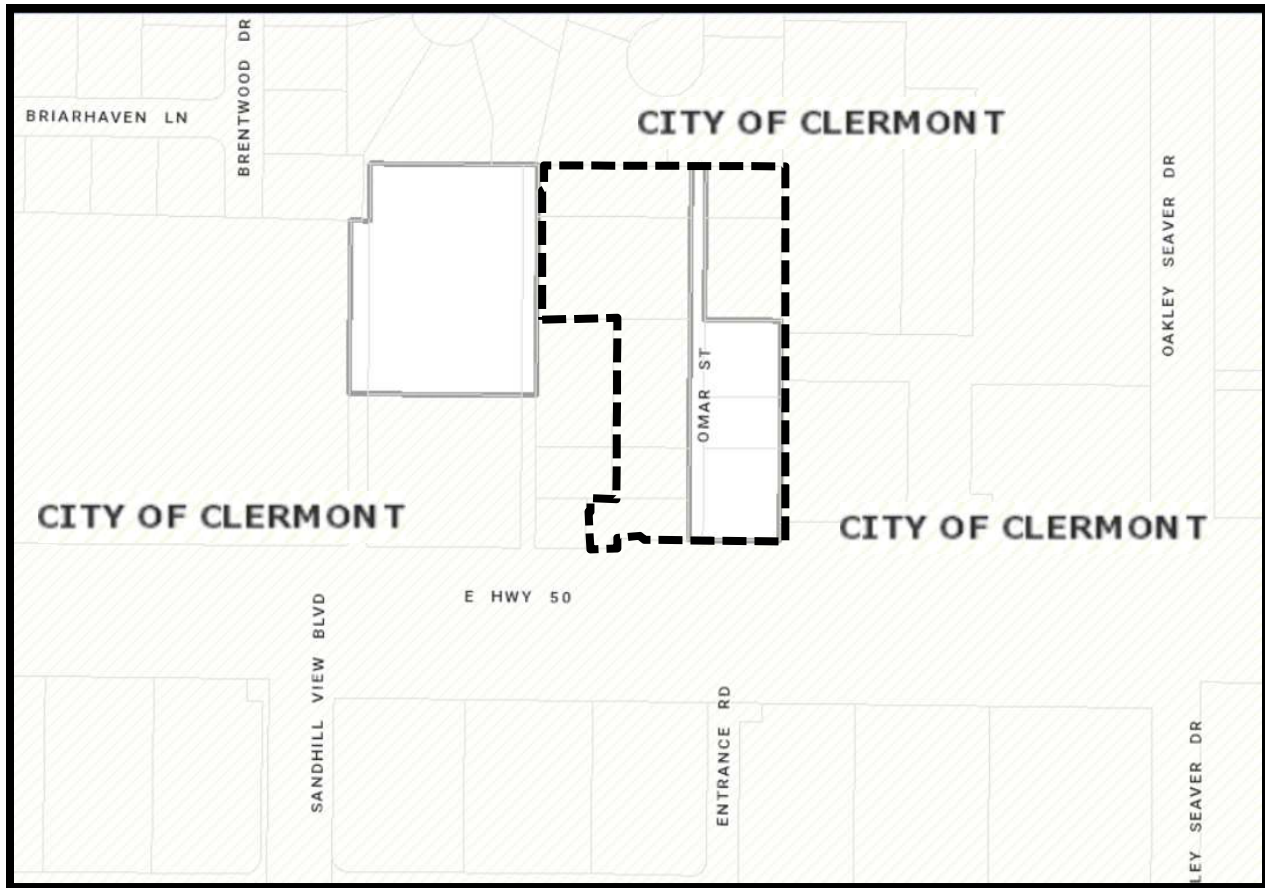
Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney



## Exhibit - Location Map –Palm Plaza Hotel

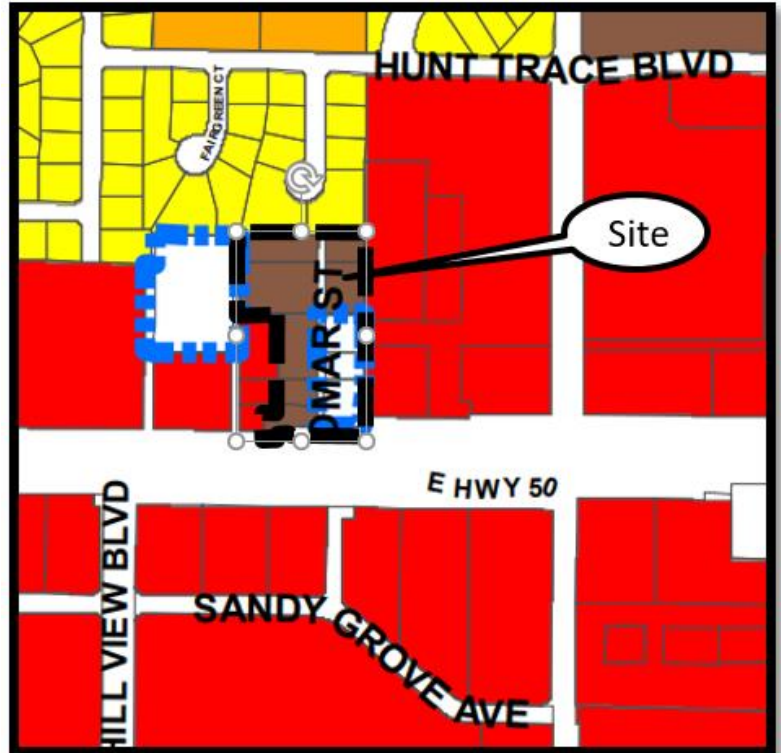


# Palm Plaza Hotel – Future Land Use Map and Zoning Map

## Clermont FLU

### Land Use

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



## Zoning Designations

- CBD CENTRAL BUSINESS DISTRICT
- WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
- CD COMMERCE DISTRICT
- CDD COMMUNITY DEVELOPMENT DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- M-1 INDUSTRIAL DISTRICT
- O-1 OFFICE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- UT URBAN TRANSITION DISTRICT
- AREAS NOT WITHIN THE CITY LIMITS





**CITY OF CLERMONT  
COMPREHENSIVE PLAN AMENDMENT  
Application**

DATE: 7/31/2023

FEE: \$755.00

**Project Name** (if applicable): Clermont Hotels, LLC

**Applicant:** Clermont Hotels, LLC

**Contact Person:** George Tsunis

Address: 3203 Lawton Road, Suite 100

City: Orlando State: FL Zip: 32803

Phone: 407-877-1005 Fax: \_\_\_\_\_

E-Mail: Gtsunis@tsunis.com

**OWNER:** Various - Please See Attached List of Property Owners

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**General Location:** Northwest corner of SR 50 and Omar Street

**Legal Description** (include copy of survey): Please See Attached Legal Description

**Property size** (in acres or square feet): 4.07 acres +/-

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

**Existing (Actual) Land Use:** Office/Commercial, Vacant & Residential

**Existing Zoning:** C-2, AG & RP (See Map)

**Existing Future Land Use:** Residential / Office & Regional Commercial (see Map)

**Proposed Future Land Use:** Commercial

**Type of development proposed:** Hotel complex with surrounding commercial uses



**Proposed density (dwelling units/acre) or intensity:** Commercial

**Proposed Zoning District:** C-2 (CUP)

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).

This property fronts on State Road 50, a major arterial roadway. All surrounding properties are now commercial.  
A hotel and surrounding commercial uses requires a commercial land use.

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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

**George Tsunis**

\_\_\_\_\_, 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  
Residential / Office & Regional Commercial to Commercial for the  
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

George Tsunis

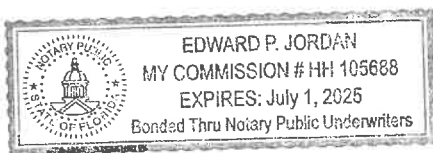
\_\_\_\_\_  
Affiant - Applicant Name (print)

X

\_\_\_\_\_  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

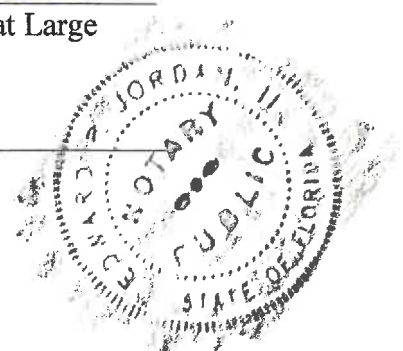
or personally known by me this 31<sup>st</sup> day of July, 2023.



X

\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_





**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Edward P. Jordan Jr. Trustee Debra Jordan - Trustee 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 \_\_\_\_\_ to \_\_\_\_\_ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Dick McCoy 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.

Edward P. Jordan Jr. Trustee  
Affiant - Applicant Name (print)  
Debra Jordan Trustee

X [Signature]  
Affiant - Applicant Name (signature)  
[Signature]

SWORN to and SUBSCRIBED before me by

or personally known by me this 31<sup>st</sup> day of July, 2022.



X Tracy M Durrance  
Notary Public, State of Florida at Large

My Commission Expires: April 21, 2023

Tracy Durrance



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Edward P. Jordan Sr. Trustee, 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 \_\_\_\_\_ to \_\_\_\_\_ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed ALICE MCCOY 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.

Edward P. Jordan Sr. Trustee  
Affiant - Applicant Name (print)  
Debra Jordan - Trustee

X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 31<sup>st</sup> day of July, 2022.



X Tracy M. Durrance  
Notary Public, State of Florida at Large  
Tracy Durrance

My Commission Expires: April 21, 2025



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Edward Jordan Trustee, 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 \_\_\_\_\_ to \_\_\_\_\_ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Mike McCoy 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.

Edward J. Jordan Trustee  
Affiant - Applicant Name (print)  
Debra Jordan - Trustee

X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 31<sup>st</sup> day of July, 2023.



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

Tracy Durrance

My Commission Expires: April 21, 2025





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 8/2/23

Before me, the undersigned authority personally appeared \_\_\_\_\_  
(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:  
\_\_\_\_\_  
\_\_\_\_\_
3. That said authority (owner) has appointed (agent's name) \_\_\_\_\_  
\_\_\_\_\_ 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 Harold Hanks X \_\_\_\_\_  
Owner (signature) Agent's (signature)

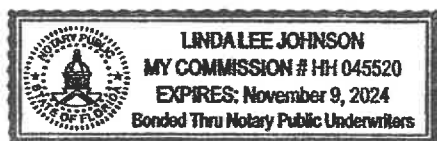
Sworn to and subscribed before  
me this 2 day of August,  
20 23.

Linda Lee Johnson  
Notary Public, State of FL  
My commission expires: 11/9/24

Sworn to and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_,  
20 \_\_\_\_.

\_\_\_\_\_  
Notary Public, State of FL  
My commission expires:

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



## Sunstate Hotels Clermont - Property Owners' Information

Alternate Key #1695805 & # 2706058:

Ursula Naujokat  
P.O. Box 120515, Clermont, FL 34712-0515

Alternate Key #1695902:

Harold Hanks. Jr.  
1360 Indiana Avenue, Mt. Dora, FL 32757

Alternate Key #'s 1695881, 1695872, 2587199, 1695899, 1695813, 1695911 & 2691280:

Edward P., II & Debra L. Jordan  
146 East Highway 50, Clermont, FL 34711  
352.394.1000

## **SUNSTATE HOTELS CLERMONT - LEGAL DESCRIPTION**

LOTS 79 & 80 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 75, 76, 77 & 78 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 72, 73 & 74, ACCORDING TO THE PLAT OF WALTON'S SUBDIVISION, FILED 1 FEBRUARY 1926 AND RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2 & 3, LESS THE SOUTH 57 FEET THEREOF AND LOTS 68 & 69, LESS THE RIGHT OF WAY OF STATE ROAD NO. 50, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND,

LOTS 70 & 71, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 4, 5, 6 & 7, LESS THE SOUTH 42 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS & EXCEPT THAT PORTION OF FEE SIMPLE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORD BOOK 657, PAGE 473, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

TOGETHER WITH:

LOTS 55 THROUGH 61 IN WALTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 49, 50, 51, 52, 62, 63, 64 & 65 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 53, 54, 66 & 67 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

## **AFFIDAVIT OF TRUST**

1. The following Revocable, Inter Vivos Living Trust is subject to this Affidavit:

### **MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER VIVOS REVOCABLE TRUST AGREEMENT**

2. The Trustees currently serving are:

Edward P. Jordan II and Debra Lee Jordan

3. The formal name of the Trust and the designation to be used for the transfer of title to the name of the trust is:

### **MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER VIVOS REVOCABLE TRUST AGREEMENT**

4. The trust is currently in full force and effect. The Trust Agreement contains the following selected provisions:

#### **Article One: Declaration of Trust**

The Trust was created on March 5, 1997, and is known as the March 5, 1997, Edward P. Jordan II And Debra Lee Jordan Inter Vivos Revocable Trust Agreement, and the Trust is revocable.

#### **Article Two: Revocation of Trust**

The trust is revocable and may be amended by the settlors at any time without the consent of the Trustee.

#### **Article Three: Distributions of the Trustee**

This Article is of a personal nature and does not affect the operations of the Trust, with the exception of Article 3.11, which provides:

Settlor reserves the right to reside upon any property placed into this trust as Settlor's permanent residence during Settlor's life, it being the intent of this provision to preserve in Settlor the





requisite beneficial interest and possessory right in and to such real property, to comply with Section 196.031 of the Florida Statutes, such that the Settlor's possessory right constitutes in all respects, "equitable title to real estate," as that term is used in Section 6, Article 7, of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust to the contrary, the interest of the Settlor in any real property on which the Settlor resides pursuant to the provisions of this Trust shall be deemed to be an interest of real property and not personality.

#### **Article Four: Powers of the Trustee**

The trustees serving under the trust shall have all powers of management and investment conferred upon the Trustees as provided under Florida Law and enumerated in the Trust. Such power consists of and is not limited to the right to sell, mortgage, pledge, hypothecate, borrow, lend, and otherwise deal with all assets of the trust including real property.

#### **Article Five: Administrative Provisions:**

This provision provides for the payment to disabled and incompetents as defined in the Trust, and prohibits a beneficiary under the trust from pledging any interest in the trust. The remainder of this article is of a personal nature and does not modify the powers of the trustee.

#### **Article Six: Resignation and Compensation of Trustee**

The successor trustee is Theresa Mills who is to serve upon the death of the initial trustees. Neither the trustee nor the successor trustee is to be compensated and no bond shall be posted.

#### **Article Seven: Construction of Trust:**

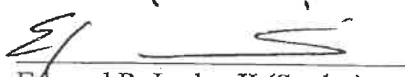
The Trust is to be construed under Florida Law and the Trust was duly executed by the Settlers and Trustees in the presence of two subscribing witnesses and acknowledged by a notary on March 5, 1997.

DG-4

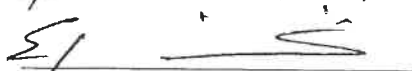
4. The trust provisions that are not referenced in this Affidavit are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
5. The Signatories of this Affidavit are currently the acting Trustees of the Trust Agreement and declare that the foregoing statements are true and correct, under penalty of perjury.

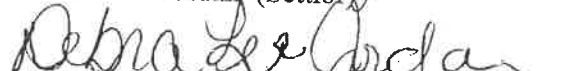
**Further Affiant Sayeth Naught:**

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

  
Edward P. Jordan II (Settlor)

  
Debra Lee Jordan (Settlor)

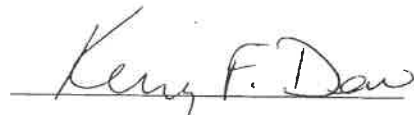
  
Edward P. Jordan II (Trustee)

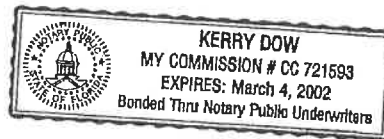
  
Debra Lee Jordan (Trustee)

**STATE OF FLORIDA  
COUNTY OF LAKE**

On this 5<sup>th</sup> day of March, 1997, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Edward P. Jordan II and Debra Lee Jordan; who are personally known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Kerry F. Dow, Notary



*DD 5*





May 26, 2022

- Street Names

Local Streets

Subdivision Lot Numbers

Building Footprints

Address Locations

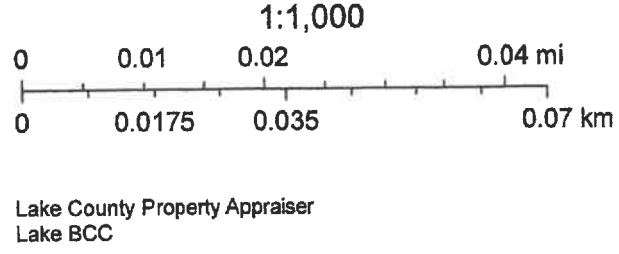
Property Name
- Tax Parcels Alternate Key

Tax Parcels

County Boundary

Surrounding Counties

| Clermont AK# | Zoning | Future Land Use     |
|--------------|--------|---------------------|
| 1695881      | C-2    | Residential/Office  |
| 2691280      | C-2    | Residential/Office  |
| 1695872      | C-2    | Residential/Office  |
| 1695911      | C-2    | Residential/Office  |
| 2587199      | R-3    | Residential/Office  |
| 1695899      | R-3    | Residential/Office  |
| 1695813      | R-3    | Residential/Office  |
| Lake County  |        |                     |
| 1695902      | AG     | Regional Commercial |
| 2706058      | RP     | Regional Commercial |
| 1695805      | RP     | Regional Commercial |



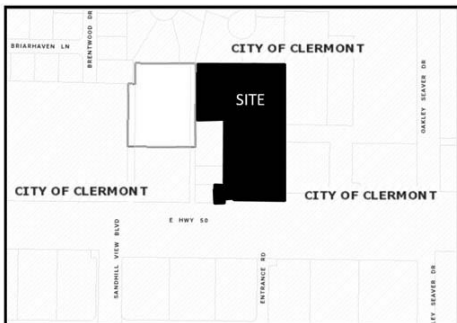


# CITY OF CLERMONT

## NOTICE OF PROPOSED LAND USE CHANGE

### Small Scale Comprehensive Plan Amendment

The Clermont Planning and Zoning Commission will hold a public hearing on Thursday, January 4, 2024 at 6:30 PM, and a public hearing will be held before the Clermont City Council on Tuesday, January 23, 2024 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 4.07 +/- acre parcel below from Lake County Regional Commercial and City of Clermont Residential/Office to City of Clermont Commercial.



#### ***Location:***

Vacant parcels located on the northwest corner of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058, 1695902, 1695881,  
1695872, 2587199, 1695899, 1695813, 1695911, 2691280  
4.07 +/- Acres

#### **ORDINANCE 2024-002**

**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 AN EFFECTIVE DATE.**

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 hearings.

Tracy Ackroyd Howe, MMC  
City Clerk





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date

Thursday, January 4, 2024

Agenda Item Name

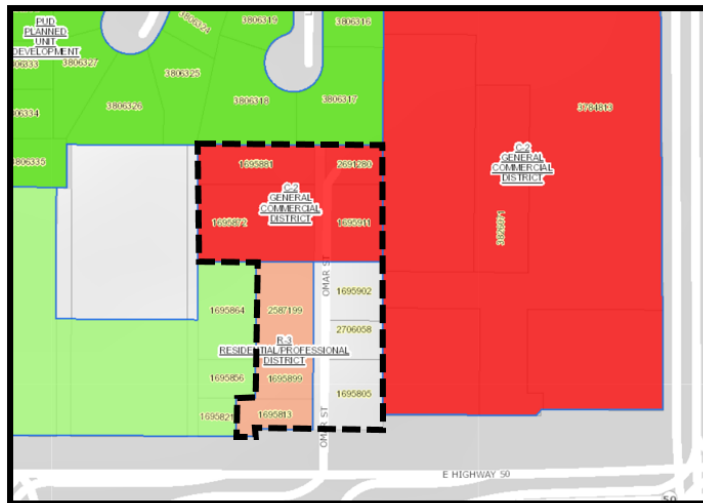
Ordinance No. 2024-003  
*Palm Plaza Development Rezoning*

Requested Action

Recommend approval of Ordinance 2024-003.

Staff Report

The applicant, Clermont Hotels, LLC, is requesting a rezoning of approximately 4.07 acres for property located northwest and northeast of SR 50 and Omar Street. The property is currently zoned Urban Estate Low Density Residential UE (through the annexation)/R-3 Residential/Professional District and a portion of the north is already zoned C-2 General Commercial. The applicant is requesting the entire site to have the C-2 General Commercial zoning in order to develop the site with a 112 room hotel and sit-down restaurant. The current zoning of Urban Estate and R-3 Residential/Professional does not allow this type of use. Section 125-336 C-2 General Commercial of the Land Development Code lists restaurants and hotels as a permitted use. The applicant will be required to follow all the requirements of the C-2 General Commercial zoning district such as setbacks, height, and impervious surface coverage. Due to the hotel's building square footage of over 20,000 square feet, a conditional use permit will be required.



Majority of the zoning along the SR 50 corridor is C-2 General Commercial, which is expected along an arterial highway. The property to the west is currently undeveloped and has Urban Estate zoning. Once a development proposal is sought, this property will more than likely request a rezoning to C-2 General Commercial as well. The applicant is also requesting a small scale comprehensive plan change to Commercial Future Land Use. The C-2 General Commercial zoning and the Commercial future land use are compatible. Staff recommends approval of Ordinance 2024-003.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

| Exhibits Attached (copies of original agreements)                |                                                                   |
|------------------------------------------------------------------|-------------------------------------------------------------------|
| 1. Ord. 2024-003                                                 | Ord. 2024-003.pdf                                                 |
| 2. Location Map                                                  | Location Map.pdf                                                  |
| 3. Palm Plaza FLU and Zoning Map                                 | Palm Plaza FLU and Zoning Map.pdf                                 |
| 4. Palm Plaza Hotel-Restaurant REVISED Site Plan - SS 10-30-2023 | Palm Plaza Hotel-Restaurant REVISED Site Plan - SS 10-30-2023.pdf |
| 5. 04_Application - Rezoning                                     | 04_Application - Rezoning.pdf                                     |
| 6. Legal Ad_REZ                                                  | Legal Ad_REZ.pdf                                                  |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-003**

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTION**

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE LOTS 79 & 80 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 75, 76, 77 & 78 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 72, 73 & 74, ACCORDING TO THE PLAT OF WALTON'S SUBDIVISION, FILED 1 FEBRUARY 1926 AND RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2 & 3, LESS THE SOUTH 57 FEET THEREOF AND LOTS 68 & 69, LESS THE RIGHT OF WAY OF STATE ROAD NO. 50, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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TOGETHER WITH:

*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-003**

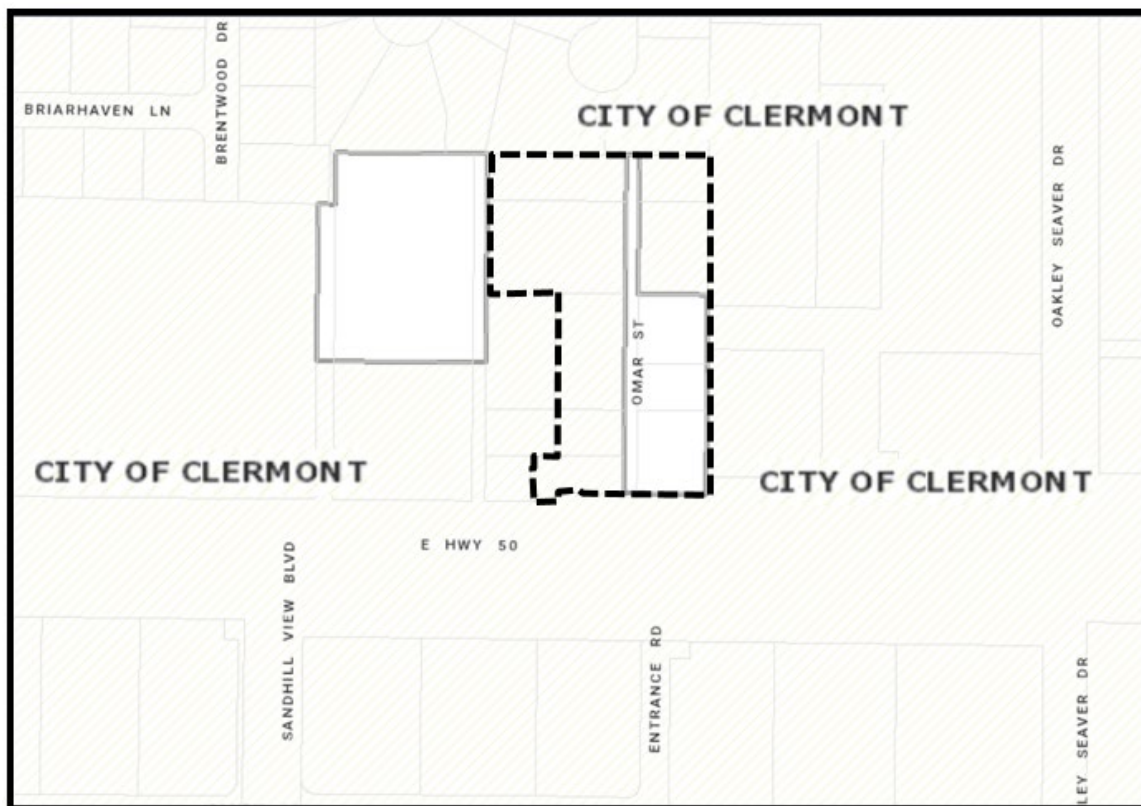
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Vacant parcels located on the northwest corner of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058, 1695902, 1695881,  
1695872, 2587199, 1695899, 1695813, 1695911, 2691280  
4.07 +/- Acres

**From: Urban Estate Low Density Residential UE & R-3 Residential/Professional District**  
**To: C-2 General Commercial**





*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-003**

**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 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 4: 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 5: RECORDING**

This Ordinance shall be recorded in the Public Records of Lake County, Florida and paid by the Applicant.

**SECTION 6: 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. 2024-003**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, on this 23<sup>rd</sup> day of January, 2024.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

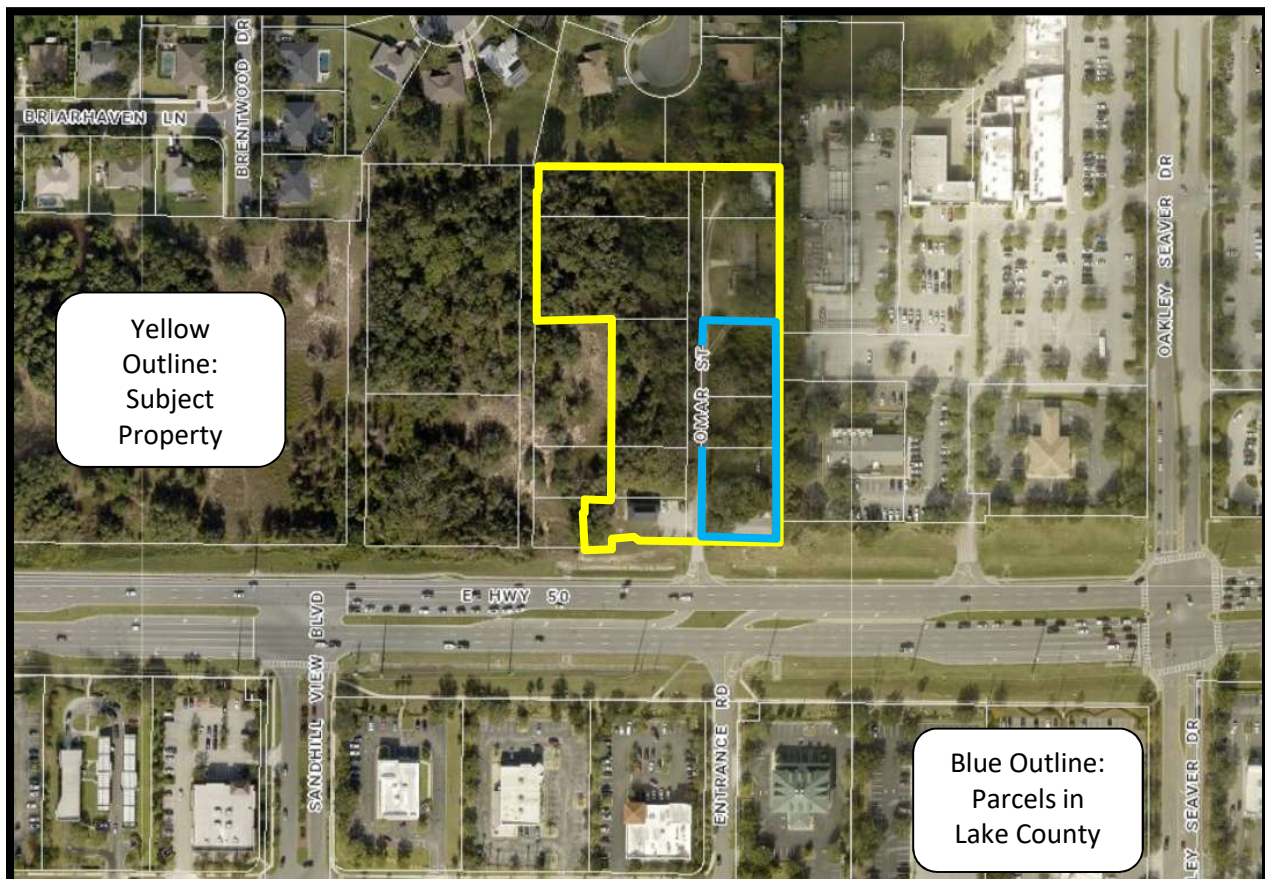
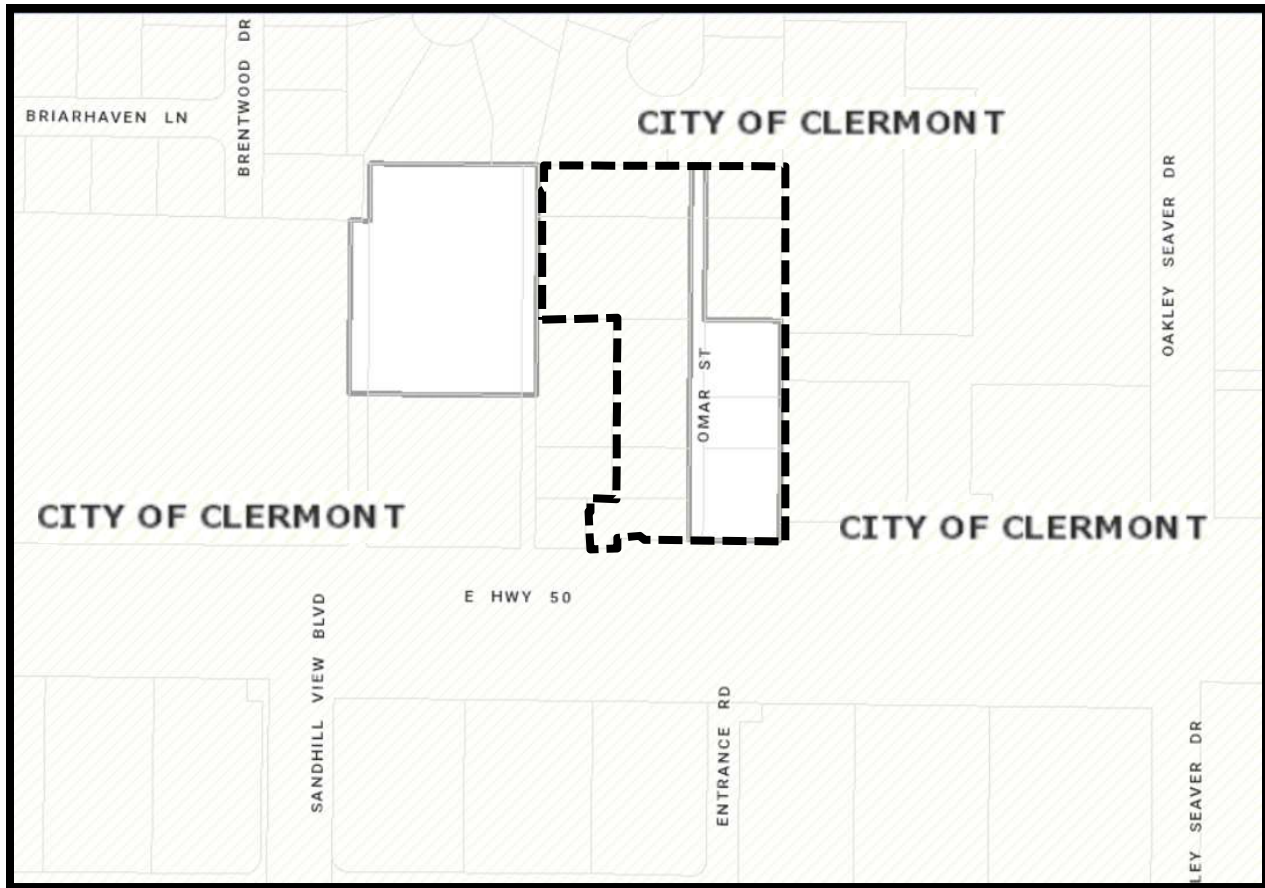
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

## Exhibit - Location Map –Palm Plaza Hotel

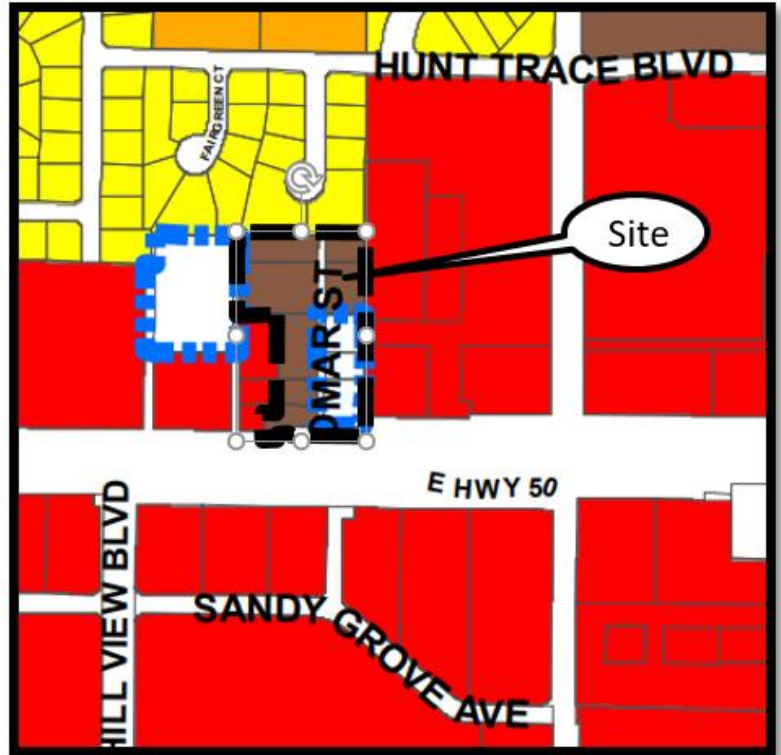


# Palm Plaza Hotel – Future Land Use Map and Zoning Map

## Clermont FLU

### Land Use

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



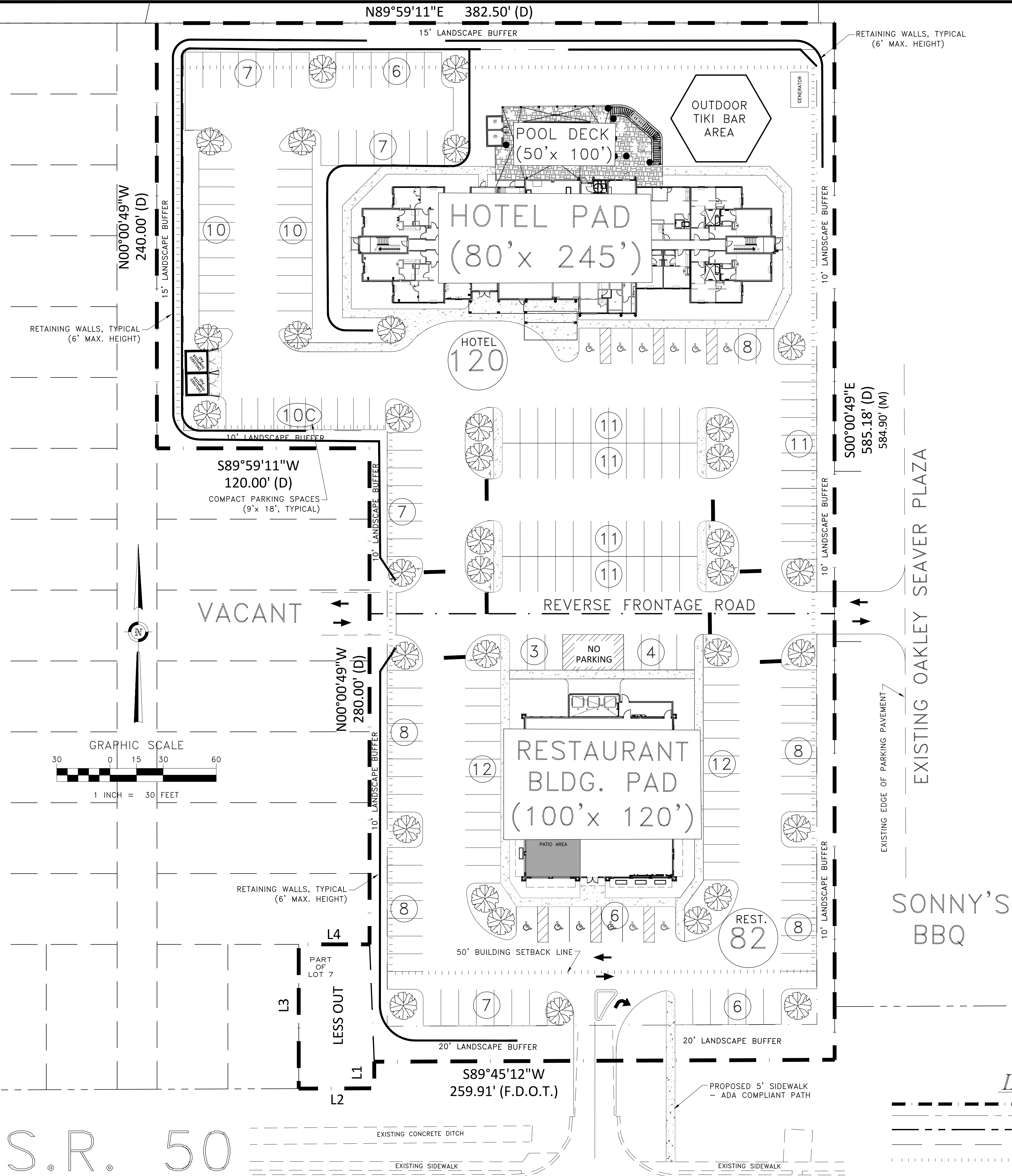
## Zoning Designations

- CBD CENTRAL BUSINESS DISTRICT
- WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
- CD COMMERCE DISTRICT
- CDD COMMUNITY DEVELOPMENT DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- M-1 INDUSTRIAL DISTRICT
- O-1 OFFICE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- UT URBAN TRANSITION DISTRICT
- AREAS NOT WITHIN THE CITY LIMITS





THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW 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.



PROJECT CHARACTERISTICS

THE COMMERCIAL COMPLEX SHALL CONSIST OF A 112-ROOM, 4-STORY HOTEL AND A 294-SEAT RESTAURANT WITH SHARED PARKING AND A REVERSE FRONTAGE ROAD THAT ALIGNS WITH THE EXISTING REVERSE FRONTAGE ROAD BEHIND THE SONNY'S BBQ AND THE UNITED SOUTHERN BANK AT THE SW CORNER OF SR 50 AND OAKLEY SEAVER DRIVE. THE REVERSE FRONTAGE ROAD WILL PROVIDE ACCESS TO THE EXISTING OAKLEY SEAVER DRIVE STOP LIGHT. THE REVERSE FRONTAGE ROAD WILL ESTABLISH A POTENTIAL CONNECTION TO FUTURE DEVELOPMENT TO THE WEST.

TOTAL PROPERTY AREA .....4.266± Acres  
LESS-OUT LOT.....0.197± Acres  
TOTAL PROJECT AREA.....4.069± Acres  
TOTAL WETLANDS / 100-YR FLOOD PLAIN AREA.....0.000 Acres

LAKE COUNTY ALT. KEY No.....1695881, 2691280, 1695872, 1695911, 2587199, 1695899, 1695813, 1695902, 2706058 AND 1695805

PROPOSED ZONING.....C-2 / CUP  
FUTURE LAND USE DESIGNATION.....COMMERCIAL  
MAX. FAR (FLOOR AREA RATIO).....3.0  
MAX. ISR (IMPERVIOUS SURFACE RATIO).....80%  
MAX. BUILDING HEIGHT.....55'

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

MINIMUM BUILDING SETBACK REQUIREMENTS:  
FROM S.R. 50 RIGHTS-OF-WAY.....50'  
FROM REAR PROPERTY LINES.....25'  
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:  
112-ROOM HOTEL:  
(1) Parking Space per ROOM @ (112) ROOMS = (112) Spaces  
(1) Parking Space per (3) Employees @ (24) Employees = (8) Spaces  
= (120) Spaces

300-SEAT RESTAURANT:  
(1) Parking Space per (4) SEATS @ (300) SEATS = (75) Spaces  
(1) Parking Space per (4) Employees @ (40) Employees = (10) Spaces  
= (85) Spaces

REQUIRED HANDICAPPED SPACES:  
(1) Space per 25 Regular Spaces

PARKING SPACES PROVIDED:  
HOTEL: (104) REGULAR (10'x20')  
(10) COMPACT (9'x18')  
(6) HANDICAPPED (12'x20')  
(120) HOTEL Spaces Provided  
  
RESTAURANT: (76) REGULAR (10'x20')  
(6) HANDICAPPED (12'x20')  
(82) RESTAURANT Spaces Provided  
  
(202) TOTAL PARKING SPACES

- 1) STORMWATER TO BE TREATED AND ATTENUATED IN 'STORMTECH' UNDERGROUND CHAMBERS.  
2) ESTIMATED PROJECT WATER DEMAND / WASTEWATER DAILY FLOW RATE = 23,200± GPD.  
[(112 Rooms) x 100 GPD/Room + (300 Seats) x 40 GPD/Seat] = [11,200 GPD + 12,000 GPD]  
3) VARIANCE REQUESTED:  
- PARKING BETWEEN LANDSCAPE ISLANDS INCREASED FROM (10) TO (12) SPACES;  
[LDR Sec. 123-44 (2)]

LEGEND

- PROPERTY BOUNDARY LINE  
--- ROADWAY CENTERLINE  
--- RIGHT-OF-WAY LINE  
--- EXISTING LOT LINES  
--- BUILDING SETBACK LINE

Digitally signed  
by Rick E McCoy  
Date: 2023.10.30 13:  
21:37-04'00'

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

RICK MCCOY, P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 38725  
NOT VALID WITHOUT SIGNATURE  
AND EMBOSSED SEAL OR DIGITAL  
SEAL

|                                       |  |                                 |  |                                                                 |  |                                                                                                                   |  |                                                                |  |
|---------------------------------------|--|---------------------------------|--|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--|
| CONCEPTUAL MASTER SITE PLAN (REVISED) |  | PALM PLAZA HOTEL AND RESTAURANT |  | Sec. 29; Twp. 22S; Rng. 26E, City of Clermont, Lake County, FL. |  | DEVELOPER: CLERMONT HOTELS, L.L.C., George Tsunis<br>3203 Lawton Road, Suite 100 Orlando, FL 32803 (407) 877-1005 |  | REVISIONS                                                      |  |
| JOB NO. 22-007                        |  | DATE October 2023               |  | DES. BY: RMc                                                    |  | DWN. BY: RMc                                                                                                      |  | CHK'D BY:                                                      |  |
| APP'D BY:                             |  | SHEET 1 OF 1                    |  | McCOY & ASSOCIATES                                              |  | ENGINEERS & LAND PLANNERS                                                                                         |  | 10900 SANDY RIDGE AVE.<br>CLERMONT, FL 34711<br>(407) 747-3216 |  |
| 1                                     |  | 1                               |  | 1                                                               |  | 1                                                                                                                 |  | 1                                                              |  |





# CITY OF CLERMONT REZONING APPLICATION

|                                                                                                                                                            |                                                                                          |                                                                                     |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------|
| <b>DATE</b> 7/31/2023                                                                                                                                      |                                                                                          | <b>FEE:</b> \$542.00 + cost of advertisement + cost of traffic review, if necessary |                     |
| <b>Project Name (if applicable)</b> Clermont Hotels, LLC                                                                                                   |                                                                                          |                                                                                     |                     |
| <b>Applicant</b> Clermont Hotels, LLC                                                                                                                      |                                                                                          |                                                                                     |                     |
| <b>Contact Person</b> George Tsunis                                                                                                                        |                                                                                          |                                                                                     |                     |
| <b>Address</b> 3203 Lawton Road, Suite 100                                                                                                                 | <b>City</b> Orlando                                                                      | <b>State</b> FL                                                                     | <b>Zip</b> 32803    |
| <b>Telephone</b> 407-877-1005                                                                                                                              | <b>Fax</b>                                                                               |                                                                                     |                     |
| <b>Email</b> Gtsunis@tsunis.com                                                                                                                            |                                                                                          |                                                                                     |                     |
| <b>OWNER INFORMATION</b>                                                                                                                                   |                                                                                          |                                                                                     |                     |
| <b>Owner's Name</b> Please See Attached for the Property Owner Information                                                                                 |                                                                                          |                                                                                     |                     |
| <b>Owner Address</b>                                                                                                                                       | <b>City</b>                                                                              | <b>State</b>                                                                        | <b>Zip</b>          |
| <b>Telephone</b>                                                                                                                                           | <b>Email</b>                                                                             |                                                                                     |                     |
| <b>PROPERTY INFORMATION</b>                                                                                                                                |                                                                                          |                                                                                     |                     |
| <b>Address of Subject Property</b><br>Northwest Corner of SR 50 & Omar Street                                                                              | <b>City</b><br>Clermont                                                                  | <b>State</b><br>FL                                                                  | <b>Zip</b><br>34711 |
| <b>Legal Description (include copy of survey)</b><br>Please See Attached Legal Description                                                                 |                                                                                          |                                                                                     |                     |
| <b>Acreage</b><br>4 acres +/-                                                                                                                              | <b>Land Use (City verification required)</b><br>Residential Office & Regional Commercial |                                                                                     |                     |
| <b>Present Zoning (City verification required)</b><br>Clermont: AK No's 2587199, 1695899, 1695813: R-3<br>Lake Co AK No 1695902: AG, 2706058 & 1695805: RP | <b>Proposed Zoning</b><br>C-2 (CUP)                                                      |                                                                                     |                     |



# 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?**

We are requesting to annex the three Lake Co parcels into Clermont as a part of an existing group of parcels already zoned C-2 by the City. We are also requesting to rezone the three existing Clermont parcels zoned R-3 to C-2 zoning.

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

George Tsunis

Applicant Name (print)

x

Applicant Name (signature)

Edward P. Jordan Jr. Trustee  
Owner Name (print) Debra Jordan Trustee

x

Owner Name (signature)

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

5/22/2020



# CITY OF CLERMONT REZONING APPLICATION

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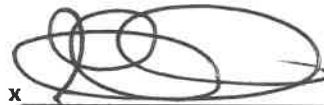
Check box to indicate additional materials are provided via attachment. ☒

George Tsunis

Applicant Name (print)

HAROLD HANKS

Owner Name (print)

x 

Applicant Name (signature)



Owner Name (signature)

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

5/22/2020





## CITY OF CLERMONT REZONING APPLICATION

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

George Tsunis

Applicant Name (print)

x

Applicant Name (signature)

Ulnic Nawjokat

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

## Sunstate Hotels Clermont - Property Owners' Information

Alternate Key #1695805 & # 2706058:

Ursula Naujokat  
P.O. Box 120515, Clermont, FL 34712-0515

Alternate Key #1695902:

Harold Hanks. Jr.  
1360 Indiana Avenue, Mt. Dora, FL 32757

Alternate Key #'s 1695881, 1695872, 2587199, 1695899, 1695813, 1695911 & 2691280:

Edward P., II & Debra L. Jordan  
146½ East Highway 50, Clermont, FL 34711  
352.394.1000

## **SUNSTATE HOTELS CLERMONT - LEGAL DESCRIPTION**

LOTS 79 & 80 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 75, 76, 77 & 78 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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AND,

LOTS 70 & 71, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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## **AFFIDAVIT OF TRUST**

1. The following Revocable, Inter Vivos Living Trust is subject to this Affidavit:

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

2. The Trustees currently serving are:

Edward P. Jordan II and Debra Lee Jordan

3. The formal name of the Trust and the designation to be used for the transfer of title to the name of the trust is:

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

4. The trust is currently in full force and effect. The Trust Agreement contains the following selected provisions:

**Article One: Declaration of Trust**

The Trust was created on March 5, 1997, and is known as the March 5, 1997, Edward P. Jordan II And Debra Lee Jordan Inter Vivos Revocable Trust Agreement, and the Trust is revocable.

**Article Two: Revocation of Trust**

The trust is revocable and may be amended by the settlors at any time without the consent of the Trustee.

**Article Three: Distributions of the Trustee**

This Article is of a personal nature and does not affect the operations of the Trust, with the exception of Article 3.11, which provides:

Settlor reserves the right to reside upon any property placed into this trust as Settlor's permanent residence during Settlor's life, it being the intent of this provision to preserve in Settlor the





requisite beneficial interest and possessory right in and to such real property, to comply with Section 196.031 of the Florida Statutes, such that the Settlor's possessory right constitutes in all respects, "equitable title to real estate," as that term is used in Section 6, Article 7, of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust to the contrary, the interest of the Settlor in any real property on which the Settlor resides pursuant to the provisions of this Trust shall be deemed to be an interest of real property and not personality.

#### **Article Four: Powers of the Trustee**

The trustees serving under the trust shall have all powers of management and investment conferred upon the Trustees as provided under Florida Law and enumerated in the Trust. Such power consists of and is not limited to the right to sell, mortgage, pledge, hypothecate, borrow, lend, and otherwise deal with all assets of the trust including real property.

#### **Article Five: Administrative Provisions:**

This provision provides for the payment to disabled and incompetents as defined in the Trust, and prohibits a beneficiary under the trust from pledging any interest in the trust. The remainder of this article is of a personal nature and does not modify the powers of the trustee.

#### **Article Six: Resignation and Compensation of Trustee**

The successor trustee is Theresa Mills who is to serve upon the death of the initial trustees. Neither the trustee nor the successor trustee is to be compensated and no bond shall be posted.

#### **Article Seven: Construction of Trust:**

The Trust is to be construed under Florida Law and the Trust was duly executed by the Settlers and Trustees in the presence of two subscribing witnesses and acknowledged by a notary on March 5, 1997.

*Handwritten signature/initials*

4. The trust provisions that are not referenced in this Affidavit are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
5. The Signatories of this Affidavit are currently the acting Trustees of the Trust Agreement and declare that the foregoing statements are true and correct, under penalty of perjury.

**Further Affiant Sayeth Naught:**

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

  
Edward P. Jordan II (Settlor)

  
Debra Lee Jordan (Settlor)

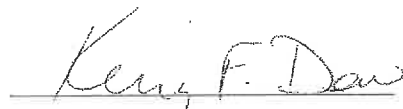
  
Edward P. Jordan II (Trustee)

  
Debra Lee Jordan (Trustee)

**STATE OF FLORIDA  
COUNTY OF LAKE**

On this 5<sup>th</sup> day of March, 1997, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Edward P. Jordan II and Debra Lee Jordan; who are personally known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Kerry F. Dow, Notary



*DD E*

## LEGAL NOTICE

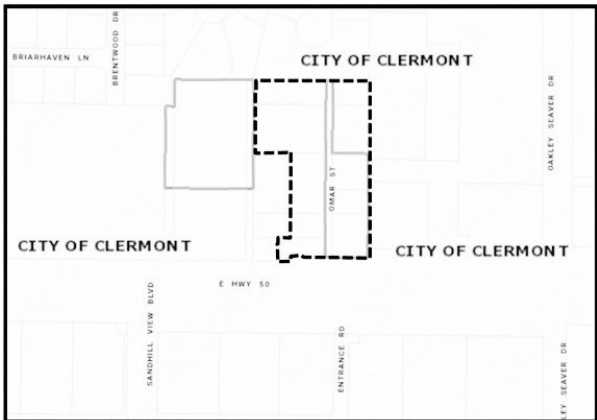
On Thursday, January 4, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, January 23, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

### ORDINANCE NO. 2024-003

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

### LOCATION

Vacant parcels located on the northwest corner  
of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058, 1695902, 1695881,  
1695872, 2587199, 1695899, 1695813, 1695911, 2691280  
4.07 +/- Acres



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TOGETHER WITH:

LOTS 4, 5, 6 & 7, LESS THE SOUTH 42 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS & EXCEPT THAT PORTION OF FEE SIMPLE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORD BOOK 657, PAGE 473, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

TOGETHER WITH:

LOTS 55 THROUGH 61 IN WALTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 49, 50, 51, 52, 62, 63, 64 & 65 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 53, 54, 66 & 67 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

### PROPERTY REZONING

**From: Urban Estate Low Density Residential UE & R-3  
Residential/Professional District  
To: C-2 General Commercial**

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

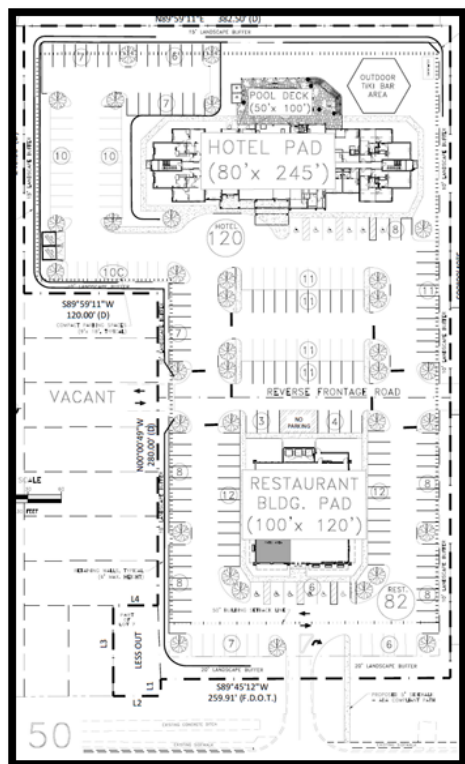
Daily Commercial

December 20, 2023 and January 8, 2024

# AGENDA ITEM

|                                                               |  |
|---------------------------------------------------------------|--|
| <b>Meeting Date</b>                                           |  |
| Thursday, January 4, 2024                                     |  |
| <b>Agenda Item Name</b>                                       |  |
| Resolution No. 2024-001R<br><i>Palm Plaza Development CUP</i> |  |
| <b>Requested Action</b>                                       |  |
| Recommend approval of Resolution 2024-001R.                   |  |
| <b>Staff Report</b>                                           |  |

The applicant, Clermont Hotels, LLC, is requesting a Conditional Use Permit (CUP) to allow a hotel, TownePlace Suites by Marriott, to occupy more than 20,000 square feet of total floor space within the C-2 General Commercial zoning district. The applicant is proposing up to a 70,000 square foot, four-story hotel with associated parking within the 4.07 +/- acre site. The hotel will include 112 rooms and outdoor amenities. The applicant has requested one variance to the Land Development Code as part of this project. They are requesting to allow up to 12 parking spaces and then a landscape island instead of the required 10 spaces and a landscape island. This is being requested in order to ensure enough parking is available for the hotel and restaurant use along with providing a single row of parking fronting the hotel building.



The proposed hotel is consistent with the surrounding area as a whole. The property is in close proximity of the South Lake Hospital, National Training Center and Lake-Sumter State College Campus. There are four (4) hotels within a mile of the site; which include Fairfield Inn, Holiday Inn, Home2Suites and Hampton Inn. The square footage and height of the proposed hotel would be very similar to the recently approved Staybridge Suites and the existing Hampton Inn Suites and Home2Suites.



Staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. The proposed intensity, character and type of development is in compliance with the City's comprehensive plan for Commercial future land use. The location of the hotel along the SR 50 corridor is acceptable based upon several other hotels along SR 50 within the C-2 General Commercial zoning district. A traffic impact study has been performed for the project and it has been determined that the site is estimated to generate 50 A.M. peak hour two-way trips and 74 P.M. peak hour two-way trips at buildout, which would be considered a "de minimis" impact on the transportation network under Lake-Sumter MPO guidelines. The project will be required to provide a cross-access connection to the east that will allow traffic to enter and exit at Oakley Seaver and SR 50 signalized intersection. Staff recommends approval of Resolution 2024-001R.

#### Additional Analysis

#### Fiscal Impact Summary

| Fiscal Impact | Fund Number and Description | Available Budget Amount |
|---------------|-----------------------------|-------------------------|
|---------------|-----------------------------|-------------------------|

#### Exhibits Attached (copies of original agreements)

|    |                                                               |                                                                   |
|----|---------------------------------------------------------------|-------------------------------------------------------------------|
| 1. | 2024-001R                                                     | 2024-001R.pdf                                                     |
| 2. | Location Map                                                  | Location Map.pdf                                                  |
| 3. | Palm Plaza Hotel-Restaurant REVISED Site Plan - SS 10-30-2023 | Palm Plaza Hotel-Restaurant REVISED Site Plan - SS 10-30-2023.pdf |
| 4. | Palm Plaza Hotel TIA Sufficiency Review1                      | Palm Plaza Hotel TIA Sufficiency Review1.pdf                      |
| 5. | 02_Application - CUP                                          | 02_Application - CUP.pdf                                          |
| 6. | Legal Ad_CUP                                                  | Legal Ad_CUP.pdf                                                  |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-001R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING (HOTEL) OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT AND TO ALLOW MORE THAN 10 PARKING SPACES BUT NO MORE THAN 12 SPACES WITHOUT A LANDSCAPE ISLAND; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Clermont Planning and Zoning Commission of Lake County, Florida, at a meeting held on January 4, 2024, recommended approval of the Conditional Use Permit to allow for a commercial building to occupy more than 20,000 square feet of floor space in the C-2 General Commercial Zoning District and to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island, at the following location:

**LOCATION:**

Vacant parcels located on the northeast and northwest corner  
of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058, 1695902, 1695881,  
1695872, 2587199, 1695899, 1695813, 1695911, 2691280  
4.07 +/- Acres

**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 to occupy more than 20,000 square feet of floor space in the C-2 General Commercial Zoning District and to allow more than 10 parking spaces but no more than 12 spaces without a landscape island, 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.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-001R**

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.
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.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-001R**

**SECTION 2: LAND USE**

1. The property shall be developed to allow for a four-story hotel, up to 70,000 square feet in the C-2 General Commercial Zoning District. The project shall be developed in substantial accordance with the Conceptual Master Site Plan (Revised) prepared by McCoy & Associates, dated October 2023, Exhibit A. The building shall be designed to comply with Clermont Architectural Design Standards. 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 hotel shall be limited up to 112 guest rooms, with pool and outdoor bar area.
3. The maximum building height will be 55 feet, measured at the highest point of the building.
4. An enhanced landscape buffer consisting of a minimum of 30% more required plant material shall be installed along the northern property line between the hotel and the residential area.
5. Parking spaces may exceed 10 spaces without a landscape island, but no more than 12 spaces, as indicated on the Conceptual Master Site Plan (Revised).
6. The reverse frontage road shall be established to allow traffic movement to Oakley Seaver Drive. A connection to the property to the west shall also be established to utilize the reverse frontage road. Cross-access easements between the property owners shall be established in order to use the reverse frontage road.
7. The site may also be used for any permitted use in the C-2 General Commercial Zoning District.
8. 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.
9. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
10. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.

**SECTION 3: CONFLICT**

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



*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-001R**

**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 AN EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.





*CITY OF CLERMONT*  
**RESOLUTION NO. 2024-001R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 23<sup>rd</sup> day of January, 2024.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

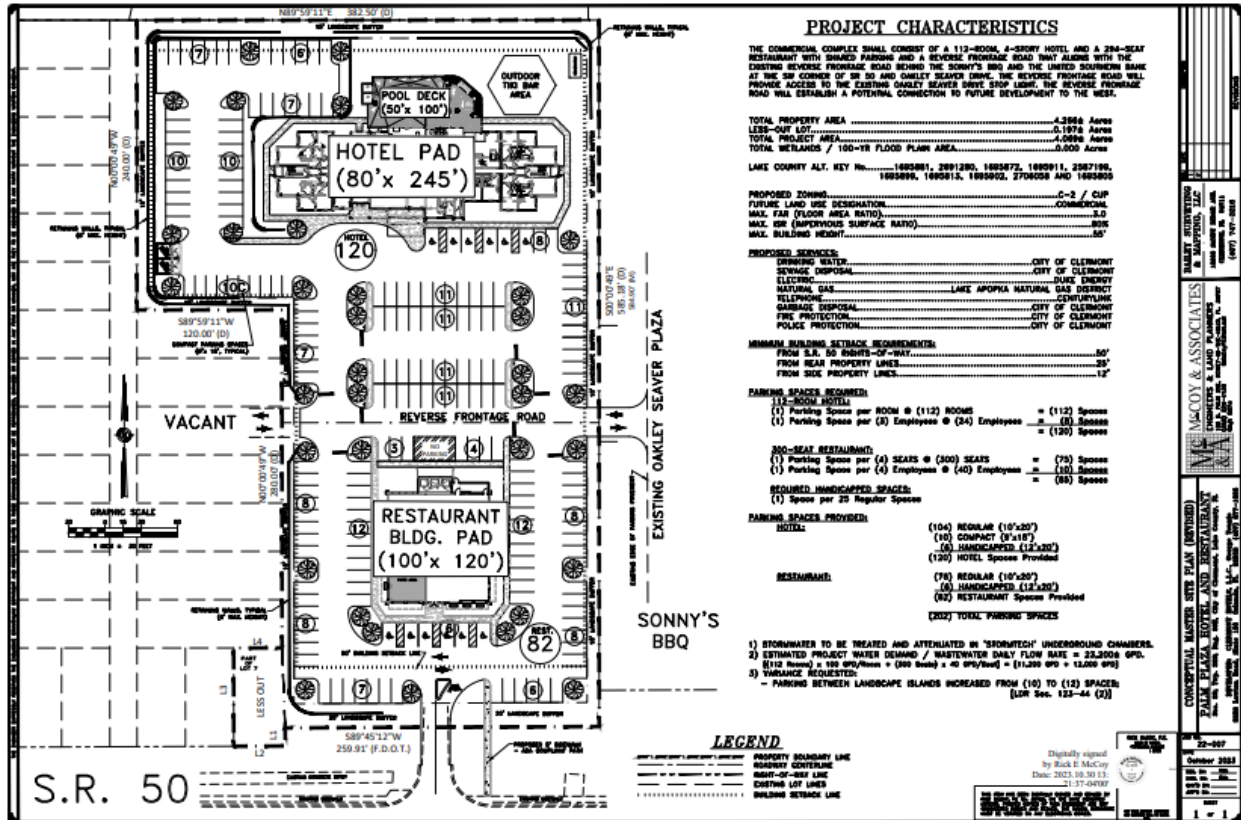
Approved as to form and legality:

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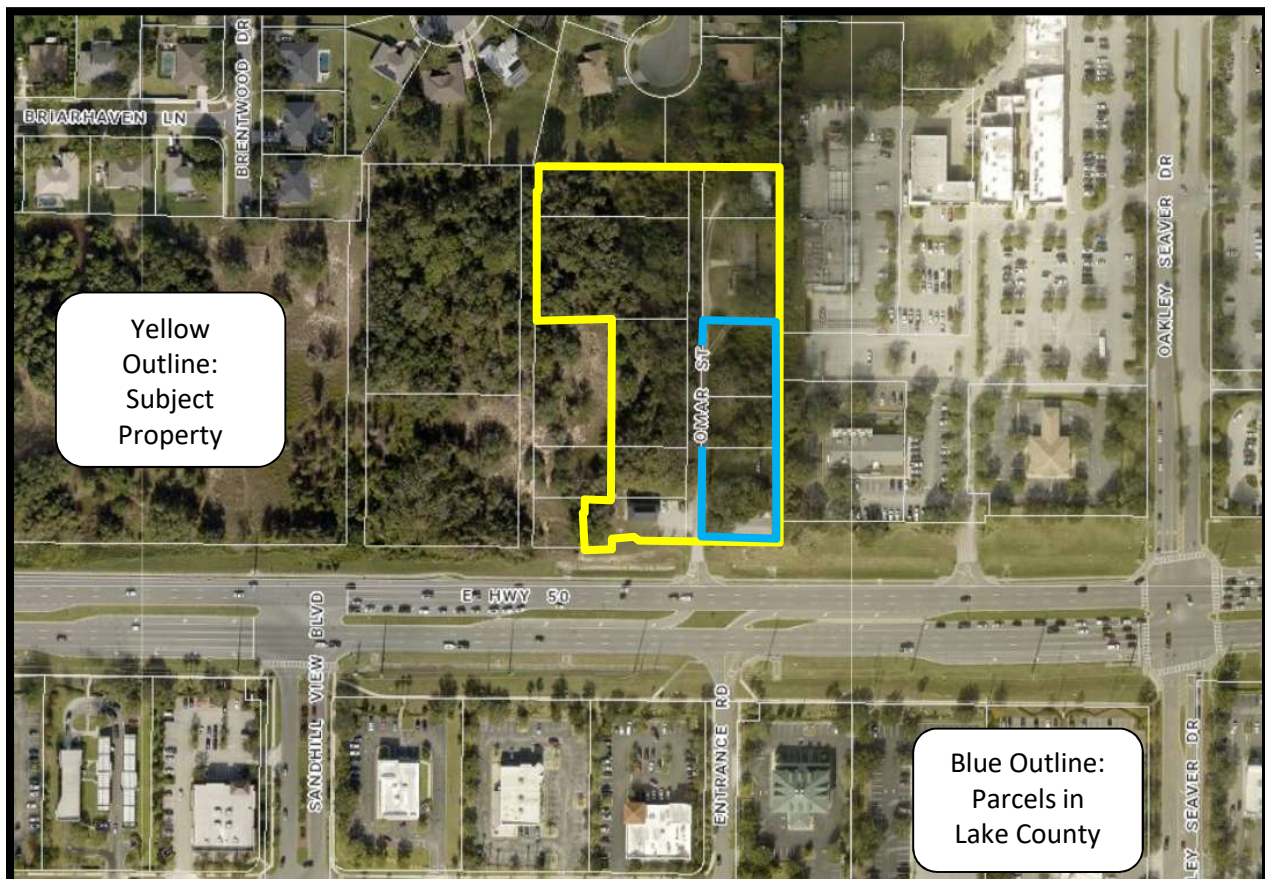
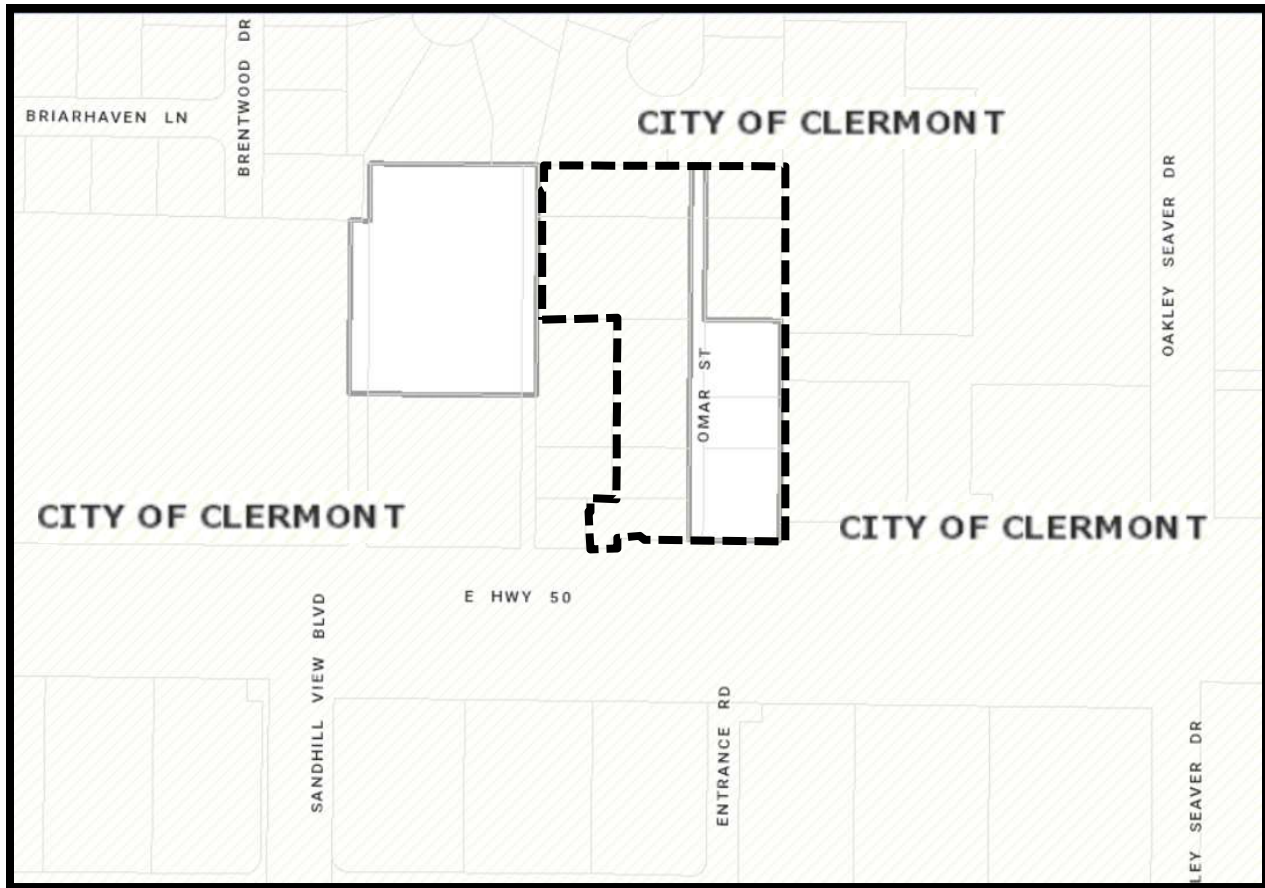
Daniel F. Mantzaris, City Attorney

**CITY OF CLERMONT**  
**RESOLUTION NO. 2024-001R**

**Exhibit A**

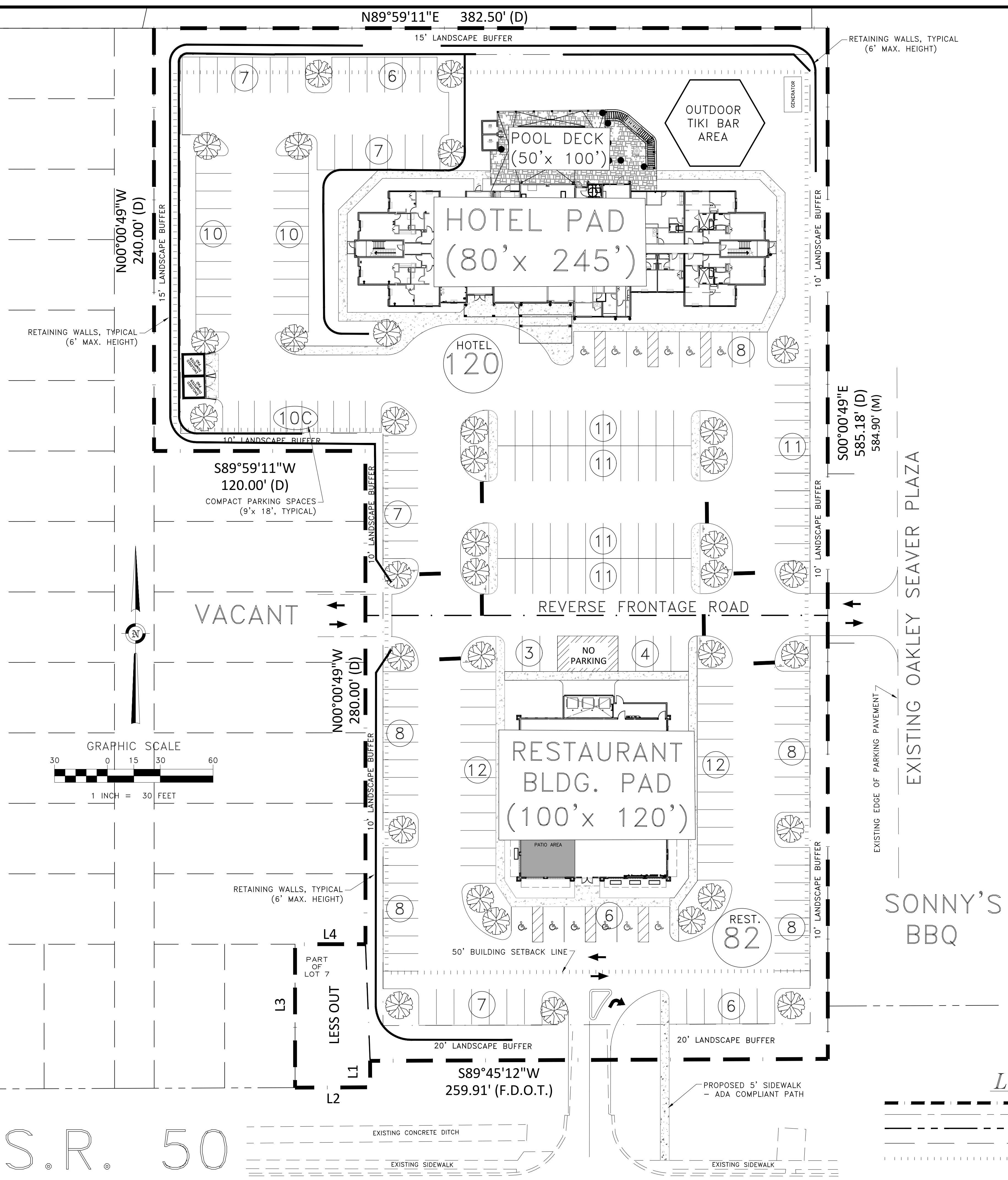


## Exhibit - Location Map –Palm Plaza Hotel





THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW 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.



PROJECT CHARACTERISTICS

THE COMMERCIAL COMPLEX SHALL CONSIST OF A 112-ROOM, 4-STORY HOTEL AND A 294-SEAT RESTAURANT WITH SHARED PARKING AND A REVERSE FRONTAGE ROAD THAT ALIGNS WITH THE EXISTING REVERSE FRONTAGE ROAD BEHIND THE SONNY'S BBQ AND THE UNITED SOUTHERN BANK AT THE SW CORNER OF SR 50 AND OAKLEY SEAVER DRIVE. THE REVERSE FRONTAGE ROAD WILL PROVIDE ACCESS TO THE EXISTING OAKLEY SEAVER DRIVE STOP LIGHT. THE REVERSE FRONTAGE ROAD WILL ESTABLISH A POTENTIAL CONNECTION TO FUTURE DEVELOPMENT TO THE WEST.

TOTAL PROPERTY AREA .....4.266± Acres  
LESS-OUT LOT.....0.197± Acres  
TOTAL PROJECT AREA.....4.069± Acres  
TOTAL WETLANDS / 100-YR FLOOD PLAIN AREA.....0.000 Acres

LAKE COUNTY ALT. KEY No.....1695881, 2691280, 1695872, 1695911, 2587199, 1695899, 1695813, 1695902, 2706058 AND 1695805

PROPOSED ZONING.....C-2 / CUP  
FUTURE LAND USE DESIGNATION.....COMMERCIAL  
MAX. FAR (FLOOR AREA RATIO).....3.0  
MAX. ISR (IMPERVIOUS SURFACE RATIO).....80%  
MAX. BUILDING HEIGHT.....55'

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

MINIMUM BUILDING SETBACK REQUIREMENTS:  
FROM S.R. 50 RIGHTS-OF-WAY.....50'  
FROM REAR PROPERTY LINES.....25'  
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:  
112-ROOM HOTEL:  
(1) Parking Space per ROOM @ (112) ROOMS = (112) Spaces  
(1) Parking Space per (3) Employees @ (24) Employees = (8) Spaces  
= (120) Spaces

300-SEAT RESTAURANT:  
(1) Parking Space per (4) SEATS @ (300) SEATS = (75) Spaces  
(1) Parking Space per (4) Employees @ (40) Employees = (10) Spaces  
= (85) Spaces

REQUIRED HANDICAPPED SPACES:  
(1) Space per 25 Regular Spaces

PARKING SPACES PROVIDED:  
HOTEL: (104) REGULAR (10'x20')  
(10) COMPACT (9'x18')  
(6) HANDICAPPED (12'x20')  
(120) HOTEL Spaces Provided  
  
RESTAURANT: (76) REGULAR (10'x20')  
(6) HANDICAPPED (12'x20')  
(82) RESTAURANT Spaces Provided  
  
(202) TOTAL PARKING SPACES

- 1) STORMWATER TO BE TREATED AND ATTENUATED IN 'STORMTECH' UNDERGROUND CHAMBERS.
- 2) ESTIMATED PROJECT WATER DEMAND / WASTEWATER DAILY FLOW RATE = 23,200± GPD.  
[(112 Rooms) x 100 GPD/Room + (300 Seats) x 40 GPD/Seat] = [11,200 GPD + 12,000 GPD]
- 3) VARIANCE REQUESTED:  
- PARKING BETWEEN LANDSCAPE ISLANDS INCREASED FROM (10) TO (12) SPACES;  
[LDR Sec. 123-44 (2)]

LEGEND

- PROPERTY BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINES
- BUILDING SETBACK LINE

Digitally signed  
by Rick E McCoy  
Date: 2023.10.30 13:  
21:37-04'00'

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

RICK MCCOY, P.E.  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 38725

NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OR DIGITAL SEAL

| DESCRIPTION |      |
|-------------|------|
| NO.         | DATE |
| 1           |      |
| 2           |      |

BAILEY SURVEYING & MAPPING, LLC  
10900 SANDY RIDGE AVE.  
CLERMONT, FL 34711  
(407) 747-3216

McCOY & ASSOCIATES  
ENGINEERS & LAND PLANNERS  
106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL 34737  
(352) 324-1156  
RMCCOY@mc-coy.net  
CA#: 6574

CONCEPTUAL MASTER SITE PLAN (REVISED)  
PALM PLAZA HOTEL AND RESTAURANT  
Sec. 29; Twp. 22S; Rng. 26E, City of Clermont, Lake County, FL  
DEVELOPER: CLERMONT HOTELS, L.L.C., George Tsounis  
3203 Lawton Road, Suite 100 Orlando, FL 32803 (407) 877-1005

JOB NO. 22-007  
DATE October 2023  
DES. BY: RMc  
DWN. BY: RMc  
CHK'D BY:  
APP'D BY:

SHEET 1 OF 1



## MEMORANDUM

---

Date: November 14, 2023 Project #: 24449.38

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: Jacks Lake/Palm Plaza Hotel Tier 1 TIS

Subject: TIS Sufficiency Review

---

This memorandum has been prepared to document the review of the responses received to the original Jacks Lake/Palm Plaza Hotel Tier 1 Traffic Impact Study Review comments along with the updated TIS. The responses were submitted by Luke Transportation Engineering Consultants and are dated October 2023. The project includes a 106-room hotel and a 5 KSF restaurant within the ±3.949-acre development site in Clermont, FL. Build-out of the project is anticipated in 2026. The project proposes one directional left access point on SR 50 and cross access to Oakley Seaver Drive. Original comments are provided below, with responses in italics and sufficiency in bold.

***Based on our review of the updated study, the analysis has been updated appropriately and only editorial changes are still recommended to correct/clarify the documentation of the analysis.***

### **Palm Plaza Hotel Tier 1 Traffic Impact Study Sufficiency Review**

- 1. Trip Generation:** As noted in the methodology review, Land Use Code 932 for High Turn-over (Sit Down) Restaurant may be a more appropriate choice for this development. This change would yield a higher trip generation for a more conservative analysis while remaining within the threshold for a Tier 1 Study. Please review the criteria for Land Use Code 932 vs 931 to ensure that the correct code is being used for the proposed restaurant.  
***Response:*** *The proposed development land use type and density for this parcel has been provided by the developer. This includes the proposed Fine Dining Restaurant. The description of the proposed restaurant provided by the developer meets the ITE Land Use 931 description for a full-service eating establishment that is typically not part of a chain, may require reservations, waits to be seated, has a wait staff, orders from a menu, and pays after the meal. Therefore, no change in the restaurant trip generation calculation is needed.*  
**Sufficiency: No further comment.**



2. **Table 2:**

- As noted in the methodology review, service volumes cannot be verified as presented. Please utilize the peak hour peak direction service volumes from the Lake County CMP Database 2022.

**Response:** *The roadway service volumes in the analysis tables were taken from the Lake County TMS Segment Report – 2022 CMP Database. The Peak Hour/Peak Directional Service Volumes were converted to Two-Way Peak Hour service volumes in order to be consistent with the Lake Sumter MPO TIS Methodology Guidelines to evaluate roadways based on “two-way peak hour generalized service volumes.” Table A below has the factors that were used to convert the peak hour/peak direction service volumes to two-way peak hour service volumes.*

**Sufficiency:** **There is a typo in the 1-Way column for the second segment of SR 50: the “3,710” should be “3,170.” This does not appear to impact any calculations. Also note that the speed limits listed in the lower table are not consistent between the PHPD and 1/2 Way sections for segments of Grand Highway, Hooks Street, and Oakley Seaver Drive. The differences are limited to 5mph, so no calculations appear to be impacted. No further comment.**

- As noted in the methodology review, Citrus Tower Blvd from US 27 to Oakley Seaver Dr should have a 4.3% distribution per the model plot. The table shows 0.7%.

**Response:** *No response was provided.*

**Sufficiency:** **No further comment.**

3. **Figure 2, typ.:** Please remove all references to the access point on SR 50 being “Right-in/Right-out” as this is incorrect. Correct all occurrences of this reference to reflect the directional left opening that exists here.

**Response:** *The typographical error has been corrected. The analysis included in the report was done as a directional left-in/right-in/right-out.*

**Sufficiency:** **No further comment.**

4. **Table 6 – Growth Rates:** For FDOT Trends calculations, three years is insufficient to provide a reasonable estimation. Please either amend to check for ten (10) years of trends (and provide trends worksheets with graphs) or use the CMP growth rate only (minimum 2% still withstanding). Amend background and further scenarios as needed.

**Response:** *As noted in Table 6, the CMP annual growth rate is only 1%. Therefore, Background traffic will be based on a minimum 2% annual growth rate.*

**Sufficiency:** **No further comment.**

5. **Existing Intersection Analysis:** Provide discussion on approaches with delays that yield an LOS of F, even if mitigation is not required.

**Response:** *As documented in the analysis, the two (2) existing signalized study intersections currently operate overall at an acceptable level of service D or better. The study intersection of SR 50 and Oakley Seaver Drive (Intersection #2) eastbound left-turn lane has an LOS F condition during both the A.M. and P.M. peak periods. The lane V/C Ratio for this movement is 0.78 (for both time periods) which indicates that the movement is not over capacity.*

**Sufficiency:** Response is sufficient. Please include this text in the body of the report (page 9 etc.).

6. **Table 9 – Build-out Intersection Analysis:** Apart from Int. #1 AM, most of the data in this table does not match the HCM reports provided in the appendix. Please verify and correct where needed. Volumes on the HCM reports mostly match the volume development sheets but should be verified as well.

**Response:** *Table 9 has been updated to match the analysis worksheets in the Appendix.*

**Sufficiency:** No further comment.

7. **Turn Lane Analysis:** Please provide a turn lane warrant analysis using NCHRP 457 for the westbound right-turn movement into the site. Additionally, please provide a queue analysis, using the 95<sup>th</sup> percentile queue length, for all turn lanes.

**Response:** *The updated report includes the requested auxiliary turn-lane analysis. In addition, the original report as well as the updated reports includes in Table 5 and Table 9 the 95th percentile queue lengths for all the intersection movements. As documented in these tables, the existing and projected 95<sup>th</sup> percentile queue lengths do not exceed the existing auxiliary turn-lanes lengths.*

**Sufficiency:** No further comment.

8. **Synchro Analysis:** Throughout the Synchro analysis, the u-turn volumes are shown on the u-turn movement as well as added to the left-turn volume. For signalized intersections, HCM ignores the volumes in the u-turn movement, and thus including them in the left-turn movement is appropriate for the analysis. However, the HCM methodologies can analyze the u-turn volumes, and thus the u-turn movements are being double counted in the analysis. Please update the Synchro to include u-turns within the left-turn volume for signalized intersections (remove from u-turn movement for clarity) and remove the u-turn volume from the left-turn movement for the TWSC intersections.

**Response:** *The included figures and synchro analysis worksheets have been updated to make it easier to follow.*

**Sufficiency:** No further comment.

9. **Appendix:** Existing PM Synchro reports are missing for intersections 4 & 5. Please provide.

**Response:** *The missing sheets are not included in the updated TIA appendix.*

**Sufficiency:** No further comment.

10. **Overall Formatting:**

- Please remove all red text callouts for Tables and Figures as they are redundant and occasionally obscure table data.
- Figures 5, 6, & 7: For clarity, please rotate text boxes for all NB/SB movement data (trips, distribution, etc.) to align with the appropriate arrows.

**Response:** *The red text call outs have been removed from the text. They are used to develop the table of contents and should have been hidden in the published report. To eliminate confusion in Figure 5, any movement that does not have a project trip distribution percentage has been removed.*

**Sufficiency:** No further comment.



# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

|                                                                                                                                |  |                                                                                   |                                        |
|--------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|----------------------------------------|
| <b>Date</b> 07/31/2023                                                                                                         |  | <b>FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)</b> |                                        |
| <b>Project Name (if applicable)</b> Clermont Hotels, LLC                                                                       |  |                                                                                   |                                        |
| <b>Applicant</b> Clermont Hotels, LLC                                                                                          |  |                                                                                   |                                        |
| <b>Contact Person</b> George Tsunis                                                                                            |  |                                                                                   |                                        |
| <b>Address</b> 3203 Lawton Road, Suite 100                                                                                     |  | <b>City</b> Clermont                                                              | <b>State</b> FL <b>Zip</b> 32803       |
| <b>Telephone</b> 407-877-1005                                                                                                  |  | <b>Fax</b>                                                                        |                                        |
| <b>Email</b> Gtsunis@tsunis.com                                                                                                |  |                                                                                   |                                        |
| <b>OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)                        |  |                                                                                   |                                        |
| <b>Owner's Name</b> Please See Attached for the Property Owner Information                                                     |  |                                                                                   |                                        |
| <b>Owner Address</b>                                                                                                           |  | <b>City</b>                                                                       | <b>State</b> <b>Zip</b>                |
| <b>Telephone</b>                                                                                                               |  | <b>Fax</b>                                                                        |                                        |
| <b>PROPERTY INFORMATION</b>                                                                                                    |  |                                                                                   |                                        |
| <b>Address of Subject Property</b><br>Northwest corner of SR 50 and Omar Street                                                |  | <b>City</b><br>Clermont                                                           | <b>State</b><br>FL <b>Zip</b><br>34711 |
| <b>General Location</b><br>Northwest Corner of SR 50 & Omar Street                                                             |  |                                                                                   |                                        |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br>Please See Attached Legal Description                 |  |                                                                                   |                                        |
| <b>Land Use (City verification required)</b><br>Clermont: Residential/Office - Lake County (being annexed): Residential/Office |  |                                                                                   |                                        |
| <b>Zoning (City verification required)</b><br>Clermont: C-2 & R-3 / Lake Co. (being annexed) Regional Commercial               |  |                                                                                   |                                        |





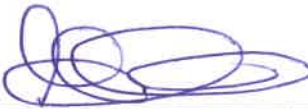
# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

The entire area that fronts State Road 50 is commercial. In order to build a hotel on the property we will need the required Conditional Use Permit for a business establishment or structure proposing to occupy more than 20,000 square feet of floor space, as per Section 122-223 (b).

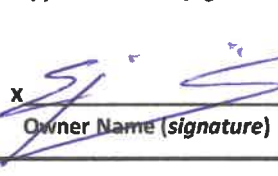
George Tsunis

Applicant Name (print)

x 

Applicant Name (signature)

Edward P. Jordan, Trustee  
Owner Name (print) Debra Jordan, Trustee

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



# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

The entire area that fronts State Road 50 is commercial. In order to build a hotel on the property we will need the required Conditional Use Permit for a business establishment or structure proposing to occupy more than 20,000 square feet of floor space, as per Section 122-223 (b).

George Tsunis

Applicant Name (print)

x

A handwritten signature in blue ink, appearing to read 'George Tsunis', written over a horizontal line.

Applicant Name (signature)

Ulrike Navjot

Owner Name (print)

x

A handwritten signature in blue ink, appearing to read 'Ulrike Navjot', written over a horizontal line.

Owner Name (signature)

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

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685 W. Montrose St.  
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5/26/2020

## Sunstate Hotels Clermont - Property Owners' Information

Alternate Key #1695805 & # 2706058:

Ursula Naujokat  
P.O. Box 120515, Clermont, FL 34712-0515

Alternate Key #1695902:

Harold Hanks. Jr.  
1360 Indiana Avenue, Mt. Dora, FL 32757

Alternate Key #'s 1695881, 1695872, 2587199, 1695899, 1695813, 1695911 & 2691280:

Edward P., II & Debra L. Jordan  
146<sup>1/2</sup> East Highway 50, Clermont, FL 34711  
352.394.1000

## **SUNSTATE HOTELS CLERMONT - LEGAL DESCRIPTION**

LOTS 79 & 80 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 75, 76, 77 & 78 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 72, 73 & 74, ACCORDING TO THE PLAT OF WALTON'S SUBDIVISION, FILED 1 FEBRUARY 1926 AND RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2 & 3, LESS THE SOUTH 57 FEET THEREOF AND LOTS 68 & 69, LESS THE RIGHT OF WAY OF STATE ROAD NO. 50, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND,

LOTS 70 & 71, WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 4, 5, 6 & 7, LESS THE SOUTH 42 FEET THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS & EXCEPT THAT PORTION OF FEE SIMPLE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORD BOOK 657, PAGE 473, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

TOGETHER WITH:

LOTS 55 THROUGH 61 IN WALTON SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 49, 50, 51, 52, 62, 63, 64 & 65 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 53, 54, 66 & 67 IN WALTON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 5, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

## **AFFIDAVIT OF TRUST**

1. The following Revocable, Inter Vivos Living Trust is subject to this Affidavit:

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

2. The Trustees currently serving are:

Edward P. Jordan II and Debra Lee Jordan

3. The formal name of the Trust and the designation to be used for the transfer of title to the name of the trust is:

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

4. The trust is currently in full force and effect. The Trust Agreement contains the following selected provisions:

### **Article One: Declaration of Trust**

The Trust was created on March 5, 1997, and is known as the March 5, 1997, Edward P. Jordan II And Debra Lee Jordan Inter Vivos Revocable Trust Agreement, and the Trust is revocable.

### **Article Two: Revocation of Trust**

The trust is revocable and may be amended by the settlors at any time without the consent of the Trustee.

### **Article Three: Distributions of the Trustee**

This Article is of a personal nature and does not affect the operations of the Trust, with the exception of Article 3.11, which provides:

Settlor reserves the right to reside upon any property placed into this trust as Settlor's permanent residence during Settlor's life, it being the intent of this provision to preserve in Settlor the





requisite beneficial interest and possessory right in and to such real property, to comply with Section 196.031 of the Florida Statutes, such that the Settlor's possessory right constitutes in all respects, "equitable title to real estate," as that term is used in Section 6, Article 7, of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust to the contrary, the interest of the Settlor in any real property on which the Settlor resides pursuant to the provisions of this Trust shall be deemed to be an interest of real property and not personality.

**Article Four: Powers of the Trustee**

The trustees serving under the trust shall have all powers of management and investment conferred upon the Trustees as provided under Florida Law and enumerated in the Trust. Such power consists of and is not limited to the right to sell, mortgage, pledge, hypothecate, borrow, lend, and otherwise deal with all assets of the trust including real property.

**Article Five: Administrative Provisions:**

This provision provides for the payment to disabled and incompetents as defined in the Trust, and prohibits a beneficiary under the trust from pledging any interest in the trust. The remainder of this article is of a personal nature and does not modify the powers of the trustee.

**Article Six: Resignation and Compensation of Trustee**

The successor trustee is Theresa Mills who is to serve upon the death of the initial trustees. Neither the trustee nor the successor trustee is to be compensated and no bond shall be posted.

**Article Seven: Construction of Trust:**

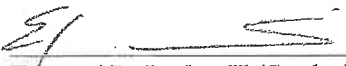
The Trust is to be construed under Florida Law and the Trust was duly executed by the Settlers and Trustees in the presence of two subscribing witnesses and acknowledged by a notary on March 5, 1997.

*Handwritten initials: DJ-E*

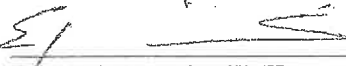
4. The trust provisions that are not referenced in this Affidavit are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Trustee.
5. The Signatories of this Affidavit are currently the acting Trustees of the Trust Agreement and declare that the foregoing statements are true and correct, under penalty of perjury.

**Further Affiant Sayeth Naught:**

**MARCH 5, 1997, EDWARD P. JORDAN II AND DEBRA LEE JORDAN INTER  
VIVOS REVOCABLE TRUST AGREEMENT**

  
Edward P. Jordan II (Settlor)

  
Debra Lee Jordan (Settlor)

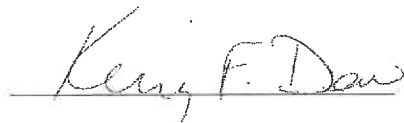
  
Edward P. Jordan II (Trustee)

  
Debra Lee Jordan (Trustee)

**STATE OF FLORIDA  
COUNTY OF LAKE**

On this 5<sup>th</sup> day of March, 1997, before me, the undersigned, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Edward P. Jordan II and Debra Lee Jordan; who are personally known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Kerry F. Dow, Notary



*DD 5*

## Order Confirmation

Not an Invoice

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/11/2023 |
| <b>Order Number:</b>      | 9619842    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 57.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category              |
|-------------------------|-------------|-------------------------|-----------------------|
| LEE Daily Commercial    | 2           | 12/28/2023 - 01/16/2024 | Govt Bids & Proposals |
| LEE dailycommercial.com | 2           | 12/28/2023 - 01/16/2024 | Govt Bids & Proposals |

Order Confirmation Amount

\$176.44

## Ad Preview

### LEGAL NOTICE

On Thursday, January 4, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-001R), to allow for a building (hotel) to occupy more than 20,000 square feet of floor space in the C-2 General Commercial zoning district and to allow more than 10 parking spaces but no more than 12 spaces without a landscape island. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, January 23, 2024 at 6:30 PM.

### LOCATION

Vacant parcels located on the northwest corner of State Road 50 and Omar Street  
Alternate Keys 1695805, 2706058,  
1695902, 1695881,  
1695872, 2587199, 1695899, 1695813,  
1695911, 2691280  
4.07 +/- Acres

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

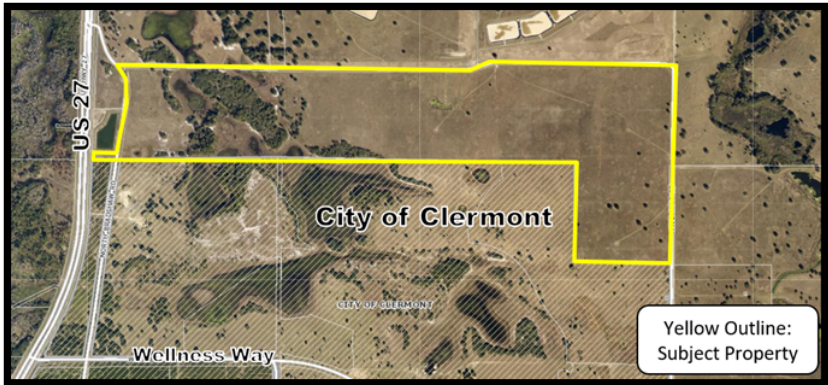
All public meetings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

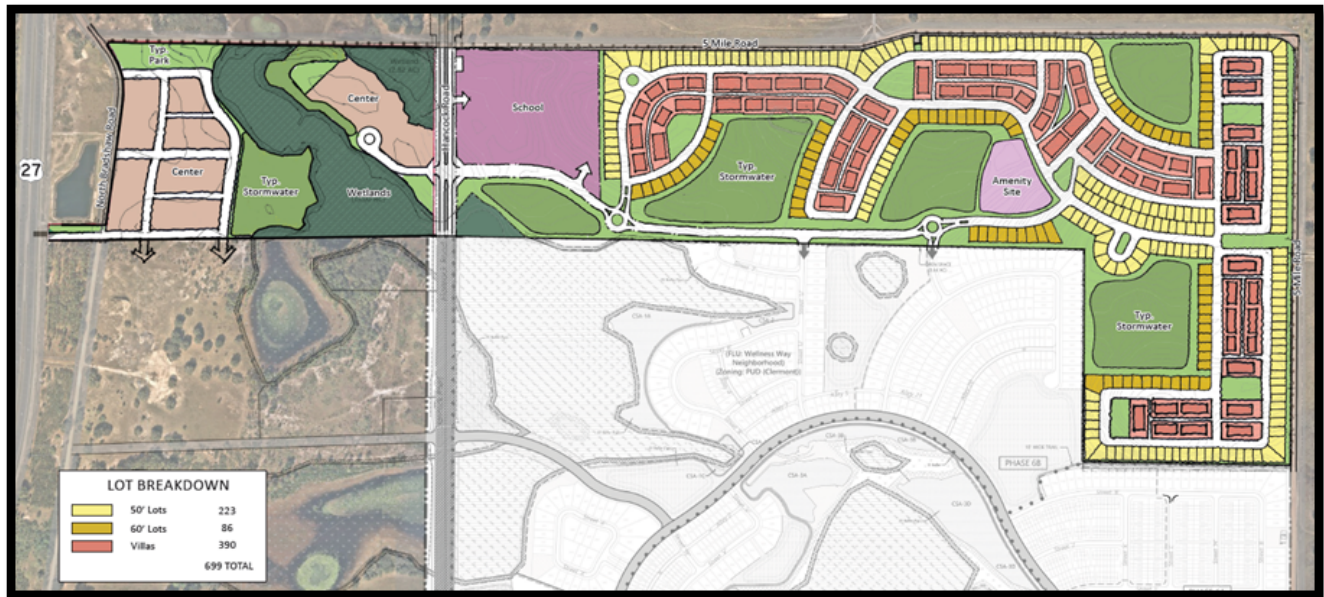
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe, MMC  
City Clerk  
12/28/23, 1/16/24

# AGENDA ITEM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Ordinance No. 2023-025<br><i>Lennar Swap PUD Rezoning</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Recommend approval of Ordinance 2023-025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <p>The applicant, VHB, is requesting a rezoning to a Planned Unit Development (PUD). The applicant is requesting up to 699 dwelling units and up to 229,000 square feet of non-residential uses, in which a portion will be a new elementary school site. The property is within the Wellness Way Area Plan. The subject site is 247 +/- acres in size and is located just east of US Hwy 27 and 1.5 miles south of Hartwood Marsh Road. The property has historically been used for agricultural purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p>The project was reviewed under the Wellness Way Comprehensive Plan Goal, Objectives and Policies along with the Wellness Way Design Guidelines. The residential portion of the project has a base density of 605 dwelling units. The applicant has the ability to enter into a community benefit agreement (CBA) for offsite improvements and to seek additional units. Under Policy 2.3.2, the applicant can receive up to a 20% increase in density over the original Wellness Way Area Plan designation. The applicant has agreed to contribute \$15,000 per dwelling unit at 86 additional units for a total of \$1,290,000 to be used for offsite improvements designated by the City of Clermont. The community benefit agreement will memorialize the terms and conditions of the contribution. In addition, the applicant is donating right-of-way for the Hancock Road improvements and will also receive an additional eight (8) units. The total dwelling unit count will be limited to 699 dwelling units. Below is a Conceptual Lotting Plan showing the general layout of the project. The residential portion is planned to be a gated, active adult community, 55 plus.</p> |  |





The PUD Site Plan, prepared by VHB with a revised date of December 14, 2023, was also reviewed under the Wellness Way Guidelines and Standards. The property has the future land use designation of Wellness Way Neighborhood District and Multi Use W District. The applicant has elected to use Policy 2.3.4.1 in the City's Comprehensive Plan that allows the development to reallocate land uses within the boundary of the PUD. The required 30% for Open Space shall be maintained within the project. The applicant is proposing 10 acres of Green Space and 59 acres of Wellness Space, which meets the requirement of 69 acres of open space. On Sheet C-8, Park Plan of the Swap PUD Plan, it is demonstrated through the park service area boundary that the proposed amenities will meet the requirements of Close-to-Home parks. These parks are owned and maintained by an HOA or other non-City entity.

The non-residential portion of the project will consist of a 15 acre elementary school site and the remaining acreage in Center uses. A proposed alternate land use plan has been submitted showing the western portion of the site proposing a high school, which is current under discussion. The land use plan on Sheet C-4 of the Swap PUD Plan shows the location of the non-residential uses within the Centers. At this current time, no defined uses have been presented and the uses will be consistent with uses within the Wellness Way Design Guidelines, Table 2.2.2. The non-residential uses will be capped at 228,612 square feet, as determined by the development program density based upon the future land use. The applicant is requesting two waivers to the Land Development Code. These consist of (1) private streets with gates and (2) cut/fill to exceed ten (10) feet up to 17.2% (42.5 acres) of the site. The area of cut/fill will be in the residential portion of the site, east of Hancock Road. Staff has no objections to the waiver requests.

Staff has reviewed the application and proposed project in regards to Section 125-486 Review Criteria for a Planned Unit Development. The proposed project is in conformance with the Neighborhood and Multi Use W Future Land Use of the Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. The project meets the requirements of the Wellness Way Guidelines and Standards in the City's Land Development Code. The project has the necessary percentages of Center, Residential, and Open Space incorporated into the project. The City's water and sewer service will be required in order to develop the property, and capacity is available to serve the project. School concurrency shall be met as a requirement prior to site plan approval, if necessary, since it is an age-restricted development. The developer is offering a community benefit agreement for offsite improvements that will be used by the City for public facilities within the Wellness Way area. The project will have the mix of uses and residential types that are envisioned in the Wellness Way Area and is in conformance of the code. Staff is able to support the request and recommends approval of Ordinance 2023-025.

**Additional Analysis**

**Fiscal Impact Summary**

| Fiscal Impact                                            |                                                   | Fund Number and Description | Available Budget Amount                               |
|----------------------------------------------------------|---------------------------------------------------|-----------------------------|-------------------------------------------------------|
| <b>Exhibits Attached</b> (copies of original agreements) |                                                   |                             |                                                       |
| 1.                                                       | Ord. 2023-025                                     |                             | Ord. 2023-025.pdf                                     |
| 2.                                                       | Lennar Swap Map                                   |                             | Lennar Swap Map.pdf                                   |
| 3.                                                       | Swap and Center                                   |                             | Swap and Center.pdf                                   |
| 4.                                                       | 63639.01-Lennar-WellnessWaySwap-PD-Set 12-14-2023 |                             | 63639.01-Lennar-WellnessWaySwap-PD-Set 12-14-2023.pdf |
| 5.                                                       | Swap_Rezoning_Application                         |                             | Swap_Rezoning_Application.pdf                         |
| 6.                                                       | REZ Lennar Swap Ad                                |                             | REZ Lennar Swap Ad.pdf                                |



*CITY OF CLERMONT*  
**ORDINANCE NO. 2023-025**

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTION**

PARCEL ID: 13-23-25-090-0049-00000

A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE RUN SOUTH 89°16'46" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2479.84 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #27 /STATE ROAD #25 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 238422 1; THENCE RUN NORTH 02°16'40" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 97.09 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN NORTH 89°52'47" EAST FOR A DISTANCE OF 357.99 FEET TO A POINT ON THE EAST LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST LINE: NORTH 08°31'11" EAST FOR A DISTANCE OF 108. 76 FEET; THENCE RUN NORTH 08°04'22" EAST FOR A DISTANCE OF 203.58 FEET; THENCE RUN NORTH 07°32'08" EAST FOR A DISTANCE OF 301.61 FEET; THENCE RUN NORTH 08°01'59" EAST FOR A DISTANCE OF 100.03 FEET; THENCE RUN NORTH 06°13'32" EAST FOR A DISTANCE OF 99.03 FEET; THENCE RUN NORTH 01°53'26" WEST FOR A DISTANCE OF 106.21 FEET; THENCE RUN NORTH 17°53'1 Q" WEST FOR A DISTANCE OF 101.00 FEET; THENCE RUN NORTH 32°15' 43" WEST FOR A DISTANCE OF 124.94 FEET; THENCE RUN NORTH 25°06'36" EAST FOR A DISTANCE OF 22.17 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF 5 MILE ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 88°38'57" EAST FOR A



*CITY OF CLERMONT*  
**ORDINANCE NO. 2023-025**

DISTANCE OF 193.29 FEET; THENCE RUN NORTH 89°50'32" EAST FOR A DISTANCE OF 154.07 FEET; THENCE RUN SOUTH 88°57'53" EAST FOR A DISTANCE OF 597.94 FEET; THENCE RUN SOUTH 89°04'13" EAST FOR A DISTANCE OF 1648.76 FEET; THENCE RUN SOUTH 89°10'22" EAST FOR A DISTANCE OF 300.67 FEET; THENCE RUN SOUTH 89°29'11" EAST FOR A DISTANCE OF 299.23 FEET; THENCE RUN SOUTH 89°35'06" EAST FOR A DISTANCE OF 500.01 FEET; THENCE RUN SOUTH 89°37'32" EAST FOR A DISTANCE OF 399.93 FEET; THENCE RUN SOUTH 88°36'09" EAST FOR A DISTANCE OF 100.54 FEET; THENCE RUN NORTH 8°01'31" EAST FOR A DISTANCE OF 99.52 FEET; THENCE RUN NORTH 88°41'15" EAST FOR A DISTANCE OF 389.00 FEET; THENCE RUN NORTH 75°39'41" EAST FOR A DISTANCE OF 180.49 FEET; THENCE RUN NORTH 70°38'01" EAST FOR A DISTANCE OF 85.81 FEET; THENCE RUN NORTH 75°47'42" EAST FOR A DISTANCE OF 48.13 FEET; THENCE RUN NORTH 84°56'34" EAST FOR A DISTANCE OF 22.09 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED LINE RUN SOUTH 00°18'54" WEST FOR A DISTANCE OF 47.05 FEET; THENCE RUN SOUTH 89°41'06" EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 00°18'54" EAST FOR A DISTANCE OF 50.00 FEET TO THE AFORESAID SOUTH MAINTAINED LINE OF 5 MILE ROAD; THENCE RUN THE FOLLOWING COURSES ALONG THE AFORESAID SOUTH MAINTAINED LINE AND THE WEST MAINTAINED LINE OF 5 MILE ROAD: SOUTH 89°19'15" EAST FOR A DISTANCE OF 248.15 FEET; THENCE RUN SOUTH 89°51'57" EAST FOR A DISTANCE OF 200.19 FEET; THENCE RUN SOUTH 89°48'55" EAST FOR A DISTANCE OF 196.42 FEET; THENCE RUN SOUTH 89°25'54" EAST FOR A DISTANCE OF 201.34 FEET; THENCE RUN NORTH 89°56' 45" EAST FOR A DISTANCE OF 301.13 FEET; THENCE RUN SOUTH 89°48'02" EAST FOR A DISTANCE OF 400.83 FEET; THENCE RUN SOUTH 88°41'42" EAST FOR A DISTANCE OF 100.78 FEET; THENCE RUN NORTH 89°48'54" EAST FOR A DISTANCE OF 197.56 FEET; THENCE RUN SOUTH 89°50'13" EAST FOR A DISTANCE OF 304.21 FEET; THENCE RUN SOUTH 83°05'13" EAST FOR A DISTANCE OF 97.81 FEET; THENCE RUN SOUTH 60°30'46" EAST FOR A DISTANCE OF 47.74 FEET; THENCE RUN SOUTH 43°04'26" EAST FOR A DISTANCE OF 62.59 FEET; THENCE RUN SOUTH 04°59'22" EAST FOR A DISTANCE OF 80.69 FEET; THENCE RUN SOUTH 02°24'26" WEST FOR A DISTANCE OF 404.28 FEET; THENCE RUN SOUTH 00°32'02" WEST FOR A DISTANCE OF 779.65 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 22; THENCE RUN NORTH 88°49'23" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1. 79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 5 MILE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°19'09" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1310.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°00'54" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1290.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 00°20'55" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 22 FOR A DISTANCE OF 1314.56 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 88°49'23" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF

THE NORTHWEST QUARTER OF SAID SECTION 22 FOR A DISTANCE OF 3969.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,770,217 SQUARE FEET OR 247.25 ACRES, MORE OR LESS.

**EAST PARCEL**

CONTAINS 8,269,644 SQUARE FEET, 189.84 ACRES

**WEST PARCEL**

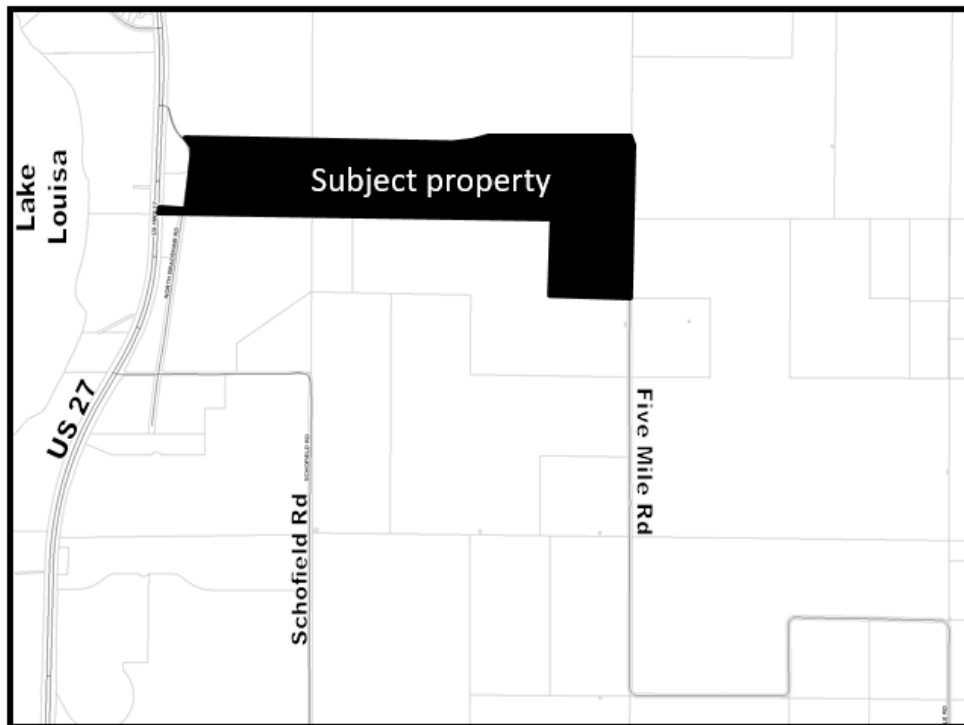
CONTAINS 2,500,573 SQUARE FEET, 57.41 ACRES

**OVERALL PROPERTY**

CONTAINS 10,770,217 SQUARE FEET OR 247.25 ACRES, MORE OR LESS.

**LOCATION:**

1.5 miles south of Hartwood Marsh Road, east US 27 and south of Five Mile Road  
Alternate Key 3926960



**PROPERTY REZONING**

**From: Urban Transition UT  
To: Planned Unit Development (PUD)**

**SECTION 2: GENERAL CONDITIONS**

This application for a Planned Unit Development is to allow for a single-family residential subdivision and non-residential uses on the property described above (hereinafter the "Property"); be granted subject to the following conditions:





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1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The Property shall be developed in substantial accordance with Attachment A: Wellness Way Swap PUD Land Use Plan, prepared by VHB with a latest issue date of December 14, 2023. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes shall be installed by the developer in the utility easements, if required by the City, to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.
5. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code. The Alleys for the project are part of the Required Fire Apparatus Access Road and shall meet the requirements of Chapter 18.2 of the Florida Fire Prevention Code with a minimum width of 20 feet. The surface of the Fire Apparatus Access Roads in the Alleys shall be striped with No Parking Fire Lane Yellow markings. No Parking Fire Lane signs are required. The required No Parking Fire Lane Signs shall be installed on both sides of the alleys, every 60 feet. All Multifamily Buildings and Attached single family dwelling units shall be provided with Fire Sprinklers.

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

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

1. The project may be developed in multiple phases. The project shall be developed according to the Neighborhood District and the Multi Use W District in the Comprehensive Plan and Wellness Way Community Guidelines and Standards, unless expressly stated within this PUD. Conflicts or omissions will be addressed according to Section 1.6 of the Wellness Way Community Guidelines and Standards.
2. The project will be constructed to the Wellness Way Neighborhood District and Multi Use W District contained in the City's Comprehensive Plan and Wellness Way Community Guidelines and Standards, as referenced in Section 125-464 of the Land Development Code, as may be amended from time to time. The project is based upon the Wellness Way Policy 2.3.2 that requires the following:

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| <b>NEIGHBORHOOD DISTRICT</b>             |     |             |
|------------------------------------------|-----|-------------|
| Total Property Area (TPA) minus wetlands |     | 190.2 Acres |
| Open Space                               | 30% | 57.1 Acres  |
| Center                                   | 5%  | 9.5 Acres   |
| Residential                              | 65% | 123.6 Acres |

| <b>MULTI USE W DISTRICT</b> |     |            |
|-----------------------------|-----|------------|
| Total Property Area (TPA)   |     | 40.0 Acres |
| Open Space                  | 30% | 12.0 Acres |
| Center                      | 20% | 8.0 Acres  |
| Residential                 | 50% | 20.0 Acres |

3. The Developer has elected to use Policy 2.3.4.1: Flexibility of Future Land Use Category Boundaries within Single Ownership if proposed PUD contains more than one Future Land Use category, as in this case: Neighborhood District and Multi Use W District. The developer may propose the relocation of the boundaries of each FLU category within the boundaries of the PUD, to provide flexibility in overall project design. The resulting development program/entitlement shall not exceed the program/entitlement of the original FLU category boundaries. The burden is on the developer to show how the proposed boundary modification results in a superior project design and how it exceeds the goal and objectives of Wellness Way. In electing to use Policy 2.3.4.1, Developer has relocated the boundaries of the Neighborhood District and Multi Use W District within this PUD and has satisfied Developer's burden set forth in the immediately foregoing sentence.
4. The Residential Program will be developed according to the table below for the overall PUD:

| <b>NEIGHBORHOOD DISTRICT</b>                                                   | <b>3.6 DU/ACRE</b>        |
|--------------------------------------------------------------------------------|---------------------------|
| Wellness Way Area Program                                                      | 445 dwelling units        |
| Policy 2.9.1 Density Bonus<br>(4 acres of donated ROW x 2 du/acre)             | 8 dwelling units          |
| Policy 2.3.2 Density Bonus<br>(123.6 ac x 4.3 du/ac 20% for Community Benefit) | 86 dwelling units         |
| <b>MULTI USE W DISTRICT</b>                                                    | <b>8 DU/ACRE</b>          |
| Wellness Way Area Program                                                      | 160 dwelling units        |
| <b>Total Maximum Residential Units</b>                                         | <b>699 dwelling units</b> |

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5. The Developer shall enter into a Community Benefit agreement with the City in order to receive a Density Bonus as set forth in Policy 2.3.2. The Community Benefit agreement shall be in the form as set forth in Attachment B, attached hereto and, upon execution, the terms and conditions thereof, shall be incorporated herein and made a part hereof.

6. The Non-Residential Program uses will be developed according to the table below:

|                                   |                     |
|-----------------------------------|---------------------|
| <b>NEIGHBORHOOD DISTRICT</b>      |                     |
| Center Acres                      | 9.5 Acres           |
| Floor Area Ratio Maximum          | 0.30                |
| Total Maximum Center Program Uses | 124,041 square feet |
| <b>MULTI-USE W DISTRICT</b>       |                     |
| Center Acres                      | 8.0 Acres           |
| Floor Area Ratio Minimum          | 0.30                |
| Total Maximum Center Program Uses | 104,570 square feet |
| <b>Total Non-Residential</b>      | <b>228,612</b>      |

7. Open Space shall consist of 69 acres, in which 59 acres will be used for Wellness Space and the remaining 10 acres for Green Space. All Open Space shall be open to the public consistent with Section 4.1.3 of the Wellness Way Community Guidelines and Standards. The Developer shall demonstrate compliance with Section 4 of the Wellness Way Community Guidelines and Standards at time of final site plan/platting approval for each phase. Open Space within each platted phase shall be open and accessible to the public.
8. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall project and prior to any development activities. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
9. The project may have elevation changes over 10 feet of cut/fill on 17.2% or 42.5 acres of the site as indicated on Cut & Fill Analysis, Sheet C-10 of the Wellness Way Swap PUD Land Use Plan. These changes will be submitted to the City Engineer for review and approval at the time of final engineering.
10. 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.

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| <b>RESIDENTIAL DEVELOPMENT STANDARDS</b>                                                  |                                                        |                                              |                 |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------|-----------------|
|                                                                                           | <b>Single Family Attached Dwelling Units Townhomes</b> | <b>Single Family Detached Dwelling Units</b> |                 |
|                                                                                           |                                                        | <b>50' Lots</b>                              | <b>60' Lots</b> |
| Minimum Lot Width                                                                         | 20 ft                                                  | 50 ft                                        | 60 ft           |
| Minimum Living Area (square feet)                                                         | 1,400                                                  | 1,500                                        | 1,500           |
| Minimum Lot Depth                                                                         | 108 ft                                                 | 120 ft                                       | 120 ft          |
| Minimum Front Building Setback                                                            | 15 ft (alley load)                                     | 20 ft                                        | 20 ft           |
| Minimum Garage Setback (front/rear) (measured from edge of pavement)                      | 20 ft                                                  | 25 ft                                        | 25 ft           |
| Minimum Side Yard Setback                                                                 | 0 ft/5 ft (end units)                                  | 5 ft                                         | 5 ft            |
| Setback From Side Street                                                                  | 10 ft                                                  | 10 ft                                        | 10 ft           |
| Minimum Rear Yard Setback                                                                 | 15 ft                                                  | 15 ft                                        | 15 ft           |
| Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures                | 5 ft                                                   | 5 ft                                         | 5 ft            |
| Minimum Building Separation                                                               | 10 ft                                                  | 10 ft                                        | 10 ft           |
| Maximum Impervious Surface Ratio (ISR) <sup>1</sup>                                       | 0.85                                                   | 0.75                                         | 0.75            |
| Maximum Building Height <sup>2</sup>                                                      | 2-stories                                              | 2-stories                                    | 2-stories       |
| Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line | 50 ft                                                  | 50 ft                                        | 50 ft           |
| Minimum Front Yard Utility Easement                                                       | 10 ft                                                  | 10 ft                                        | 10 ft           |
| Minimum Side and Rear Yard Drainage and Utility Easement                                  | 5 ft                                                   | 5 ft                                         | 5 ft            |

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

<sup>2</sup>The maximum height for recreational amenity buildings shall be 55 ft.

11. The Center Program shall be developed according to Section 2.3 Site and Architectural Standards for Centers within the Wellness Way Community Guidelines and Standards. Local streets and connector roads shall follow the Wellness Way standards found in Section 3.3.1.

12. The project may have gated private streets for vehicular access as indicated on the Wellness Way Swap PUD Land Use Plan. Pedestrian and bicycle access shall be provided even if vehicular access is gated. Non-gated streets will be public streets. All streets and sidewalks located east of Hancock Road including streets and sidewalks that may be dedicated to the public shall be maintained by any Homeowners Association or Community Development District created for or related to the Property or the project. For purposes herein, maintenance shall include, but not limited to, the repair, reconstruction, resurfacing and restriping.
13. The project may have private dead-end streets that terminate with a Cul-de-Sac per City code.
14. The project may have alleys using the Wellness Way design criteria from section 3.3.1(c).
15. The project shall be developed in accordance with the City of Clermont Utility Standards.
16. The development will be served with connections on Hancock Road for the east side of the property and US 27 for the west side of the property with no interconnection between the two properties. The following intersection improvements will be required to be constructed:
  - i. Project Driveway at Hancock Road: Add northbound left (245 feet), southbound left (245 feet), northbound right turn lane (245 feet) and a southbound right (245 feet). Add traffic signal when warrants are met.
  - ii. Project Driveway East at US 27: Add a full access connection on US 27 (permitting to be obtained from FDOT at the time the West Property develops). Add a southbound left (755 feet) and northbound right turn lane (505 feet). Add traffic signal when warrants are met.
  - iii. School Entrance on East Property Access Road: Add an eastbound left turn lane (245 feet) with two-way stop control. This improvement shall be constructed by Lake County School Board (LCSB).
17. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement or a road agreement (which may be in the form of a partial assignment of the existing Roadway Improvement Agreement for Wellness Way and Hancock Road Extension last executed March 23, 2021) with Lake County prior to the issuance of any construction including mass grading, infrastructure construction or building permit, subject to final approval by Lake County. The Agreement, at a minimum, shall require the Developer to fund improvements for Segment D South – Phase 2 and Segment D North.
18. The developer shall reserve land for the future development of Bradshaw Rd along the area of the existing unimproved Bradshaw Rd. The area to be reserved shall be a minimum of 60 foot in width along with the possibility of an additional slope easement.





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19. Coordination between the Developer, Lake County, City of Clermont, and/or the Lake County School Board shall be required for the continuation of the existing Clay Trail (aka 5 Mile Road). If the Clay Trail is elected to be improved or modified, all parties agree to provide an equitable solution in preserving this important feature of the area.
20. Street lighting installation shall be included for all Planned Unit Development internal roadways. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer, or any Homeowners Association or Community Development District created for or related to the Property or the project, or any phase thereof shall be responsible for the cost of installation, operation, and maintenance of street lighting located east of Hancock Road. The lighting installed shall meet the Dark Sky standards.
21. School concurrency shall be met before final plat approval for the respective phase in accordance with the Comprehensive Plan and Land Development Code.
22. All school facilities shall be constructed in accordance with the Florida Department of Education standards (SREF).
23. The Developer shall provide water quality treatment and attenuation meeting SJRWMD requirements for all stormwater from the 15 acre Parcel 1 Elementary School Site in the off-site pond located south of the south neighborhood connector road, in tract W-17.
24. The owner/developer shall notify owners in writing: (i) mining activities are in the vicinity and there are sounds, fugitive dust particles and other potential hazards that may be encountered periodically resulting from the existing sand mine, (ii) the property is located within the Lake Louisa State Park Smoke Shed and at times less than desirable conditions may exist due to controlled burning, (iii) the property is located adjacent to a reclaimed water and disposal facility, and (iv) the property is located adjacent to a proposed elementary school site.
25. This Planned Unit Development shall expire in the event that significant continuous development actions authorized or required hereunder for the initial phase of the project do not occur for a period of three (3) years after the date that this Planned Unit Development is approved by the City Council and becomes legally effective. In the event of such expiration the provisions of City Code Section 125-487 (i) as amended, shall apply.

**SECTION 4: PUBLIC SERVICES**

1. The Developer shall connect to the existing City potable water and sanitary sewer systems at connection point or points approved by the City.
2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.



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3. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
4. The Developer shall be responsible for all costs of on-site and off-site potable water and sanitary sewer systems improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations, property for city maintained facilities and other appurtenances necessary to allow the City to serve the property.
5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.
6. Except for model homes, no building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
11. 10 feet utility lateral line easements may be used in lieu of 15 feet in order to accommodate standard 10 feet building separation.
12. Lift station access shall meet all City criteria.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.



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14. Notwithstanding anything contained herein to the contrary, to the extent that any water, or sewer improvements provide capacity additional to that required to serve the Project, the Developer and the City may, pursuant to Section 2-267 – Credits, of the City Code, enter into an impact fee agreement which shall provide for the establishment of credits and payment of impact fees in a specified manner and time.
15. The project buffer areas shall comply with Section 5.1 of the Wellness Way Guidelines and Standards.
16. All construction shall incorporate Water Sense plumbing fixtures, Energy Star appliances, and Water Star Silver requirements consistent with Section 5.4 of the Wellness Way Guidelines and Standards.
17. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy landscaping. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDC, as amended. Notice is hereby given that Wellness Way specific standards are under development, and, if adopted, shall apply to any undeveloped portions of this project.
18. All alley served residential dwelling units shall have a rear facing address number with legible numbers not less than three-inches high, placed in a conspicuous place as to be readily seen, such as over a door way or garage door.

**SECTION 5: CONFLICT**

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

**SECTION 6: SEVERABILITY**

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

**SECTION 7: ADMINISTRATIVE CORRECTION**

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



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**SECTION 8: RECORDING**

This Ordinance shall be recorded in the Public Records of Lake County, Florida. Recording fees will be at the expense of the applicant.

**SECTION 9: PUBLICATION AND EFFECTIVE DATE**

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



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**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 23<sup>rd</sup> day of January 2024.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney





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Attachment A:  
Wellness Way Swap PUD Land Use Plan  
Latest Issue Date – December 14, 2023

LEGAL DESCRIPTION:

BEGINNING at the Southeast corner of the Southeast Quarter of said Section 16; thence run South 89°16'46" West along the South line of said Southeast Quarter for a distance of 2479.84 feet to a point on the East right of way line of U.S. Highway #27/State Road #25 according to Florida Department of Transportation Map Section 234822.1; thence run North 02°16'40" East along said East right of way line for a distance of 97.09 feet; thence departing said East right of way line run North 89°52'44" East for a distance of 357.99 feet to a point on the East line of Bradshaw Road as maintained by Lake County, Florida; thence run the following courses along said East line: North 08°31'11" East for a distance of 108.76 feet; thence run North 08°04'22" East for a distance of 203.58 feet; thence run North 07°32'08" East for a distance of 301.61 feet; thence run North 08°01'59" East for a distance of 100.03 feet; thence run North 06°13'32" East for a distance of 99.03 feet; thence run North 01°53'26" West for a distance of 106.21 feet; thence run North 17°53'10" West for a distance of 101.00 feet; thence run North 32°15'43" West for a distance of 124.94 feet; thence run North 25°06'36" East for a distance of 22.17 feet to the intersection with the South line of 5 Mile Road as maintained by Lake County, Florida; thence run the following courses along said South line: South 88°38'57" East for a distance of 193.29 feet; thence run North 89°50'32" East for a distance of 154.07 feet; thence run South 88°57'53" East for a distance of 597.94 feet; thence run South 89°04'13" East for a distance of 1648.76 feet; thence run South 89°10'22" East for a distance of 300.67 feet; thence run South 89°29'11" East for a distance of 299.23 feet; thence run South 89°35'06" East for a distance of 500.01 feet; thence run South 89°37'32" East for a distance of 399.93 feet; thence run South 88°36'09" East for a distance of 100.54 feet; thence run North 87°01'31" East for a distance of 99.52 feet; thence run North 88°41'55" East for a distance of 389.00 feet; thence run North 75°39'41" East for a distance of 180.49 feet; thence run North 70°38'01" East for a distance of 85.81 feet; thence run North 75°47'42" East for a distance of 48.13 feet; thence run North 84°56'34" East for a distance of 22.09 feet; thence departing said South maintained line run South 00°18'54" West for a distance of 77.05 feet; thence run South 89°41'06" East for a distance of 40.00 feet; thence run North 00°18'54" East for a distance of 50.00 feet to the aforesaid South maintained line of 5 Mile Road; thence run the following courses along the aforesaid South maintained line and the West maintained line of 5 Mile Road: South 89°19'15" East for a distance of 248.15 feet; thence run South 89°51'57" East for a distance of 200.19 feet; thence run North South 89°48'55" East for a distance of 196.42 feet; thence run South 89°25'54" East for a distance of 201.34 feet; thence run North 89°56'45" East for a distance of 301.13 feet; thence run South 89°48'02" East for a distance of 400.83 feet; thence run South 88°41'42" East for a distance of 100.78 feet; thence run North 89°48'54" East for a distance of 197.56 feet; thence run South 89°50'13" East for a distance of 304.21 feet; thence run South 83°05'13" East for a distance of 97.81 feet; thence run South 60°30'46" East for a distance of 47.74 feet; thence run South 43°04'26" East for a distance of 62.59 feet; thence run South 04°59'22" East for a distance of 80.69 feet; thence run South 02°24'26" West for a distance of 404.28 feet; thence run South 00°32'02" West for a distance of 779.65 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 22; thence run North 88°49'23" West along said North line for a distance of 1.79 feet to a point on the West right of way line of 5 Mile Road as recorded in Official Records Book 357, Page 21 of the Plat Records of Lake County, Florida; thence run South 00°09'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 89°00'54" West along said South line for a distance of 1290.91 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 00°20'55" East along the West line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 22 for a distance of 1314.56 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 88°49'23" West along the North line of the Northwest Quarter of the Northeast Quarter and the North line of the Northwest Quarter of said Section 22 for a distance of 3969.87 feet to the POINT OF BEGINNING.

Containing 10,770,217 square feet or 247.25 acres, more or less.

**EAST PARCEL**  
Contains 8,269,644 square feet, 189.84 acres

**WEST PARCEL**  
Contains 2,500,573 square feet, 57.41 acres

OVERALL PROPERTY  
Contains 10,770,217 square feet or 247.25 acres, more or less.

# Clermont, Florida

Parcel ID: 13-23-25-090-0049-00000



**Issued for** PUD Approval

**Date Issued** February 8, 2023

**Latest Issue**    December 14, 2023

## Sheet Index

| Number | Drawing Title                | Latest Issue |
|--------|------------------------------|--------------|
| C-2    | Existing Conditions Plan     | 5/24/2023    |
| C-3    | Topography Plan              | 5/24/2023    |
| C-4    | Land Use Plan                | 12/14/2023   |
| C-5    | Development Standards        | 12/14/2023   |
| C-6    | Road Cross Sections          | 11/21/2023   |
| C-7    | Typical Lot Diagrams         | 10/6/2023    |
| C-7A   | Proposed Building Elevations | 10/6/2023    |
| C-8    | Park Plan                    | 12/14/2023   |
| C-9    | Cut & Fill Plan              | 11/21/2023   |
| C-10   | Signage Plan                 | 11/21/2023   |

## Development Team

Owner:

## South Lake Crossings IV LLC

527 Main St

Windermere, FL 34786

CPB Hiltop, LLC

18981 US Highway 441

Mt Dora, FL 32757

Developer:

Lennar

6750 Forum Drive

Suite 310

Orlando, Florida 32821

Land Planner/Civil Engineer:

# VHB

225 E. Robinson Street, Suite 300

Orlando, Florida 32801

Phone: 407.839.4006 · Fax: 407.839.4008

Land Use Attorney:

**Shutts & Bowen LLP**

300 South Orange Ave. Suite 1600

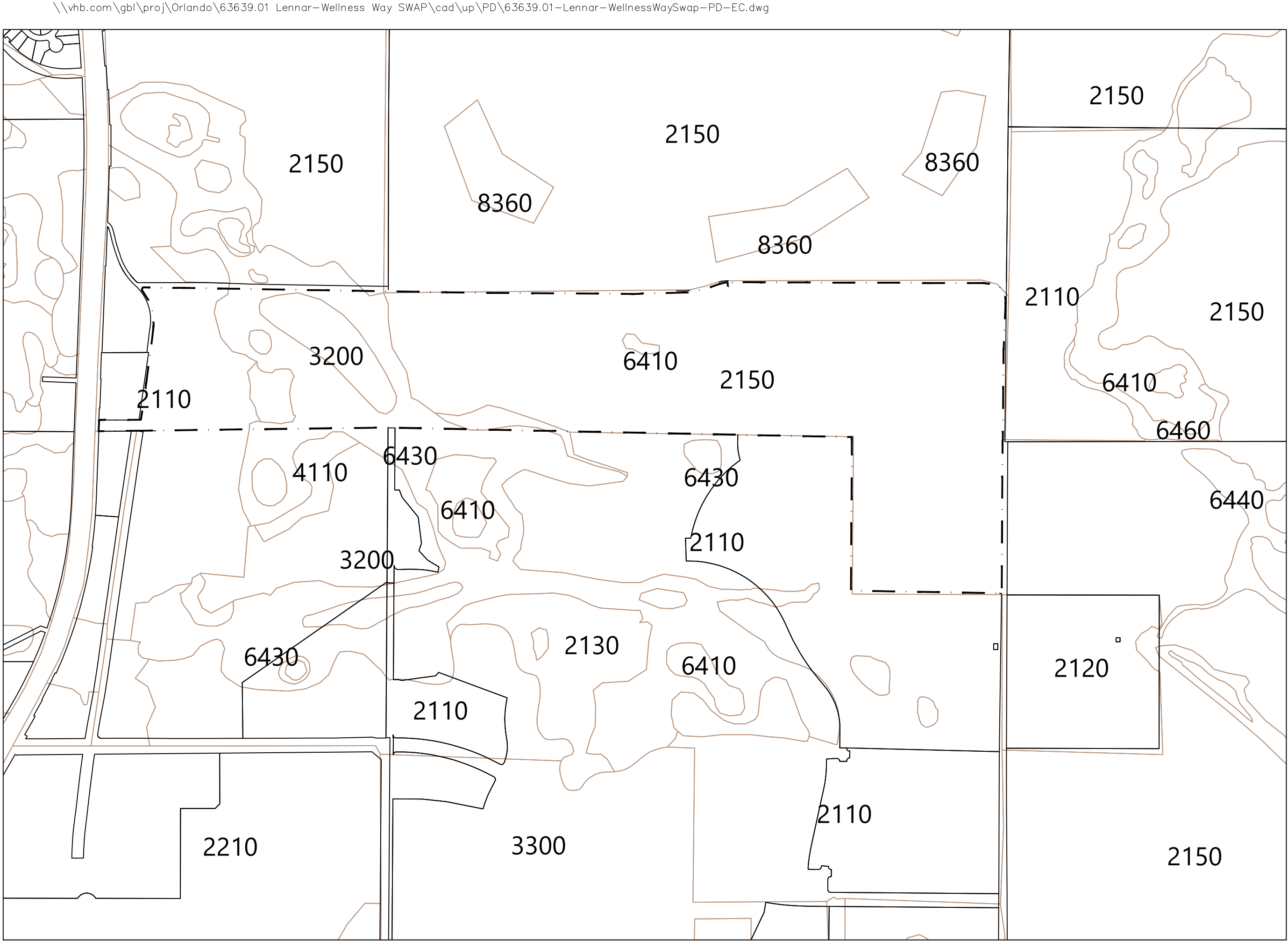
Orlando, Florida 32801

VHB Project No. 63302.00

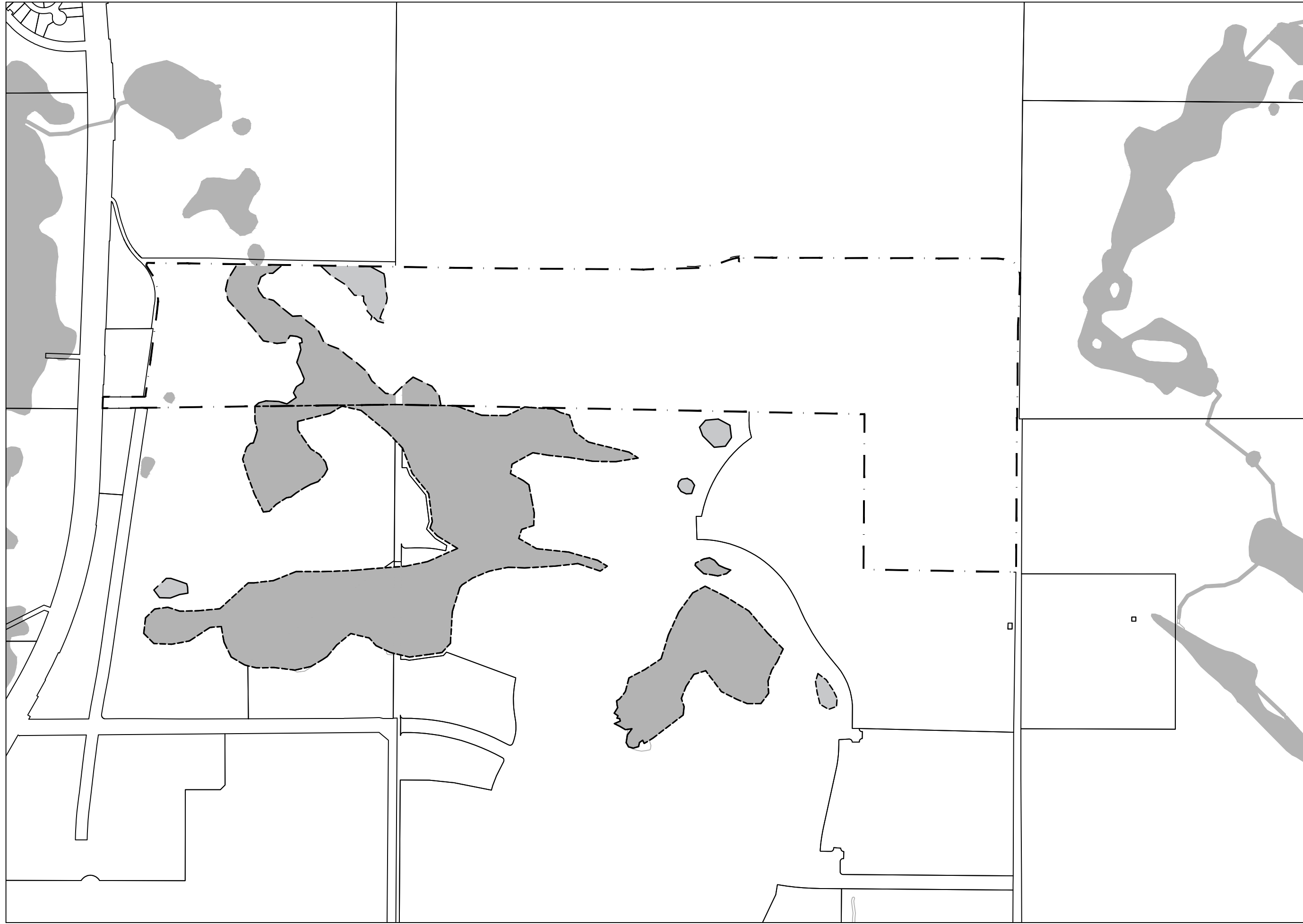
Issued for: City of Clermont



Saved Thursday, December 14, 2023 2:51:43 PM CGE/BL/ACH Plotted Thursday, December 14, 2023 2:52:15 PM Catherine Gerlach

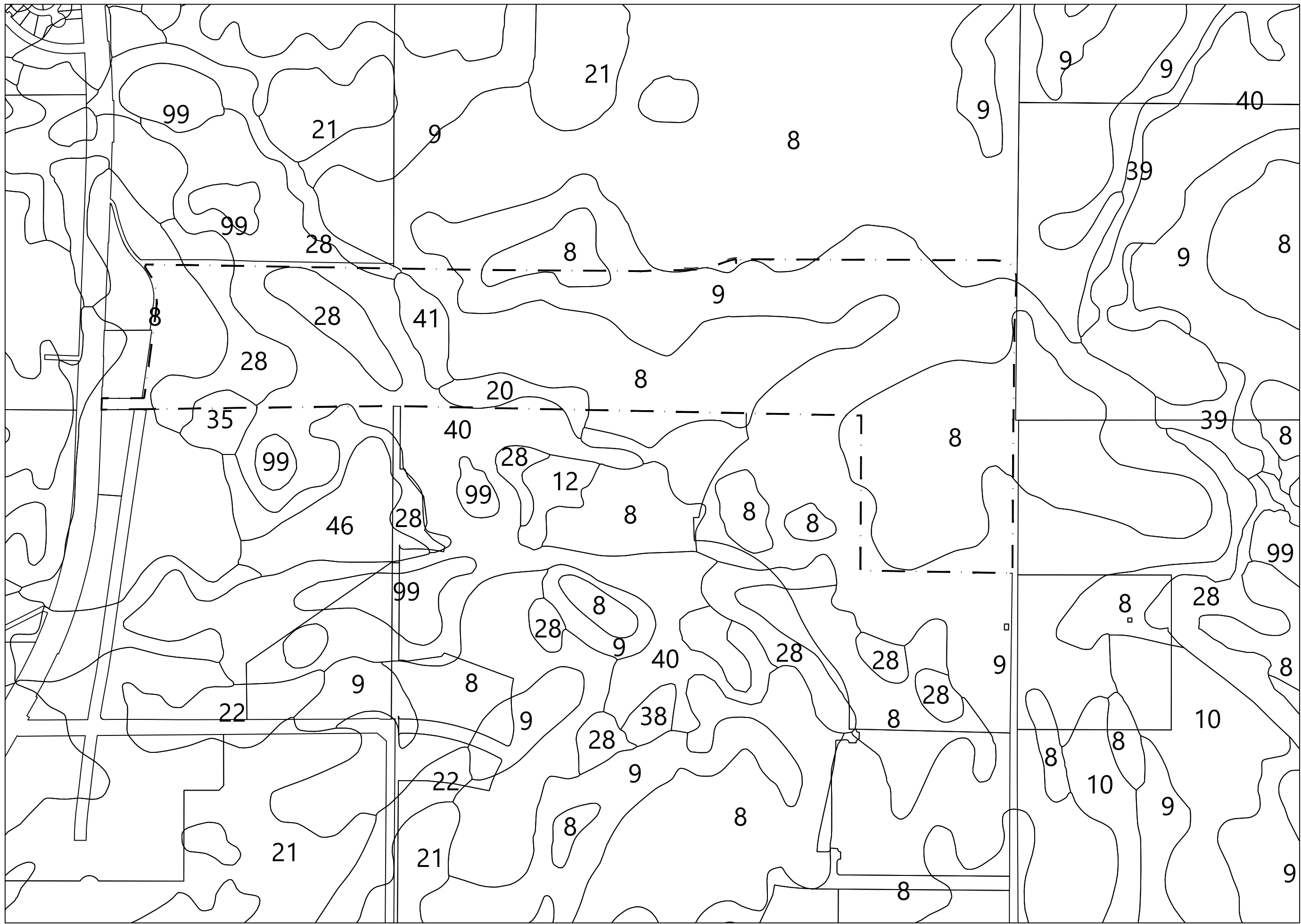


| Land Cover |                                                    |      |                                                                          |      |                             |
|------------|----------------------------------------------------|------|--------------------------------------------------------------------------|------|-----------------------------|
| 2110       | Improved Pastures (monocult, planted forage crops) | 3200 | Shrub and Brushland (wax myrtle or saw palmetto, occasionally scrub oak) | 6430 | Wet Prairies                |
| 2120       | Unimproved pastures                                |      |                                                                          | 6440 | Emergent Aquatic Vegetation |
| 2150       | Field Crops                                        | 3300 | Mixed Upland Nonforested                                                 | 6460 | Mixed Scrub-shrub Wetland   |
| 2210       | Citrus Groves                                      | 4110 | Pine Flatwoods                                                           | 8360 | Treatment Ponds             |
|            |                                                    | 6410 | Freshwater Marshes                                                       |      |                             |



#### Wetland

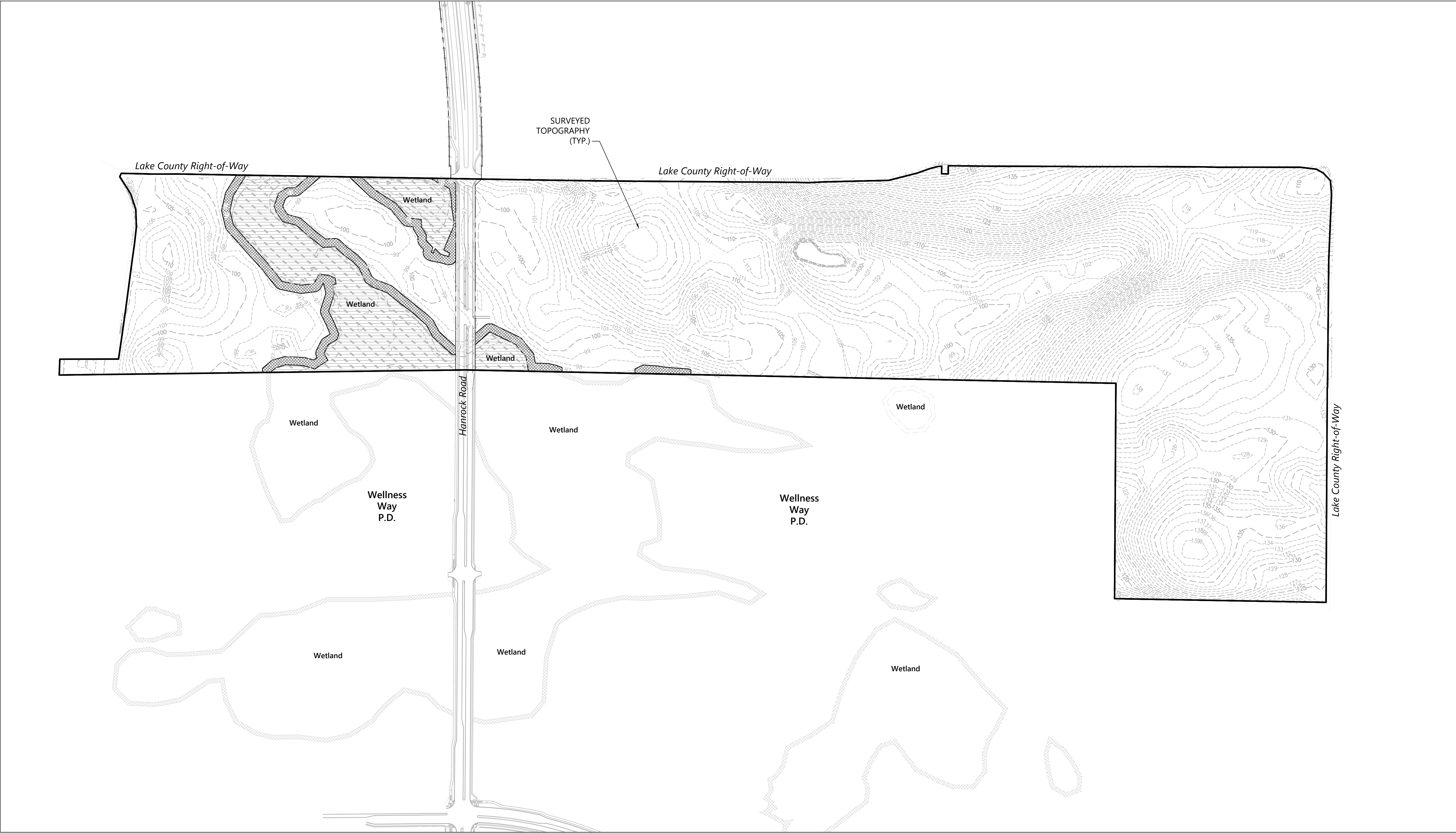
- Wetland
- Parcels





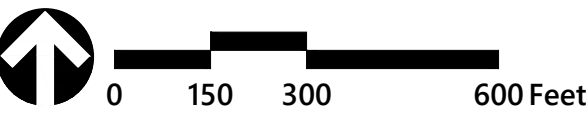


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407.839.4006  
Certificate of Authorization  
Number FL #3932



Legend

- Boundary
- WETLAND
- WETLAND BUFFER



Wellness Way  
Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
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|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

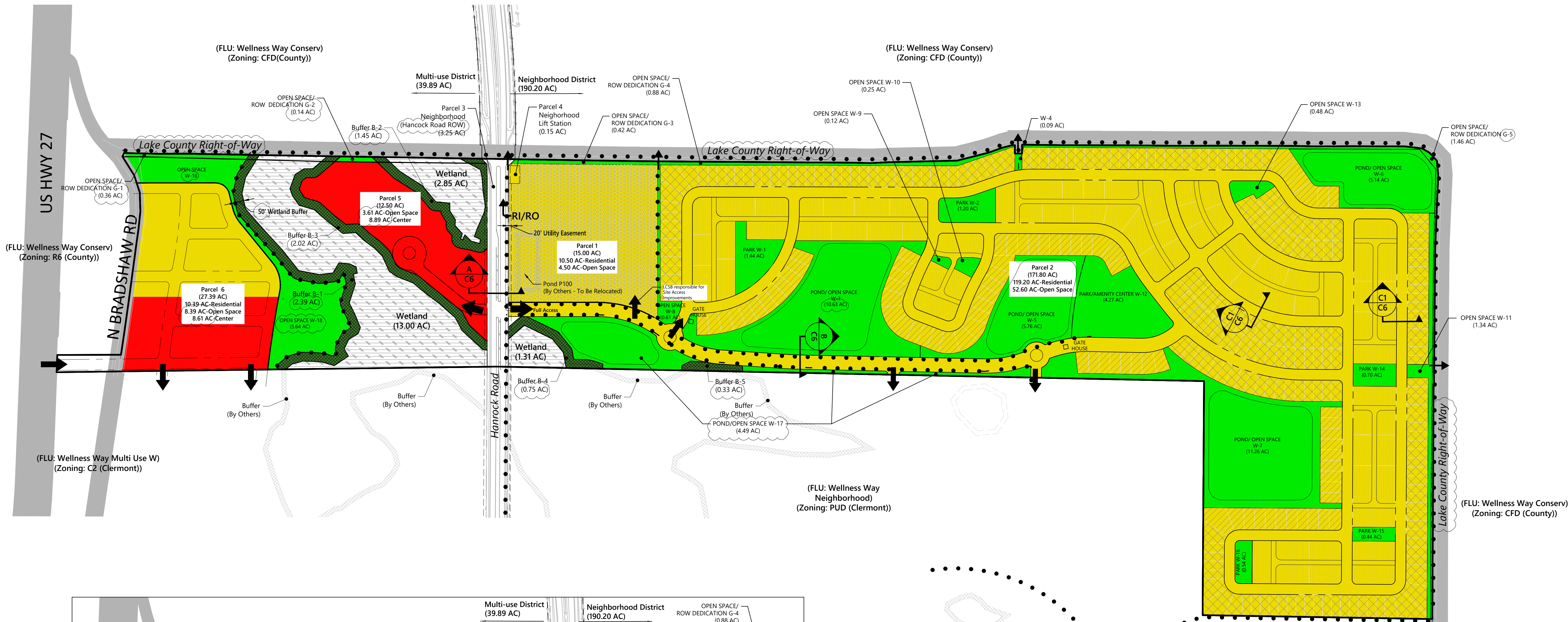
TOPOGRAPHY PLAN

Drawing Number

C-3

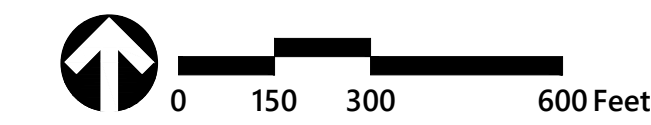
Sheet of





**vhb**  
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

- LEGEND**
- WETLAND
  - WETLAND BUFFER
  - ACCESS
  - TRAIL ACCESS
  - FRAMEWORK ROADS
  - SUBJECT PROPERTY BOUNDARY
  - ROW DEDICATION
  - TRAIL
  - SCHOOL SITE
  - 50' LOTS
  - 60' LOTS
  - ACTIVE ADULT TOWNHOMES
  - RESIDENTIAL
  - CENTER
  - OPEN SPACE
  - SCHOOL



# Wellness Way Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
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| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988  
Drawing Title

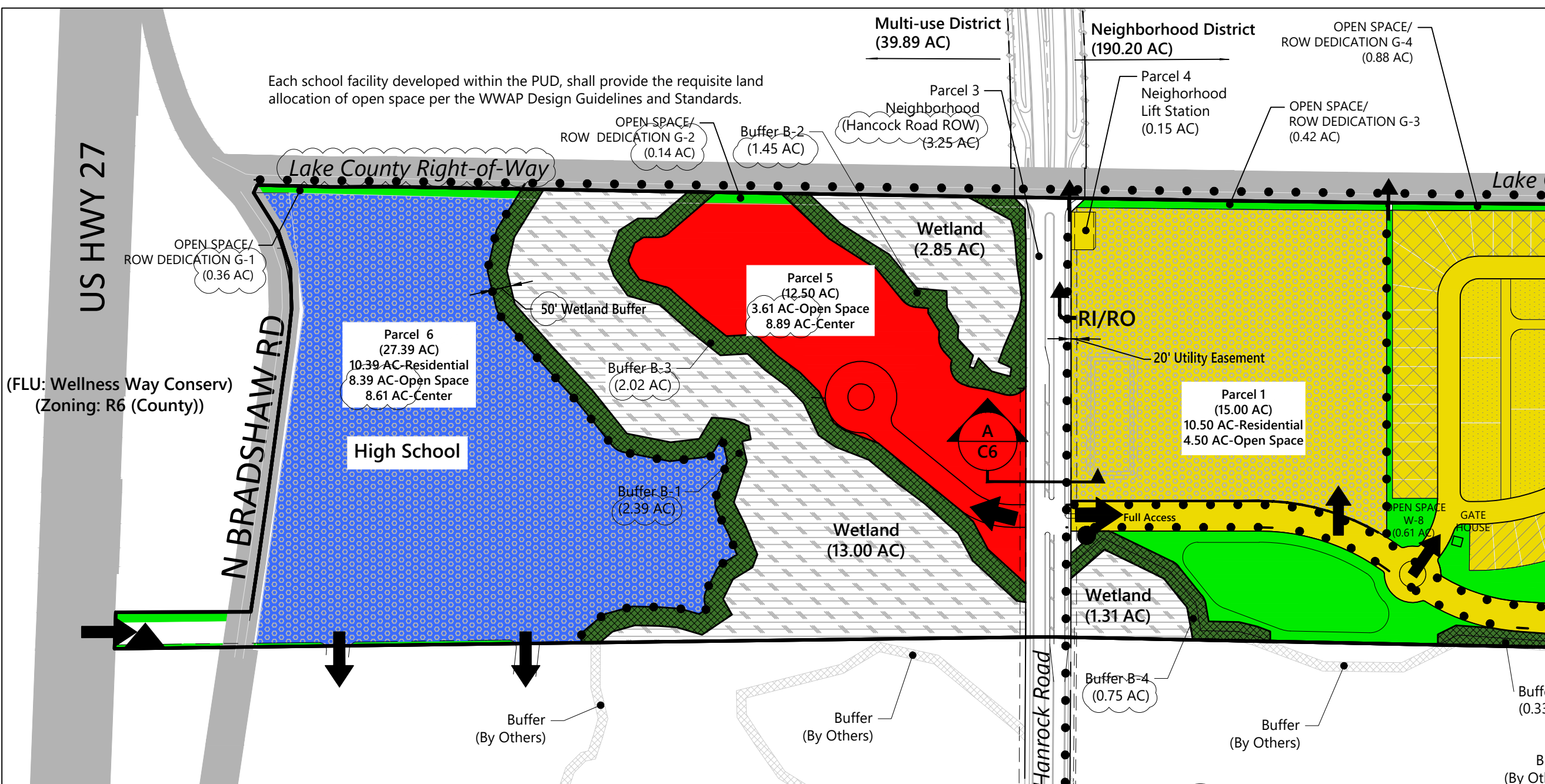
## LAND USE PLAN

Drawing Number

C-4

Sheet of

DATE: Dec. 14, 2023  
Project Number: 63639.01



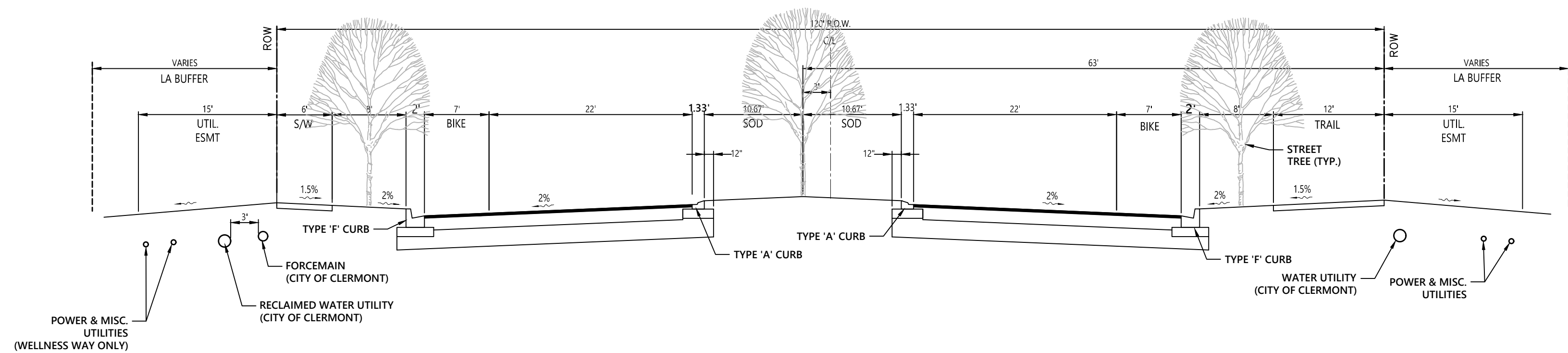
Alternate Land Use Plan w/ High School Site



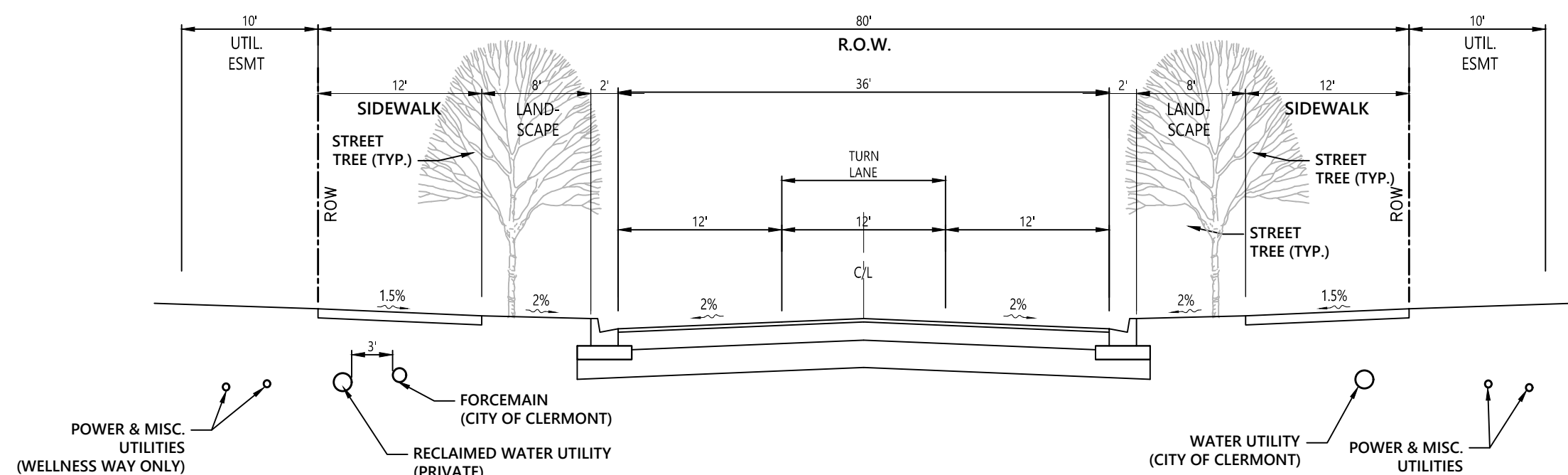




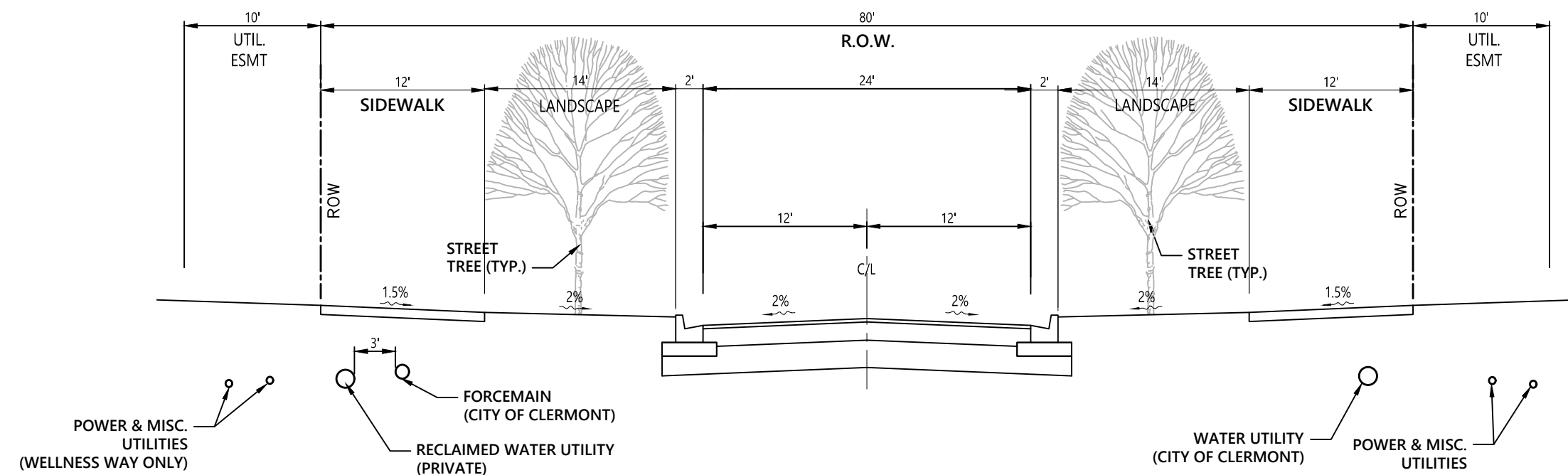




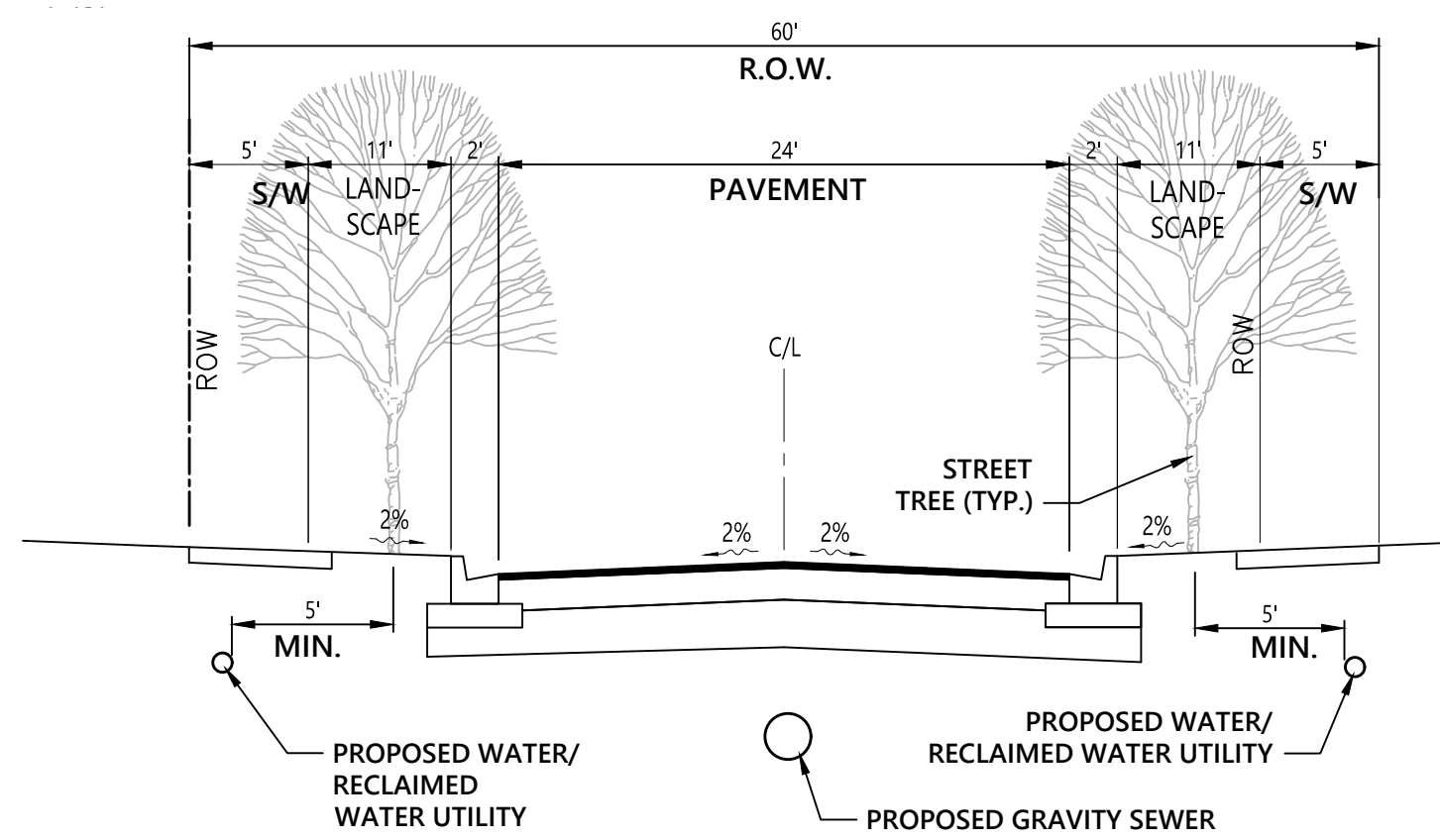
**A - Typical Road Section - Hancock Road Initial Improvements (Future 4 Lanes)**  
N.T.S.



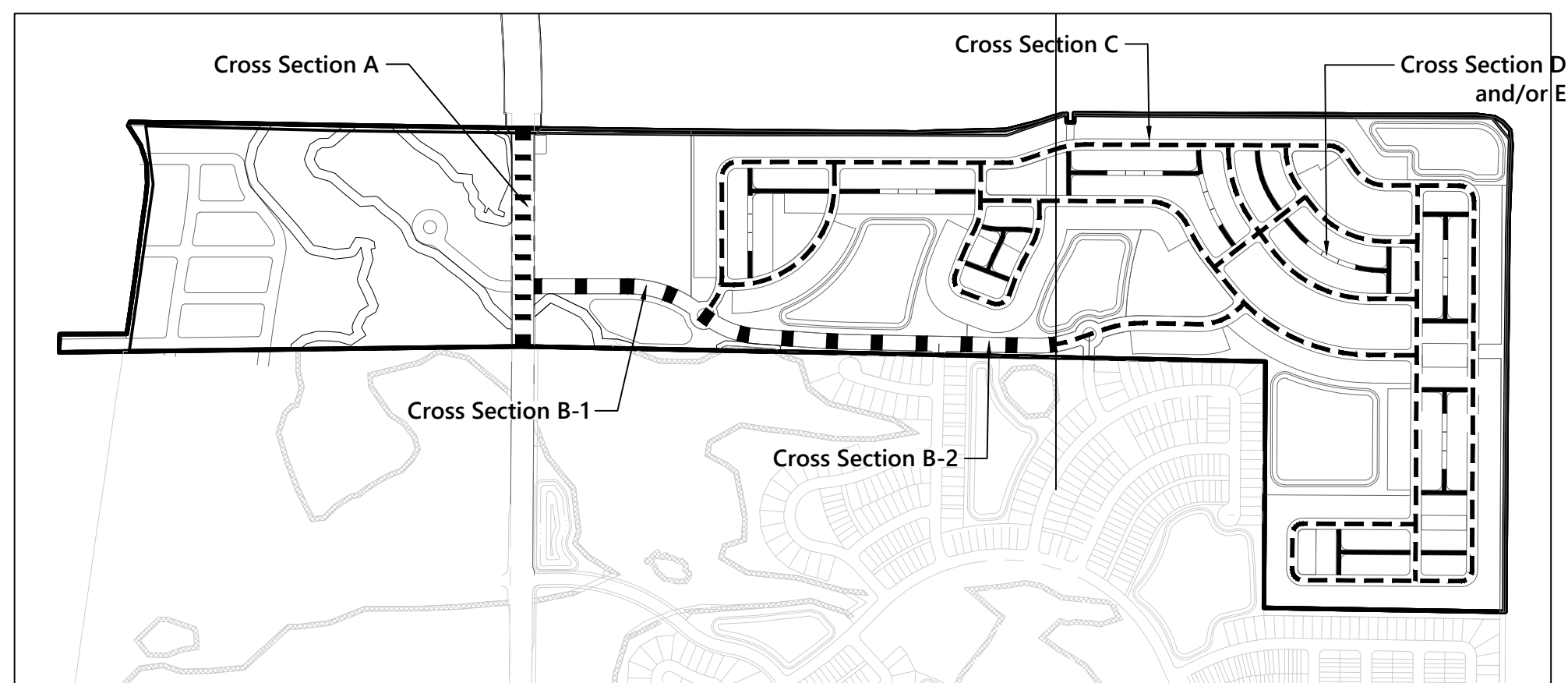
**B-1 Neighborhood Connector Typical Road Section**  
N.T.S.



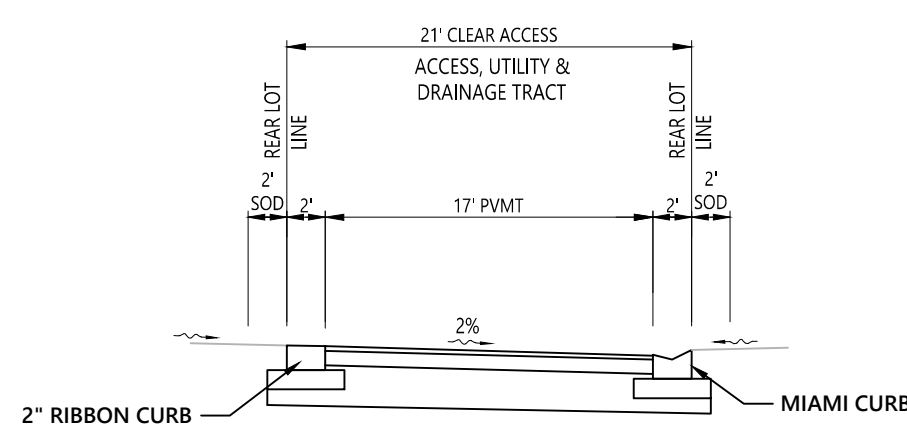
**B-2 Neighborhood Connector Typical Road Section**  
N.T.S.



**C - Local Street Typical Road Section**  
N.T.S.

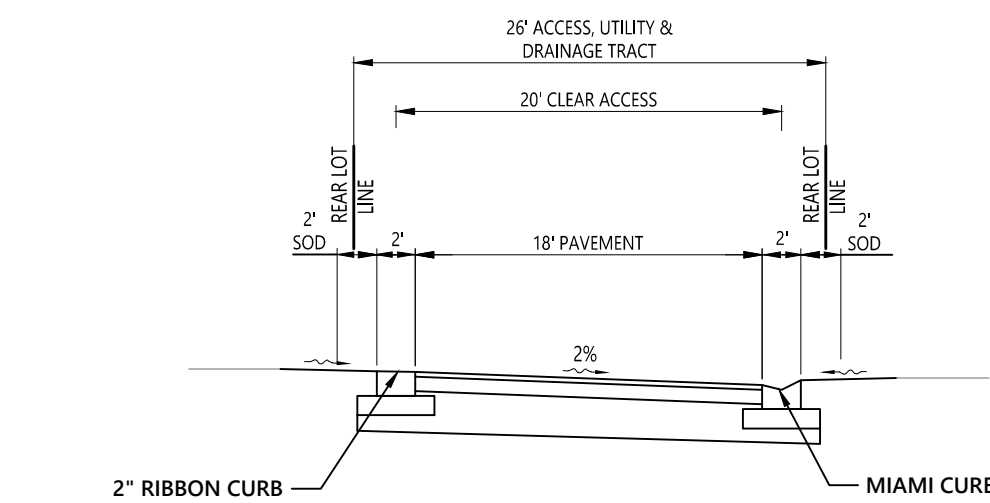


## KEY MAP



- NOTES:
1. FOR ONE-WAY ALLEYS, SOLID WASTE PICKUP WILL BE FROM ONE SIDE OF THE ALLEY, THE APPROPRIATE SIDE OF THE ALLEY WILL BE DESIGNATED AT CONSTRUCTION PLAN REVIEW AND AGREED UPON WITH THE CITY.
  2. ALL ALLEYS ADJACENT TO TOWNHOME BUILDINGS ARE INTENDED TO PROVIDE FIRE ACCESS AND SHALL BE POSTED AS "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

**D - Typical Alley Road Section - One Way**  
N.T.S.



- NOTE:  
1. ALL ALLEYS ADJACENT TO TOWNHOME BUILDINGS ARE INTENDED TO PROVIDE FIRE ACCESS AND SHALL BE POSTED AS "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

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

# Wellness Way Swap PUD

Clermont, Florida

[illegible]

Vertical Datum NAVD 1988

## ROAD SECTIONS

Drawing Number

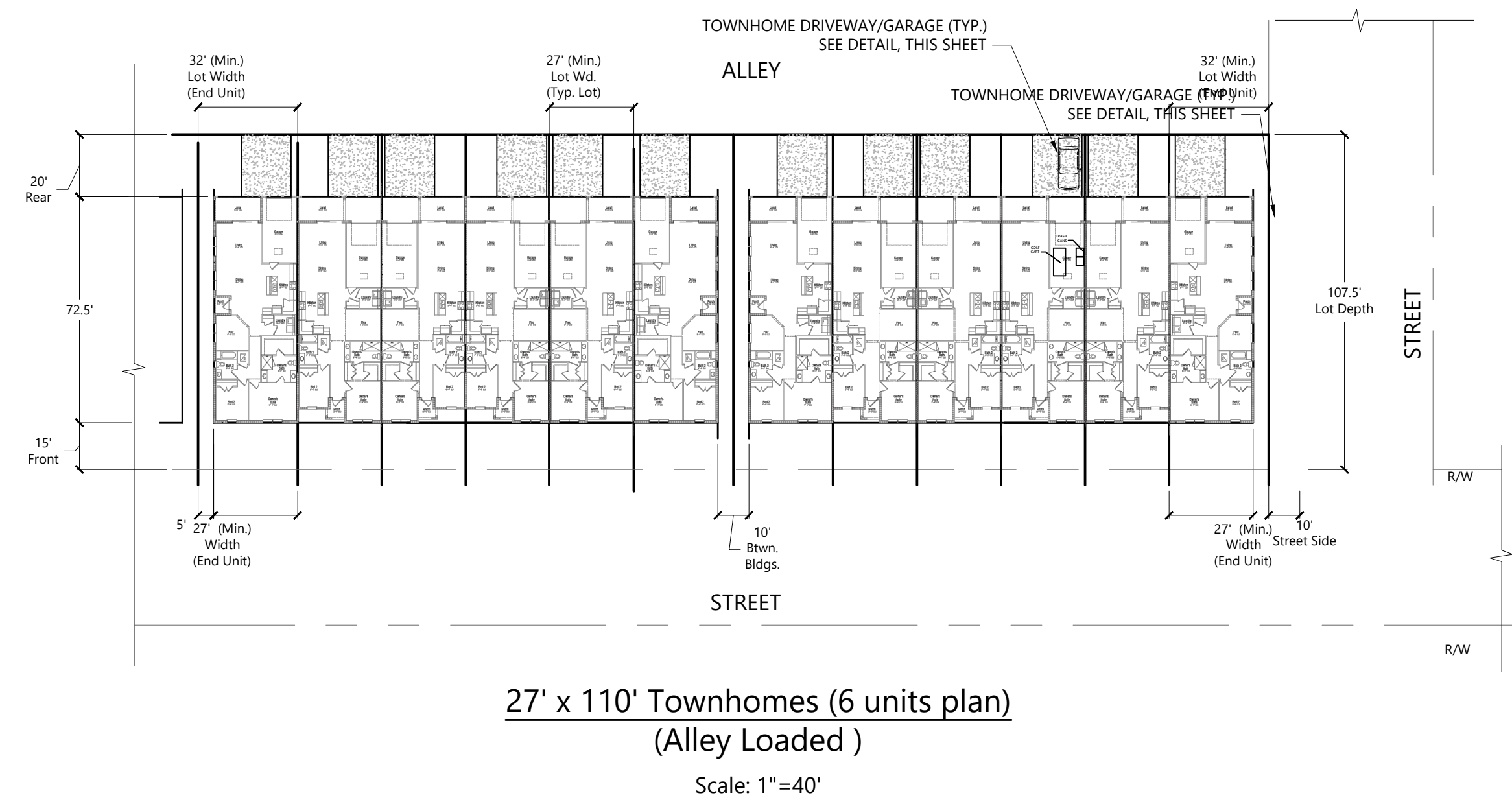
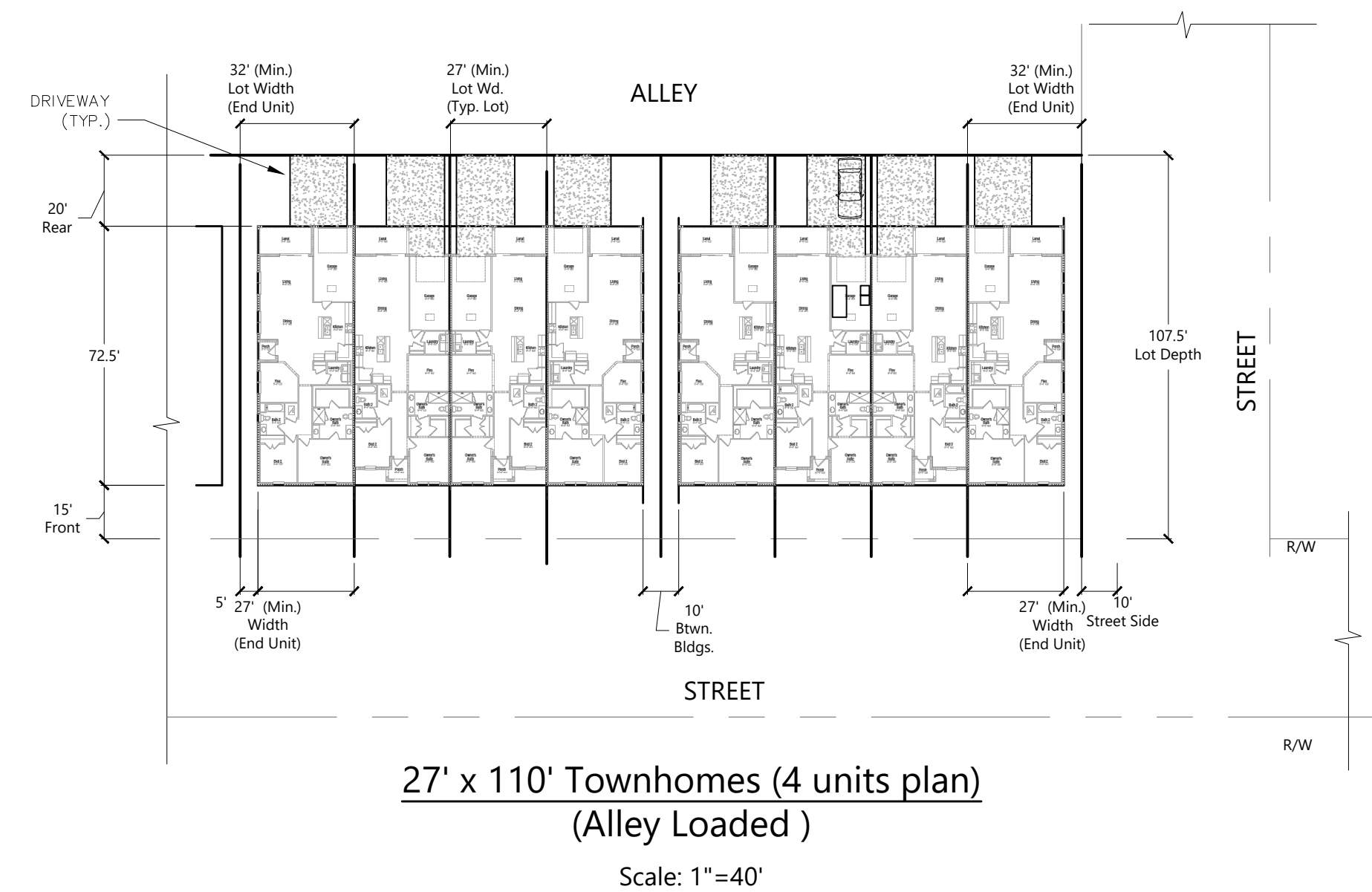
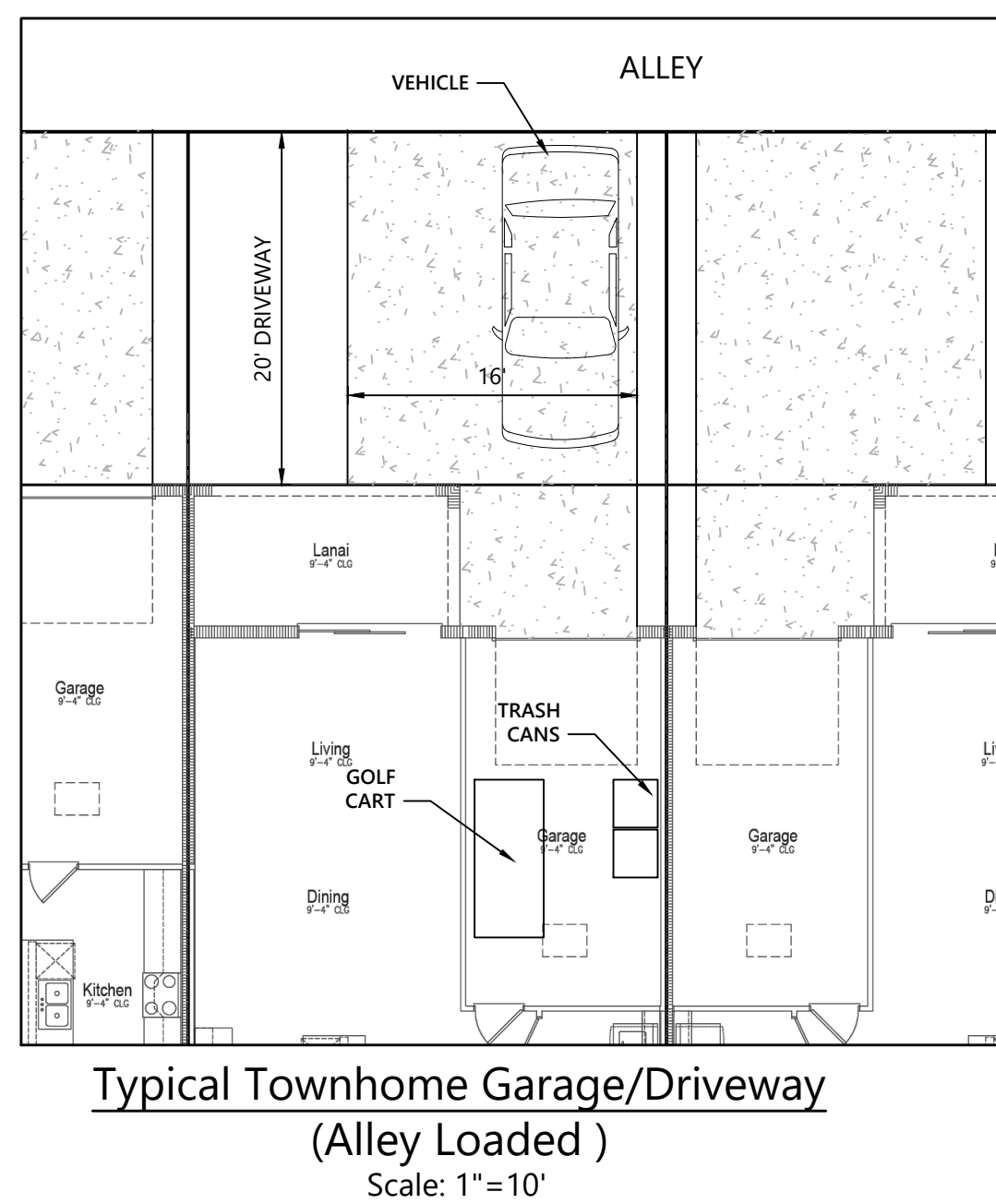
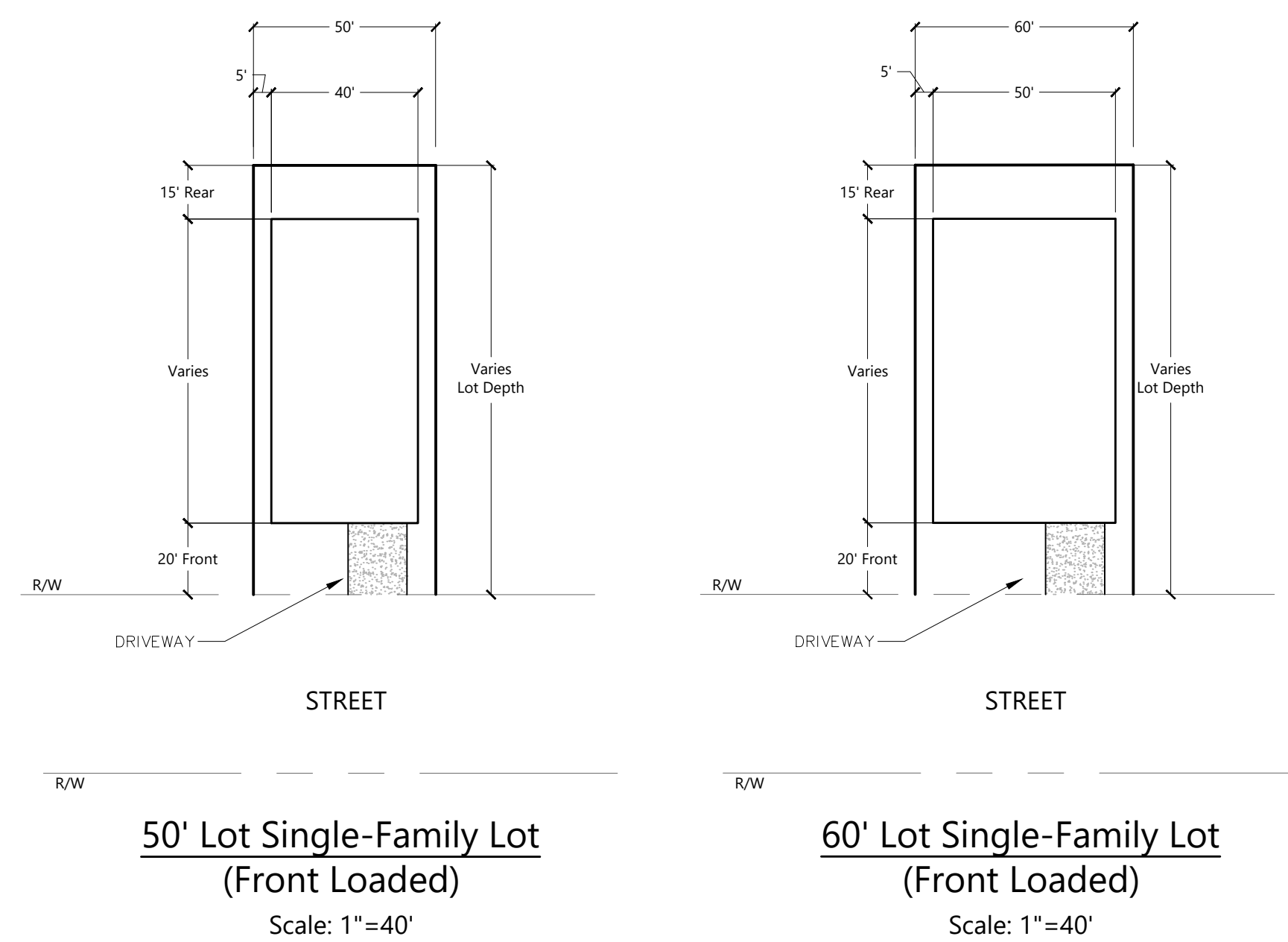
C-6

Sheet of

DATE: Dec. 14, 2023 Project Number 63639.01



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# Wellness Way Swap PUD

Clermont, Florida

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Vertical Datum NAVD 1988

## TYPICAL LOT DIAGRAMS

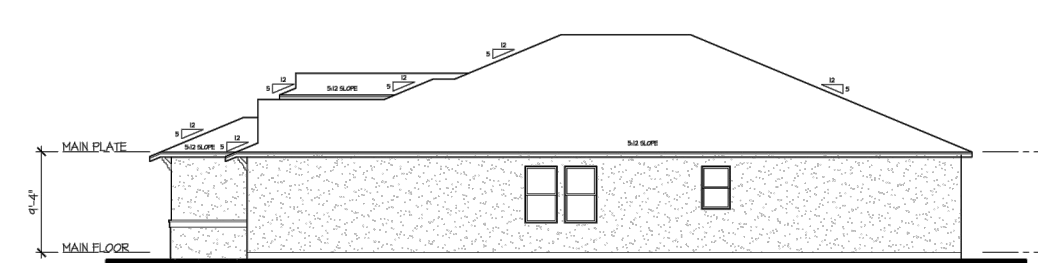
Drawing Number

C-7

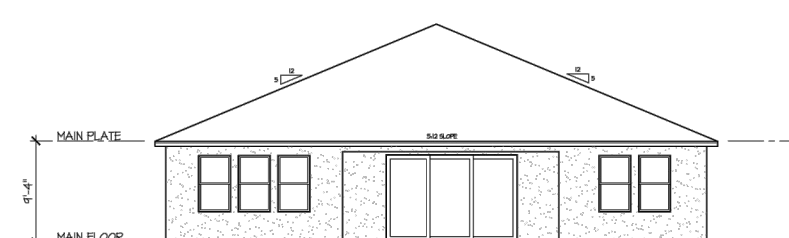
Sheet of

DATE: Dec. 14, 2023 Project Number 63639.01

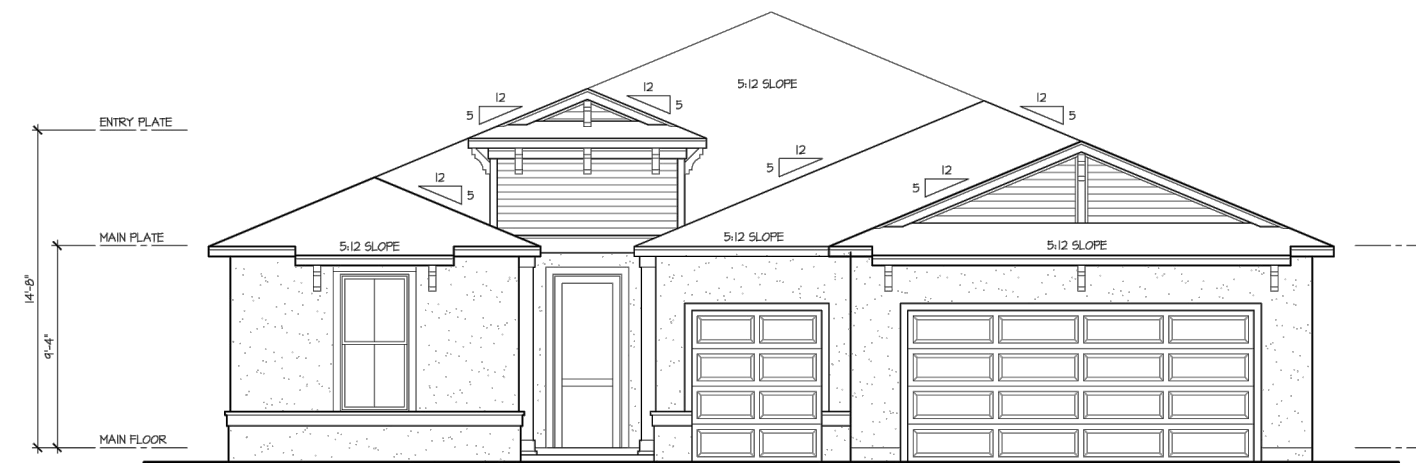




### Right Elevation



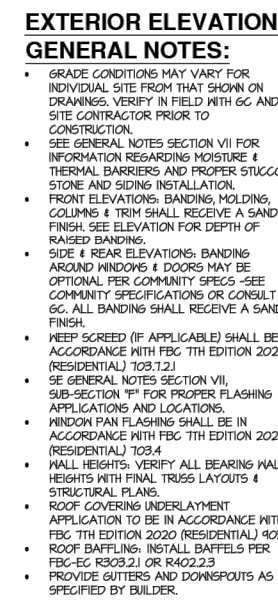
### Rear Elevation



### Front Elevation

### Typical Building Elevation - 60ft Lot

N.T.S.



### Right Elevation



### Elevation A - Modern Farmhouse

CONSTRUCTION DOCUMENTS - 01.17.2023

# Wellness Way Swap PUD

[illegible]

|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
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|             | January 20, 2023 |

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## TYPICAL BUILDING ELEVATIONS

C-6A

Sheet of

DATE: Dec. 14, 2023 Project Number 63639.01



## LEGEND

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|  | WETLAND             |
|  | WETLAND BUFFER      |
|  | TRAIL               |
|  | GREEN SPACE         |
|  | WELLNESS SPACE      |
|  | CLOSE TO HOME PARKS |

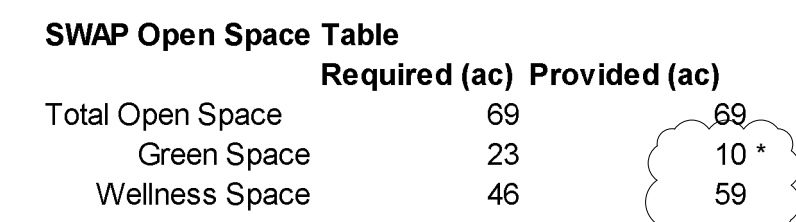
**NOTE:** Close-to-Home park service radius are calculated per WWAP Sec.4.2.3.

[illegible]

## PARK PLAN

C-8

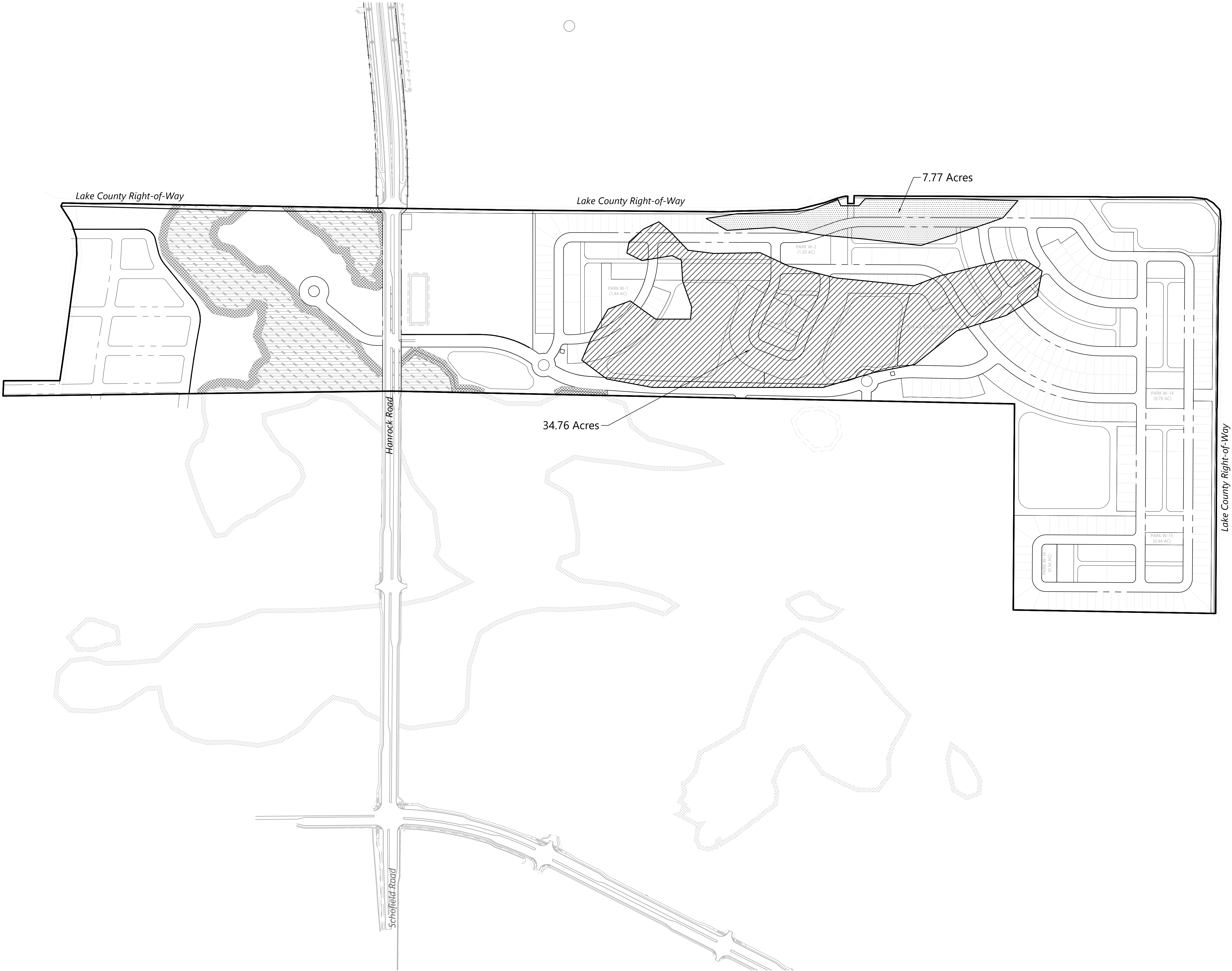
Sheet                      of

Project Number  
**63639.01**

|                |       |       |          |          |             |          |          |       |        |       |       |          |
|----------------|-------|-------|----------|----------|-------------|----------|----------|-------|--------|-------|-------|----------|
| Green Space    | Total | #     | G-1      | G-2      | G-3         | G-4      | G-5      |       |        |       |       |          |
|                |       | Acres | 0.36     | 0.14     | 0.42        | 0.88     | 1.46     |       |        |       |       |          |
|                |       | Type  | Greenway | Greenway | Greenway    | Greenway | Greenway |       |        |       |       |          |
|                | 10.2  | #     | B-1      | B-2      | B-3         | B-4      | B-5      |       |        |       |       |          |
|                |       | Acres | 2.39     | 1.45     | 2.02        | 0.75     | 0.33     |       |        |       |       |          |
|                |       | Type  | Buffer   | Buffer   | Buffer      | Buffer   | Buffer   |       |        |       |       |          |
| Wellness Space | Total | #     | W-1      | W-2      | W-3         | W-4      | W-5      | W-6   | W-7    | W-8   | W-9   |          |
|                |       | Acres | 1.44     | 1.20     | 10.63       | 0.09     | 5.76     | 5.14  | 11.26  | 0.61  | 0.12  |          |
|                | 58.90 | #     | W-10     | W-11     | W-12        | W-13     | W-14     | W-15  | W-16   | W-17  | W-18  | P-School |
|                |       | Acres | 0.25     | 1.34     | 4.27        | 0.48     | 0.70     | 0.44  | 0.54   | 4.49  | 5.64  | 4.5      |
|                |       | Type  | Plaza    | Greenway | Neigh. Park | Plaza    | Square   | Plaza | Square | Green | Green | Green    |

- Page 151





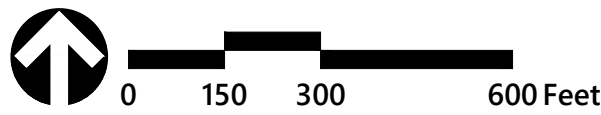


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Number FL #3932

LEGEND

-  WETLAND
-  WETLAND BUFFER
-  TRAIL
-  GREATER THAN 10 FT FILL
-  GREATER THAN 10 FT CUT

Total Cut/Fill Area    17.2% (42.5 acres)  
over 10'



# Wellness Way Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
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| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

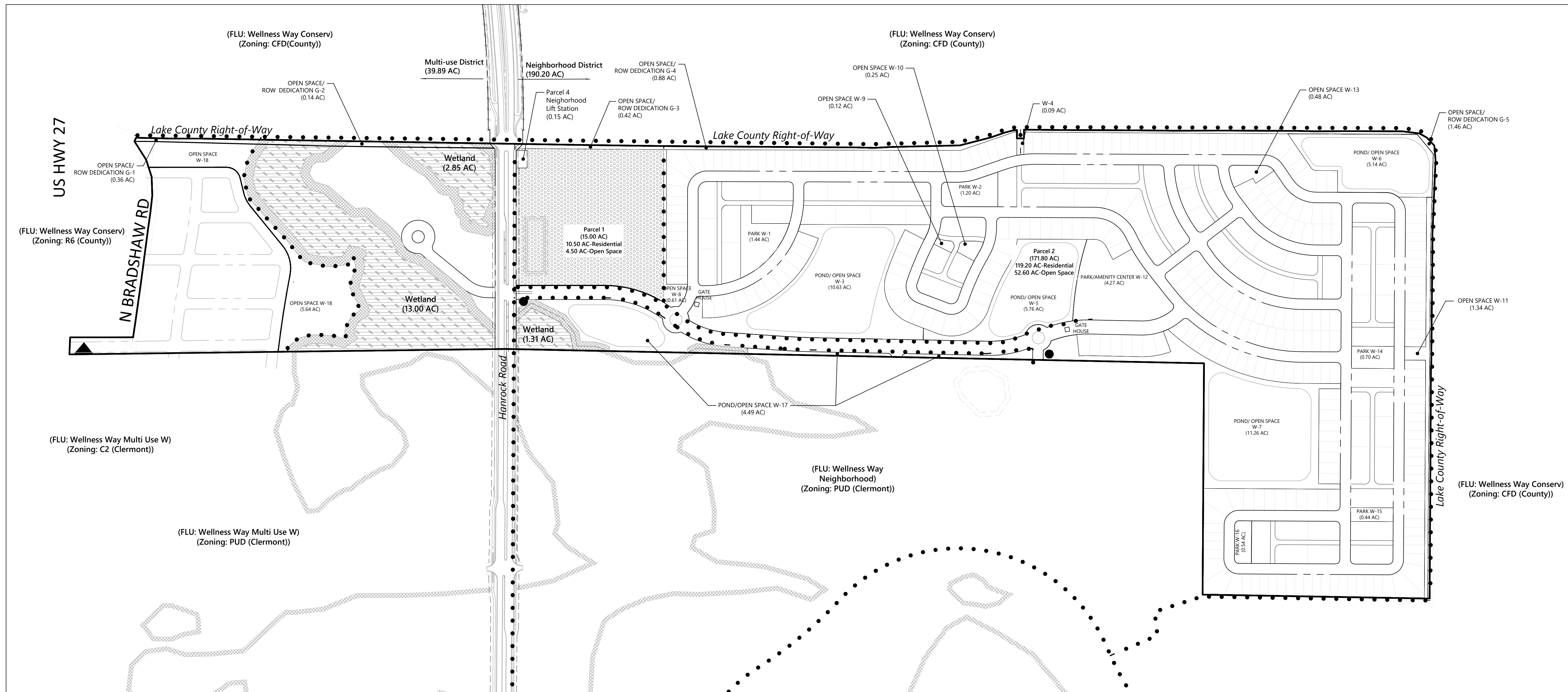
## CUT & FILL PLAN

Drawing Number

C-9

Sheet of





| Signage Table |                                |                          |                          |                          |                             |                             |                         |                                 |
|---------------|--------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|-----------------------------|-------------------------|---------------------------------|
| Symbol        | Ground Sign Type               | Number of Signs/Elements | Max. Allowed Ht Proposed | Max. Allowed Ht per Code | Max. Allowed Width Proposed | Max. Width Allowed per Code | Max. Copy Area Proposed | Max. Copy Area allowed per Code |
| ●             | Primary Residential Sign       | 2                        | 10'                      | 10'                      | 20'                         | 20'                         | 48 sf                   | 48 sf                           |
| ▲             | Primary Regional Gateway Signs | 1                        | 20'                      | 20'                      | 15'                         | 15'                         | 8'                      | 8'                              |

**Note:**

1. SIGN DETAILS SHALL COMPLY WITH SECTION 7 of the WWAP UNLESS OTHERWISE NOTED.
2. PROPOSED SIGN LOCATIONS ARE APPROXIMATE. ACTUAL CONDITIONS MAY DICTATE PRECISE SIGN LOCATIONS.
3. MODIFICATIONS TO THE MASTER SIGN PLAN WILL BE PERMITTED AS APPROVED BY THE PLANNING AND ZONING DEPARTMENTS.
4. INDIVIDUAL SITE SIGNS SHALL MAINTAIN A MINIMUM 120' DISTANCE SEPARATION.
5. TEMPORARY SIGNS SHALL COMPLY WITH CITY OF CLERMONT LDC.
6. THE FOLLOWING SIGNS ARE PROHIBITED:
  - A. ABANDONED SIGNS
  - A. BEACONS OR FLASHING LIGHTS
  - B. POLE SIGNS
  - C. UNSAFE SIGNS
  - D. SNIPE SIGNS
  - E. PORTABLE SIGNS
  - F. ANY SIGN OBSTRUCTING VISIBILITY AT AN INTERSECTION ACCORDING TO THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS
  - G. SIGNS IMITATING OR RESEMBLING GOVERNMENT SIGNS OR SIGNALS THAT ARE NOT ERECTED BY A GOVERNMENTAL OR PUBLIC AGENCY
  - H. ROOF SIGNS
  - I. SIGNS PLACED ON VEHICLES OR TRAILERS WHICH ARE PARKED OR LOCATED FOR THE MAIN PURPOSE OF DISPLAYING SAID SIGNS
  - J. SIGNS THAT CREATE TRAFFIC OR PEDESTRIAN HAZARDS
  - K. SIGNS CONSTRUCTED OF CLOTH, CANVAS, FABRIC, PAPER, PLYWOOD OR OTHER LIGHT MATERIAL WHICH ARE NOT INTENDED OR DESIGNED FOR PERMANENT DISPLAY UNLESS THOSE SIGNS MEET THE CRITERIA SET FORTH IN SECTION 11.01.06(H)



### Primary Regional Gateway Sign



### Primary Residential Sign

## SIGNAGE PLAN

Drawing Number

C-10

Sheet of

DATE: Dec. 14, 2023 Project Number **63639.01**





*CITY OF CLERMONT*  
**ORDINANCE NO. 2023-025**

**Attachment B:**  
**Community Benefit Agreement:**  
**City of Clermont – South Lake Crossing IV LLC & CPB Hilltop LLC**



## COMMUNITY BENEFIT AGREEMENT

THIS COMMUNITY BENEFIT AGREEMENT (this “Agreement”) is made and entered into as of the \_\_\_ day of \_\_\_\_\_ 2024 by and between THE CITY OF CLERMONT, a Florida municipal corporation, whose address is 685 W. Montrose St. Clermont, Florida 34711 (the “City”), and SOUTH LAKE CROSSINGS IV LLC, a Florida limited liability company, whose mailing address is 527 Main Street, Windermere, Florida 34786, and CPB HILLTOP, LLC, a Florida limited liability company, whose mailing address is 18981 US Highway 441, Unit 357, Mount Dora, Florida 32757, and any successors or assigns (“Developer”).

### RECITALS

- A. Developer desires to develop certain real property, or a portion thereof, consisting of approximately 247.25+/- acres of property within the Wellness Way Area Plan located in Lake County, Florida, described and depicted in Exhibit “A” attached to and incorporated in this Agreement (the “Property”).
- B. Prior to the date hereof, Developer filed with the City an annexation application and a Planned Unit Development rezoning application.
- C. The Property is subject to Planned Unit Development Ordinance No. 2023-025, adopted by the City Council of the City of Clermont as of the date hereof (the “PUD”), which provides for a mixed-use residential and non-residential project on the Property, as shown on the PUD, which will be developed in multiple phases (the “Project”).
- D. The City of Clermont Comprehensive Plan Policy 2.3.2 requires the Developer to provide an upfront capital contribution to off-site public infrastructure within Wellness Way in order for a density increase of 20% above 3.6 dwelling units per acre.
- E. Pursuant to the City of Clermont Comprehensive Plan Policy 2.3.2, Developer has requested a 20% density bonus for the Project above the permitted 3.6 residential dwelling units per acre, resulting in an additional 86 residential dwelling units in the Project (the “Units”).
- F. The City has identified a fire station of the off-site public infrastructure within Wellness Way as the justification for the 20% density bonus.
- G. The City has determined that the extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way is Fifteen Thousand and No/100 Dollars (\$15,000.00) for each Unit to be allocated for the fire station within Wellness Way.
- H. The City has determined that the proposal for development of the Property represents, among other things, an opportunity for the City to secure quality planning and growth in Wellness Way.

**NOW, THEREFORE**, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Developer on behalf of itself, its transferees, assigns, successors in interest and heirs, and the City agree as follows:

1. **Recitals.** The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement.

2. **Density Bonus.**

a. In order to receive the density bonus for the Property in the amount of 86 Units pursuant to the City of Clermont Comprehensive Plan Policy 2.3.2, Developer will be obligated to make, at such times and in such amounts as set forth in Section 2.b below, a capital contribution to the City for the construction of a fire station within Wellness Way in the amount of Fifteen Thousand and No/100 Dollars (\$15,000.00) per each of the 86 Units, with the aggregate contribution for all 86 Units being equal to One Million Two Hundred Ninety Thousand and No/100 Dollars (\$1,290,000.00) (the “Density Bonus Contribution”). The Density Bonus Contribution for the fire station shall allocated by the City to the following costs to be incurred in connection with the construction of the fire station: surveying, design, engineering, and construction of the fire station and any other costs associated with the construction of the fire station.

b. The Density Bonus Contribution shall be applied and the Density Bonus Contribution shall paid at such times and in such amounts as set forth below:

| Installment<br>Payment # | Amount    | on/before                                                    | # of Units |
|--------------------------|-----------|--------------------------------------------------------------|------------|
| 1                        | \$645,000 | plat<br>approval for<br>the initial<br>phase of<br>Project   | 43         |
| 2                        | \$645,000 | Plat<br>approval for<br>the final<br>phase of the<br>Project | 43         |
| Total                    |           | \$1,290,000                                                  | 86         |

c. Developer shall be entitled to the number of Units corresponding to the respective installment payment, as set forth in the table above, as of the actual date of payment of such installment payment. Developer shall specifically note on the construction plans for such phase of the Project the total number of Units and corresponding lot numbers in such phase.

d. If Developer fails to timely pay an installment payment set forth in Section 2.b above, Developer shall be entitled to written notice of such failure and to thirty (30) days after the receipt of that written notice in which to cure said failure. If the failure to pay such installment payment is not cured within thirty (30) days after receipt of such written notice from the City, then such failure shall constitute a default under this Agreement. Developer expressly agrees, in the event of default, City may withhold any and all building permits for 43 Units until such time as Developer pays such outstanding installment payment; provided, however, that upon payment of such installment payment, Developer shall be entitled to the 43 Units. Nothing herein shall prohibit City from pursuing any and all remedies available in law or equity including, without limitation, an action for specific performance. Notwithstanding anything contained in this Agreement to the contrary, in the event the PUD expires pursuant to the terms of the PUD, then no payment shall be due hereunder and this Agreement shall expire upon cancellation of the PUD.

e. This Agreement shall not prevent Developer from pursuing any other density bonus(es), including, without limitation, the density bonus pursuant to Policy 2.9.1 of the City of Clermont Comprehensive Plan, which provides that any funding provided by a landowner/developer to Lake County

for acquisition of road right-of-way, including ponds, easements and trails, may be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits, and provides for a density bonus of two (2) dwelling units per acre for right-of-way donated for arterial or collector roads.

3. **Authority**. Developer has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

4. **Exhibits**. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

5. **Effective Date**. The effective date of this Agreement (the “**Effective Date**”) shall be the date this Agreement is last signed by City or Developer. The Effective Date shall be inserted on the first page of this Agreement.

6. **Amendment**. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment and shall be presented and approved by City Council.

7. **Counterparts**. This Agreement may be executed in any number of counterparts each of which when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

*[signature pages appear on immediately following pages]*

**IN WITNESS WHEREOF**, the parties hereto have entered into this Community Benefit Agreement as of the Effective Date.

**CITY:**

**CITY OF CLERMONT, FLORIDA**  
A Florida Municipal Corporation

Attest:

By: \_\_\_\_\_

City Clerk

Name: \_\_\_\_\_

\_\_\_\_\_

As its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

*{Signatures Continued on Next Page}*



**DEVELOPER:**

**SOUTH LAKE CROSSINGS IV LLC,**  
a Florida limited liability company

**Witnesses:**

Signed, sealed and delivered  
in our presence:

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of South Lake Crossings IV LLC, a Florida limited liability company, on behalf of said company. S/He [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Type or Print Name  
My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_

Seal

**DEVELOPER:**

**CPB HILLTOP, LLC,**  
a Florida limited liability company

**Witnesses:**

Signed, sealed and delivered  
in our presence:

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of CPB Hilltop, LLC, a Florida limited liability company, on behalf of said company. S/He [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Type or Print Name

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

Seal

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION OF PROPERTY**

#### **Swap PUD Rezoning Application – Legal Description**

A Parcel of land lying in Sections 15, 16 and 22, Township 23 South, Range 26 East, Lake County, Florida.

Being more particularly described as:

BEGINNING at the Southeast corner of the Southeast Quarter of said Section 16; thence run South 89°16'46" West along the South line of said Southeast Quarter for a distance of 2479.84 feet to a point on the East right of way line of U.S. Highway #27 /State Road #25 according to Florida Department of Transportation Map Section 238422 1; thence run North 02°16'40" East along said East right of way line for a distance of 97.09 feet; thence departing said East right of way line run North 89°52'47" East for a distance of 357.99 feet to a point on the East line of Bradshaw Road as maintained by Lake County, Florida; thence run the following courses along said East line: North 08°31'11" East for a distance of 108.76 feet; thence run North 08°04'22" East for a distance of 203.58 feet; thence run North 07°32'08" East for a distance of 301.61 feet; thence run North 08°01'59" East for a distance of 100.03 feet; thence run North 06°13'32" East for a distance of 99.03 feet; thence run North 01°53'26" West for a distance of 106.21 feet; thence run North 17°53'1" Q" West for a distance of 101.00 feet; thence run North 32°15'43" West for a distance of 124.94 feet; thence run North 25°06'36" East for a distance of 22.17 feet to the intersection with the South line of 5 Mile Road as maintained by Lake County, Florida; thence run the following courses along said South line: South 88°38'57" East for a distance of 193.29 feet; thence run North 89°50'32" East for a distance of 154.07 feet; thence run South 88°57'53" East for a distance of 597.94 feet; thence run South 89°04'13" East for a distance of 1648.76 feet; thence run South 89°10'22" East for a distance of 300.67 feet; thence run South 89°29'11" East for a distance of 299.23 feet; thence run South 89°35'06" East for a distance of 500.01 feet; thence run South 89°37'32" East for a distance of 399.93 feet; thence run South 88°36'09" East for a distance of 100.54 feet; thence run North 8°01'31" East for a distance of 99.52 feet; thence run North 88°41'15" East for a distance of 389.00 feet; thence run North 75°39'41" East for a distance of 180.49 feet; thence run North 70°38'01" East for a distance of 85.81 feet; thence run North 75°47'42" East for a distance of 48.13 feet; thence run North 84°56'34" East for a distance of 22.09 feet; thence departing said South maintained line run South 00°18'54" West for a distance of 47.05 feet; thence run South 89°41'06" East for a distance of 40.00 feet; thence run North 00°18'54" East for a distance of 50.00 feet to the aforesaid South maintained line of 5 Mile Road; thence run the following courses along the aforesaid South maintained line and the West maintained line of 5 Mile Road: South 89°19'15" East for a distance of 248.15 feet; thence run South 89°51'57" East for a distance of 200.19 feet; thence run South 89°48'55" East for a distance of 196.42 feet; thence run South 89°25'54" East for a distance of 201.34 feet; thence run North 89°56'45" East for a distance of 301.13 feet; thence run South 89°48'02" East for a distance of 400.83 feet; thence run South 88°41'42" East for a distance of 100.78 feet; thence run North 89°48'54" East for a distance of 197.56 feet; thence run South 89°50'13" East for a distance of 304.21 feet; thence run South 83°05'13" East for a distance of 97.81 feet; thence run South 60°30'46" East for a distance of 47.74 feet; thence run South 43°04'26" East for a distance of 62.59 feet; thence run South 04°59'22" East for a distance of 80.69 feet; thence run South 02°24'26" West for a distance of 404.28 feet; thence run South 00°32'02" West for a distance of 779.65 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 22; thence run North 88°49'23" West along said North line for a distance of 1.79 feet to a point on the West right of way line of 5 Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 89°00'54" West along said South line for a distance of 1290.91 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 00°20'55" East along the West line of the Northeast Quarter of the Northeast Quarter of aforesaid

Section 22 for a distance of 1314.56 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 88°49'23" West along the North line of the Northwest Quarter of the Northeast Quarter and the North line of the Northwest Quarter of said Section 22 for a distance of 3969.87 feet to the POINT OF BEGINNING.

Containing 10,770,217 square feet or 247.25 acres, more or less.

**EAST PARCEL**

Contains 8,269,644 square feet, 189.84 acres

**WEST PARCEL**

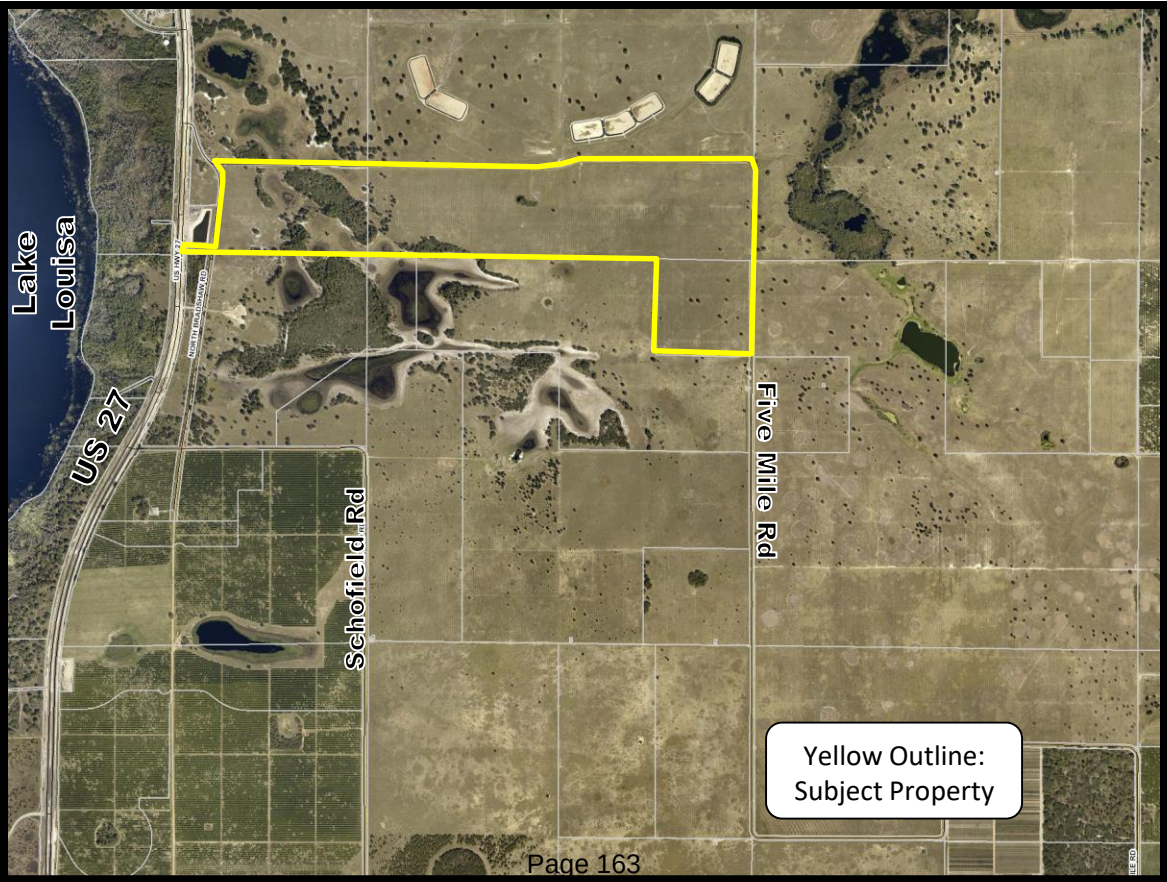
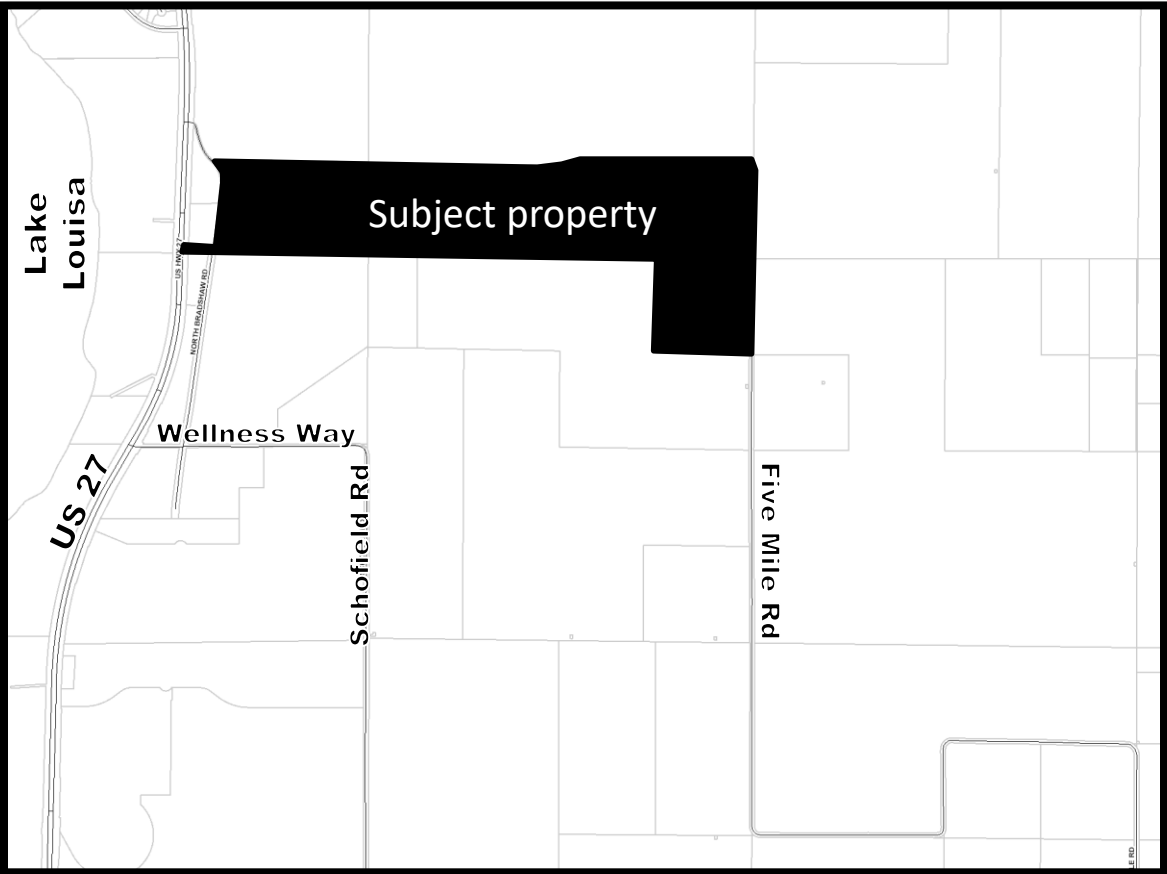
Contains 2,500,573 square feet, 57.41 acres

**OVERALL PROPERTY**

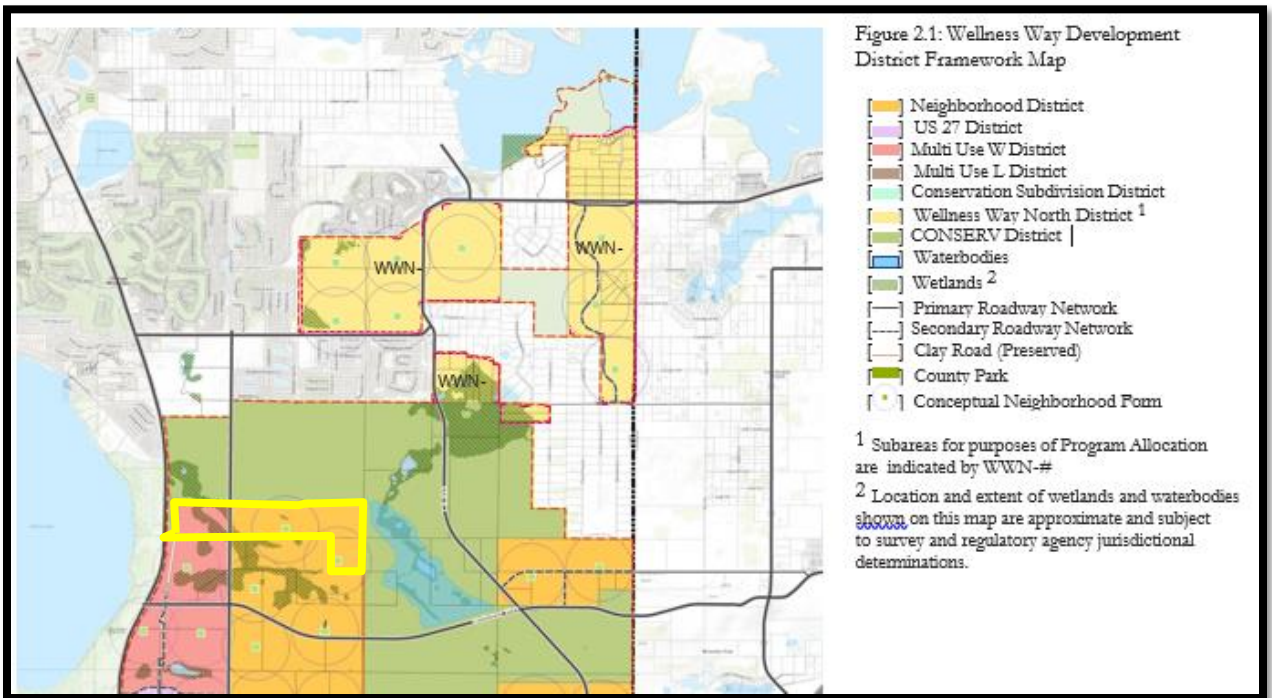
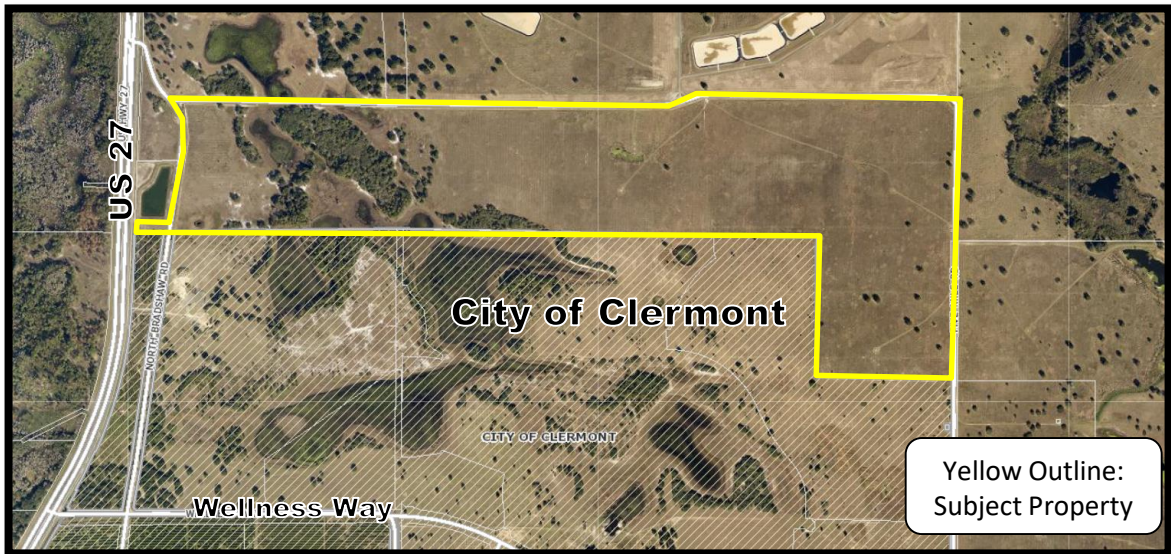
Contains 10,770,217 square feet or 247.25 acres, more or less.



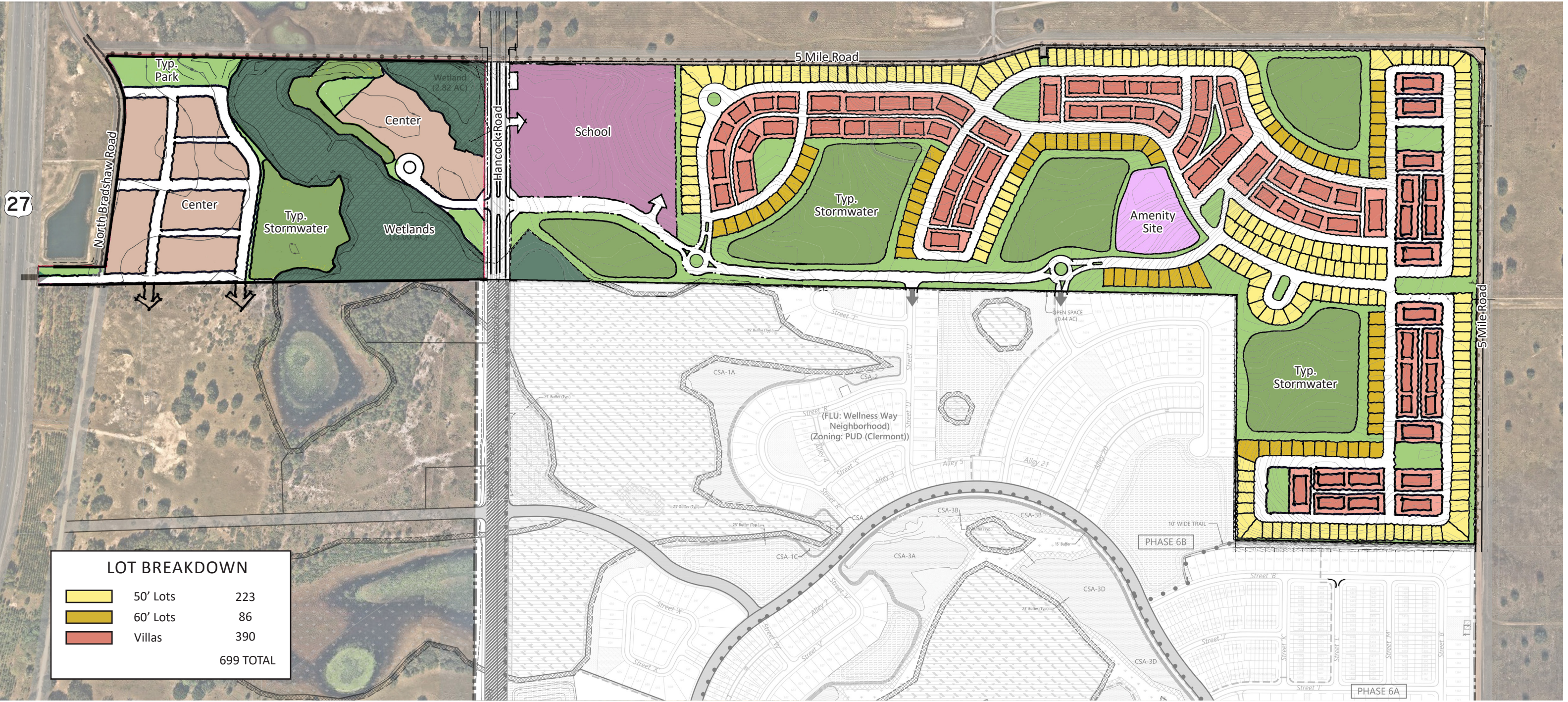
Exhibit - Location Map – Lennar Swap Property



# Exhibit – Wellness Way Development District Framework Map – Lennar Swap Property











225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
r 407.839.4008  
Certificate of Authorization Number FL #3932

LEGAL DESCRIPTION:

A Parcel of land lying in Sections 15, 16 and 22, Township 23 South, Range 26 East, Lake County, Florida.  
Being more particularly described as:

BEGINNING at the Southeast corner of the Southeast Quarter of said Section 16; thence run South 89°16'46" West along the South line of said Southeast Quarter for a distance of 2479.84 feet to a point on the East right of way line of U.S. Highway #27/State Road #25 according to Florida Department of Transportation Map Section 238422.1; thence run North 02°16'40" East along said East right of way line for a distance of 97.09 feet; thence departing said East right of way line run North 89°52'47" East for a distance of 357.99 feet to a point on the East line of Bradshaw Road as maintained by Lake County, Florida; thence run the following courses along said East line: North 08°31'11" East for a distance of 108.76 feet; thence run North 08°04'22" East for a distance of 203.58 feet; thence run North 07°32'08" East for a distance of 301.61 feet; thence run North 08°01'59" East for a distance of 100.03 feet; thence run North 06°13'32" East for a distance of 99.03 feet; thence run North 01°53'26" West for a distance of 106.21 feet; thence run North 17°53'10" West for a distance of 101.00 feet; thence run North 32°15'43" West for a distance of 124.94 feet; thence run North 25°06'36" East for a distance of 22.17 feet to the intersection with the South line of 5 Mile Road as maintained by Lake County, Florida; thence run the following courses along said South line: South 88°38'57" East for a distance of 193.29 feet; thence run North 89°50'32" East for a distance of 154.07 feet; thence run South 88°57'53" East for a distance of 597.94 feet; thence run South 89°04'13" East for a distance of 1648.76 feet; thence run South 89°10'22" East for a distance of 300.67 feet; thence run South 89°29'11" East for a distance of 299.23 feet; thence run South 89°35'06" East for a distance of 500.01 feet; thence run South 89°37'32" East for a distance of 399.93 feet; thence run South 88°36'09" East for a distance of 100.54 feet; thence run North 87°01'31" East for a distance of 99.52 feet; thence run North 88°41'15" East for a distance of 389.00 feet; thence run North 75°39'41" East for a distance of 180.49 feet; thence run North 70°38'01" East for a distance of 85.81 feet; thence run North 75°47'42" East for a distance of 48.13 feet; thence run North 84°56'34" East for a distance of 22.09 feet; thence departing said South maintained line run South 00°18'54" West for a distance of 47.05 feet; thence run South 89°41'06" East for a distance of 40.00 feet; thence run North 00°18'54" East for a distance of 50.00 feet to the aforesaid South maintained line of 5 Mile Road; thence run the following courses along the aforesaid South maintained line and the West maintained line of 5 Mile Road: South 89°19'15" East for a distance of 248.15 feet; thence run South 89°51'57" East for a distance of 200.19 feet; thence run South 89°48'55" East for a distance of 196.42 feet; thence run South 89°25'54" East for a distance of 201.34 feet; thence run North 89°56'45" East for a distance of 301.13 feet; thence run South 89°48'02" East for a distance of 400.83 feet; thence run South 88°41'42" East for a distance of 100.78 feet; thence run North 89°48'54" East for a distance of 197.56 feet; thence run South 89°50'13" East for a distance of 304.21 feet; thence run South 83°05'13" East for a distance of 97.81 feet; thence run South 60°30'46" East for a distance of 47.74 feet; thence run South 43°04'26" East for a distance of 62.59 feet; thence run South 04°59'22" East for a distance of 80.69 feet; thence run South 02°24'26" West for a distance of 404.28 feet; thence run South 00°32'02" West for a distance of 779.65 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 22; thence run North 88°49'23" West along said North line for a distance of 1.79 feet to a point on the West right of way line of 5 Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 89°00'54" West along said South line for a distance of 1290.91 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 00°20'55" East along the West line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 22 for a distance of 1314.56 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run North 88°49'23" West along the North line of the Northwest Quarter of the Northeast Quarter and the North line of the Northwest Quarter of said Section 22 for a distance of 3969.87 feet to the POINT OF BEGINNING.

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**WEST PARCEL**  
Contains 2,500,573 square feet, 57.41 acres

**OVERALL PROPERTY**  
Contains 10,770,217 square feet or 247.25 acres, more or less.

# WELLNESS WAY SWAP PUD

Clermont, Florida

Parcel ID: 13-23-25-090-0049-00000



# Land Use Plan

|              |                   |
|--------------|-------------------|
| Issued for   | PUD Approval      |
| Date Issued  | February 8, 2023  |
| Latest Issue | December 14, 2023 |

| Sheet Index |                              |              |
|-------------|------------------------------|--------------|
| Number      | Drawing Title                | Latest Issue |
| C-2         | Existing Conditions Plan     | 5/24/2023    |
| C-3         | Topography Plan              | 5/24/2023    |
| C-4         | Land Use Plan                | 12/14/2023   |
| C-5         | Development Standards        | 12/14/2023   |
| C-6         | Road Cross Sections          | 11/21/2023   |
| C-7         | Typical Lot Diagrams         | 10/6/2023    |
| C-7A        | Proposed Building Elevations | 10/6/2023    |
| C-8         | Park Plan                    | 12/14/2023   |
| C-9         | Cut & Fill Plan              | 11/21/2023   |
| C-10        | Signage Plan                 | 11/21/2023   |

## Development Team

Owner:  
**South Lake Crossings IV LLC**  
527 Main St  
Windermere, FL 34786

**CPB Hiltop, LLC**  
18981 US Highway 441  
Mt Dora, FL 32757

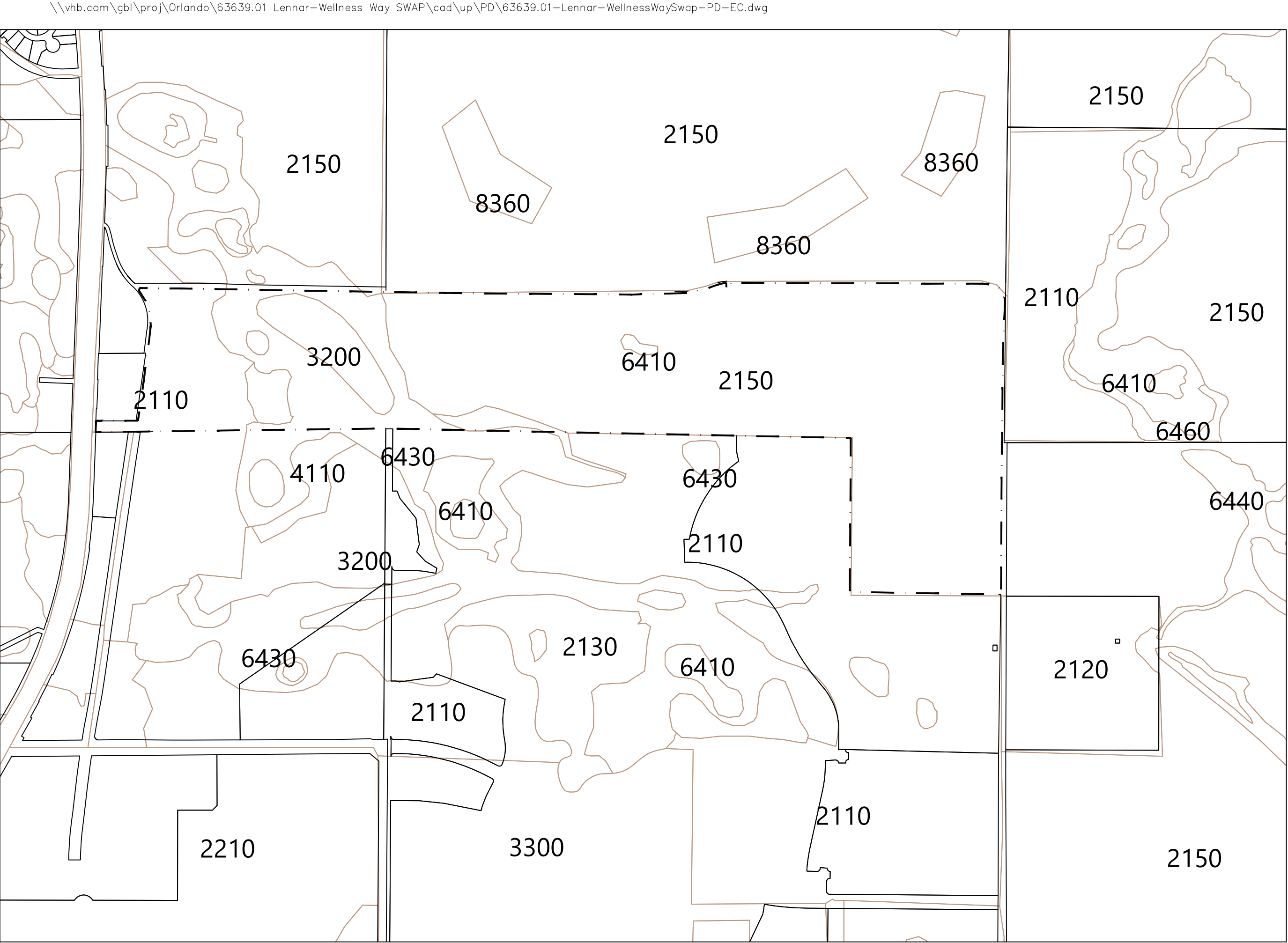
Developer:  
**Lennar**  
6750 Forum Drive  
Suite 310  
Orlando, Florida 32821

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

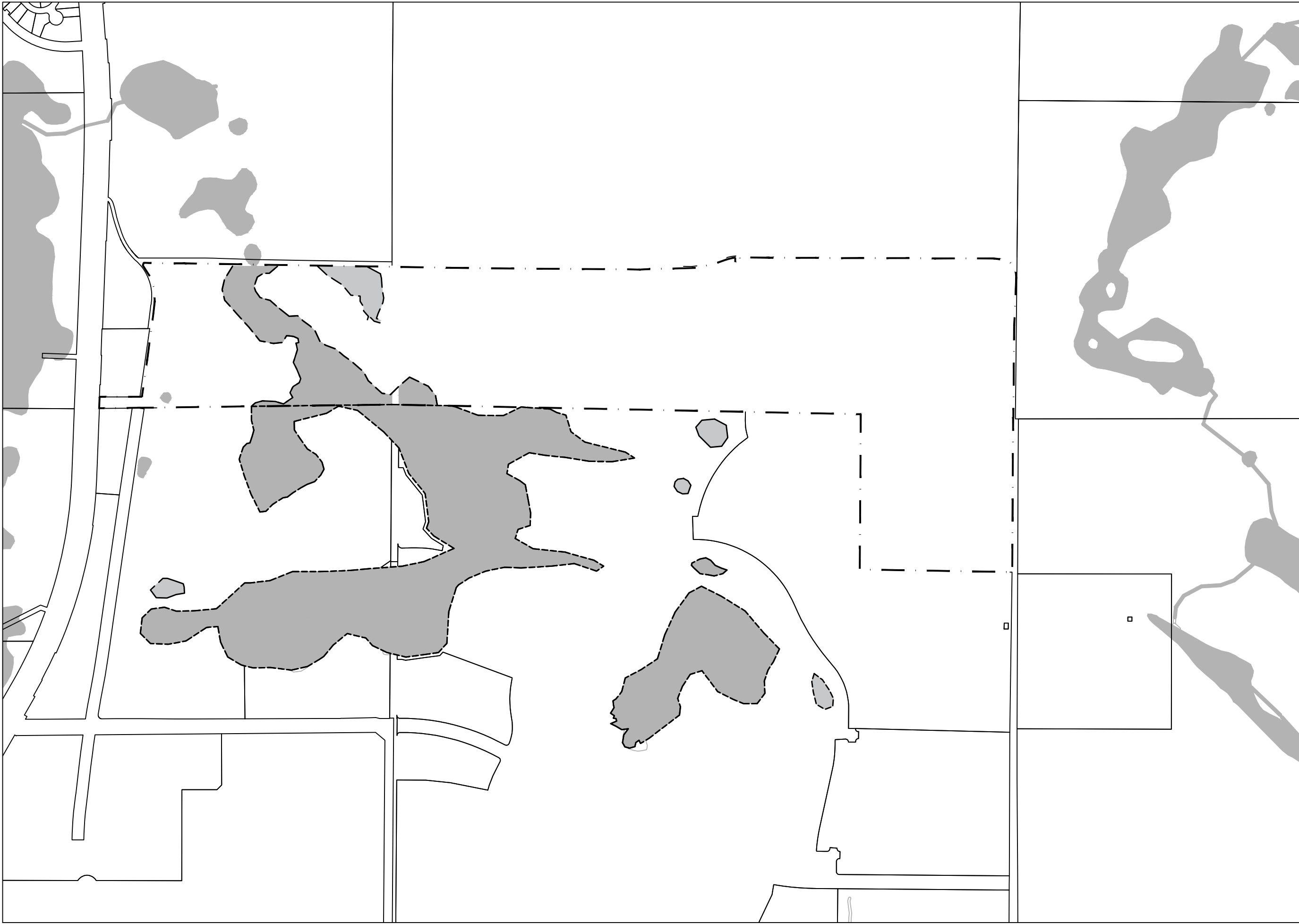
Land Use Attorney:  
**Shutts & Bowen LLP**  
300 South Orange Ave. Suite 1600  
Orlando, Florida 32801



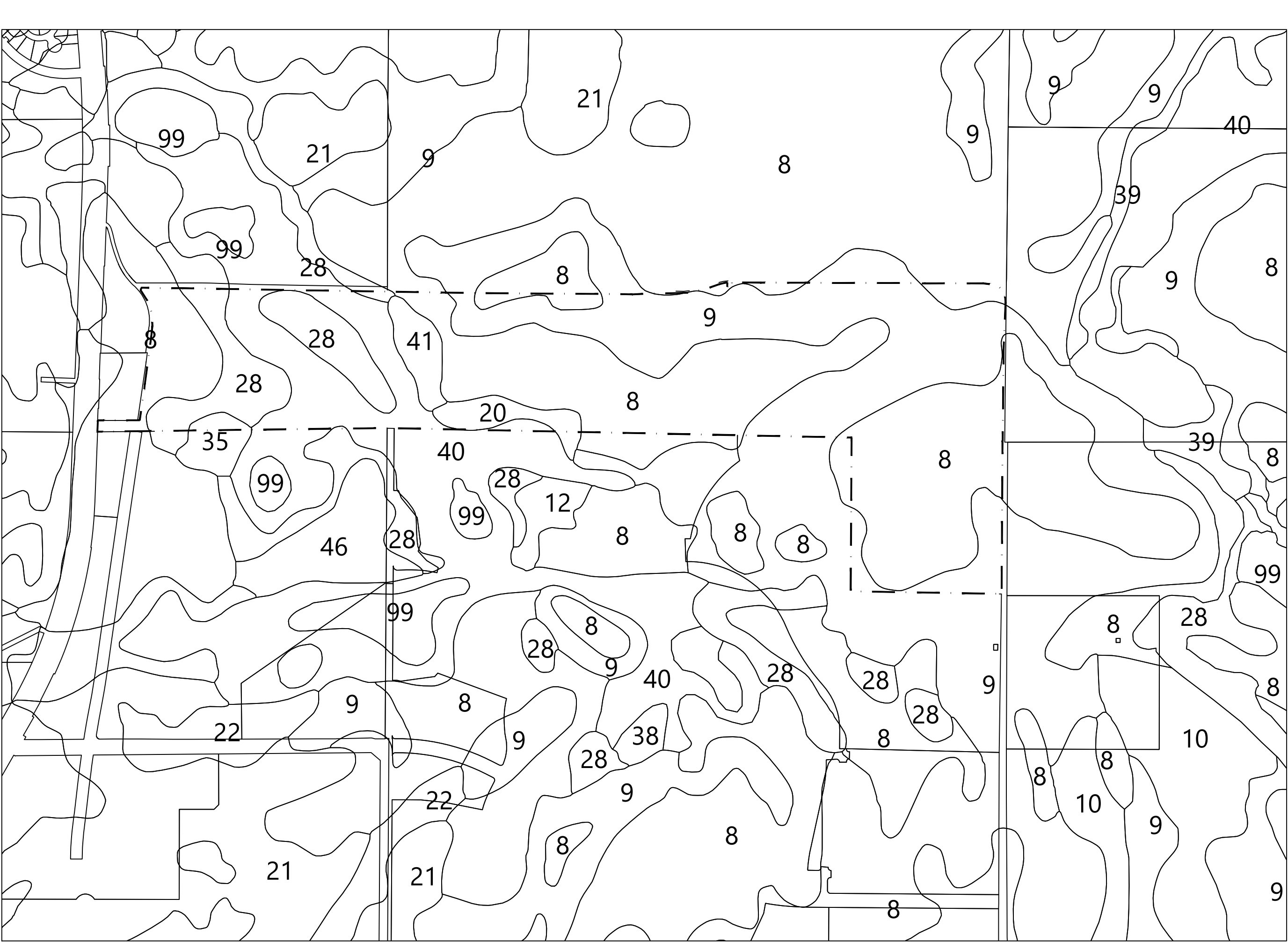
Saved Thursday, December 14, 2023 2:51:43 PM CGE/BL/ACH Plotted Thursday, December 14, 2023 2:52:15 PM Catherine Gerlach



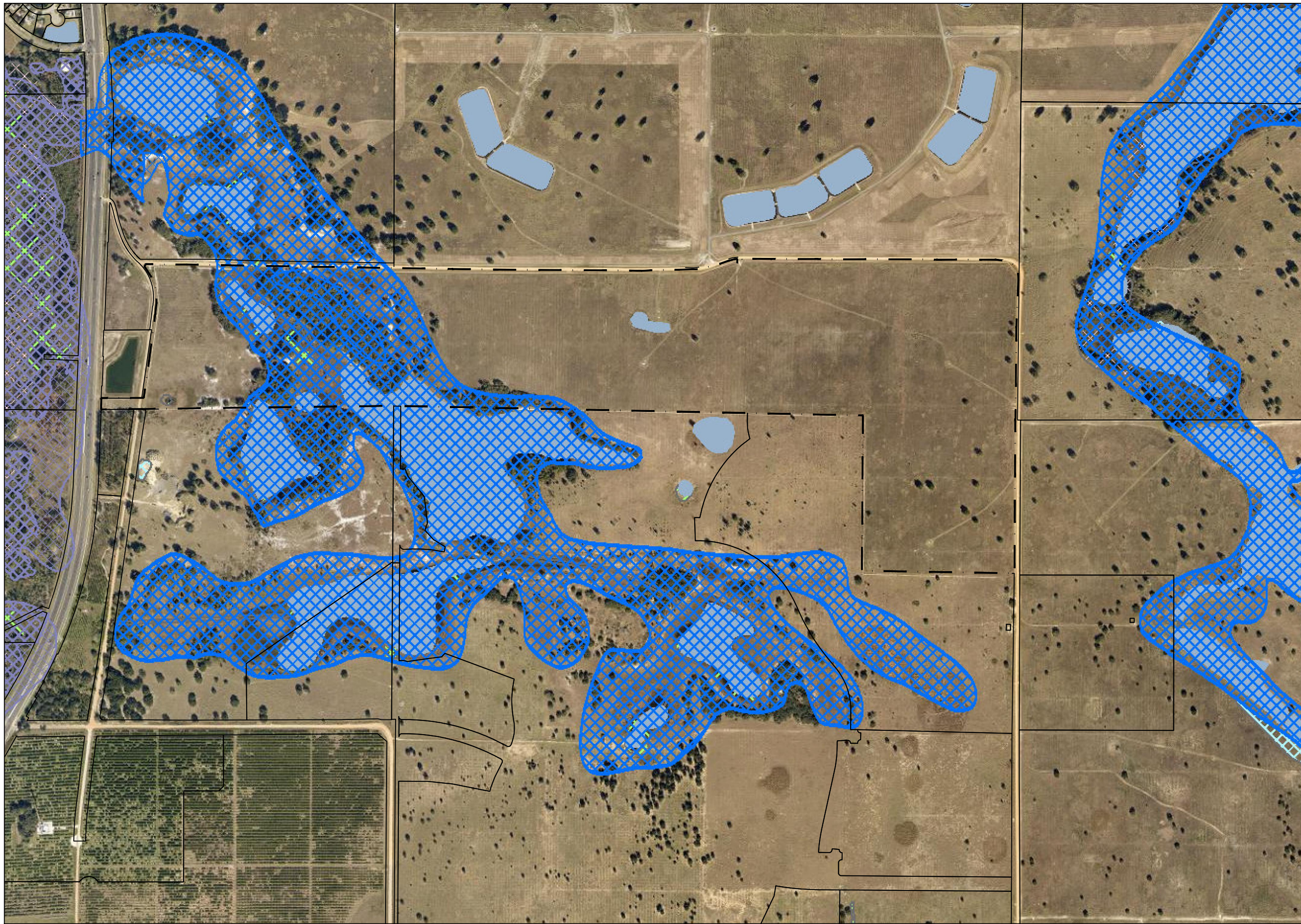
| Land Cover |                                                    |      |                                                                          |      |                             |
|------------|----------------------------------------------------|------|--------------------------------------------------------------------------|------|-----------------------------|
| 2110       | Improved Pastures (monocult, planted forage crops) | 3200 | Shrub and Brushland (wax myrtle or saw palmetto, occasionally scrub oak) | 6430 | Wet Prairies                |
| 2120       | Unimproved pastures                                |      |                                                                          | 6440 | Emergent Aquatic Vegetation |
| 2150       | Field Crops                                        | 3300 | Mixed Upland Nonforested                                                 | 6460 | Mixed Scrub-shrub Wetland   |
| 2210       | Citrus Groves                                      | 4110 | Pine Flatwoods                                                           | 8360 | Treatment Ponds             |
|            |                                                    | 6410 | Freshwater Marshes                                                       |      |                             |



| Wetland |         |
|---------|---------|
|         | Wetland |
|         | Parcels |



| Soils |                                       |    |                                                       |    |                                      |
|-------|---------------------------------------|----|-------------------------------------------------------|----|--------------------------------------|
| 8     | Candler Sand, 0 to 5 Percent Slopes   | 21 | Lake Sand, 0 to 5 Percent Slopes                      | 39 | Seffner Sand                         |
| 9     | Candler Sand, 5 to 12 Percent Slopes  | 22 | Lake Sand, 5 to 12 Percent Slopes                     | 40 | Placid and Myakka Sand, Depressional |
| 10    | Candler Sand, 12 to 40 Percent Slopes | 28 | Myakka-myakka, Wet, Sand, 0 to 2 Percent Slopes       | 41 | Pomello Sand, 0 to 5 Percent Slopes  |
| 12    | Cassia Sand                           | 35 | Paola Sand, 0 to 5 Percent Slopes                     | 46 | Orsino Sand                          |
| 20    | Immokalee Sand                        | 38 | Placid Sand, Frequently Ponded, 0 to 2 Percent Slopes | 99 | Water                                |



| Flood Zones |                                   |
|-------------|-----------------------------------|
|             | A                                 |
|             | AE                                |
|             | Water Bodies                      |
|             | Lake Mack Flood Plain             |
|             | Freshwater Emergent Wetland       |
|             | Freshwater Forested/Shrub Wetland |
|             | Freshwater Pond                   |
|             | Lake                              |



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

| Legend |              |
|--------|--------------|
|        | PUD Boundary |

# Wellness Way Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |

|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

## EXISTING CONDITIONS

Drawing Number

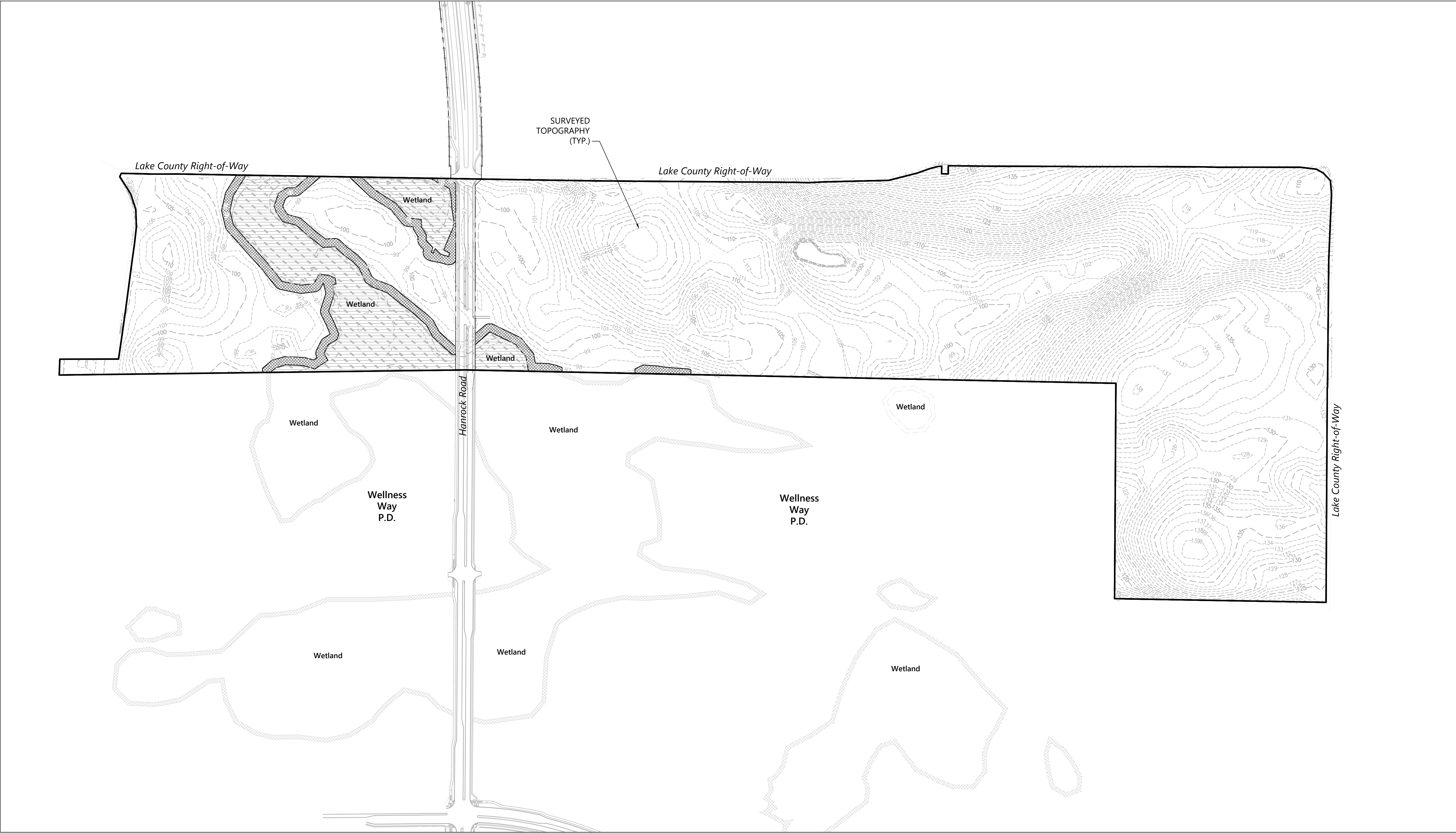
C-2

Sheet of



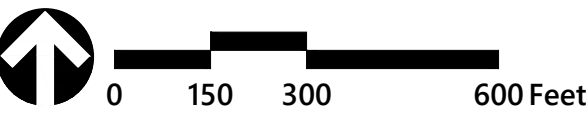


225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Legend

- Boundary
- WETLAND
- WETLAND BUFFER



Wellness Way  
Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
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|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

TOPOGRAPHY PLAN

Drawing Number

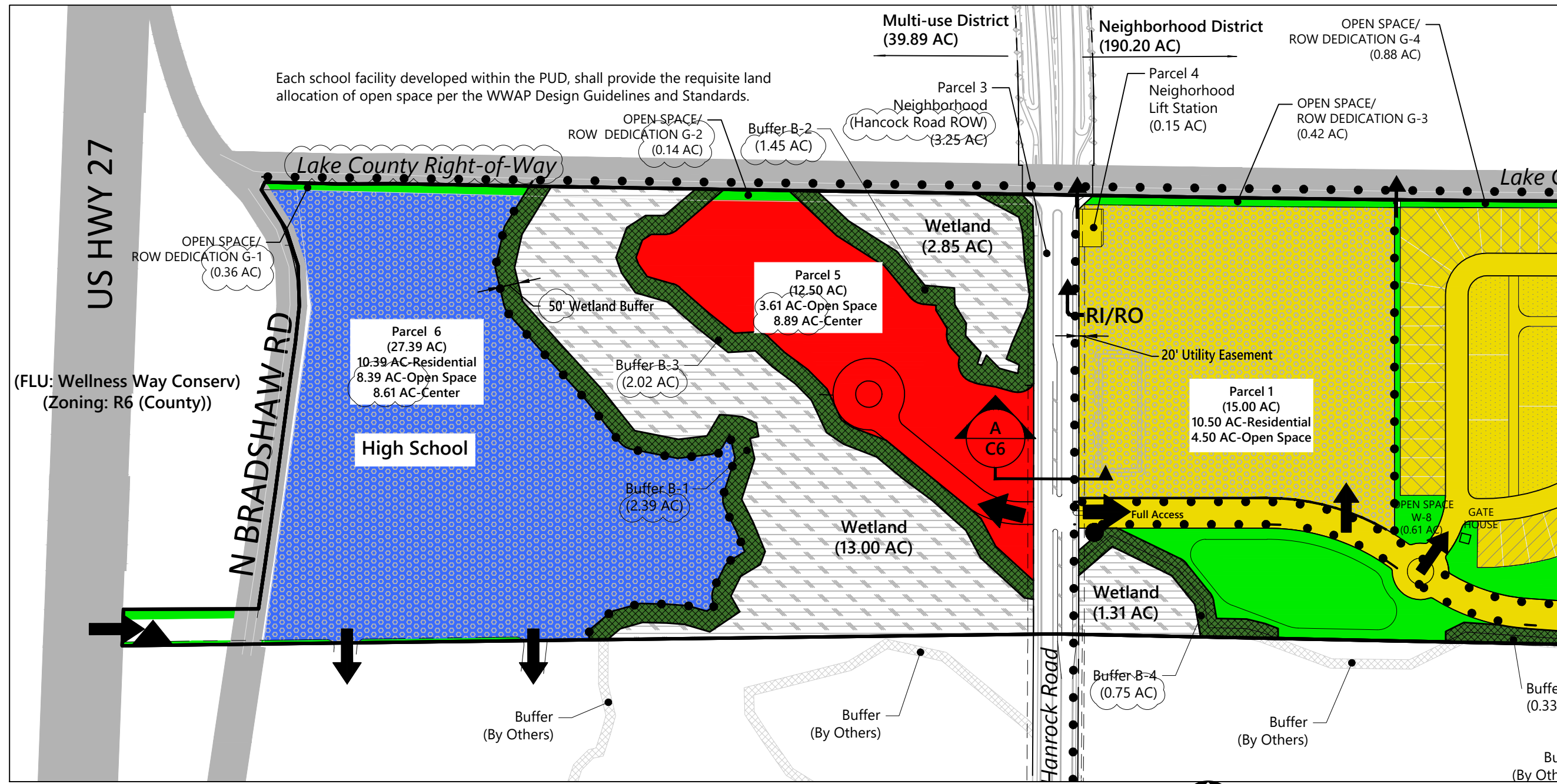
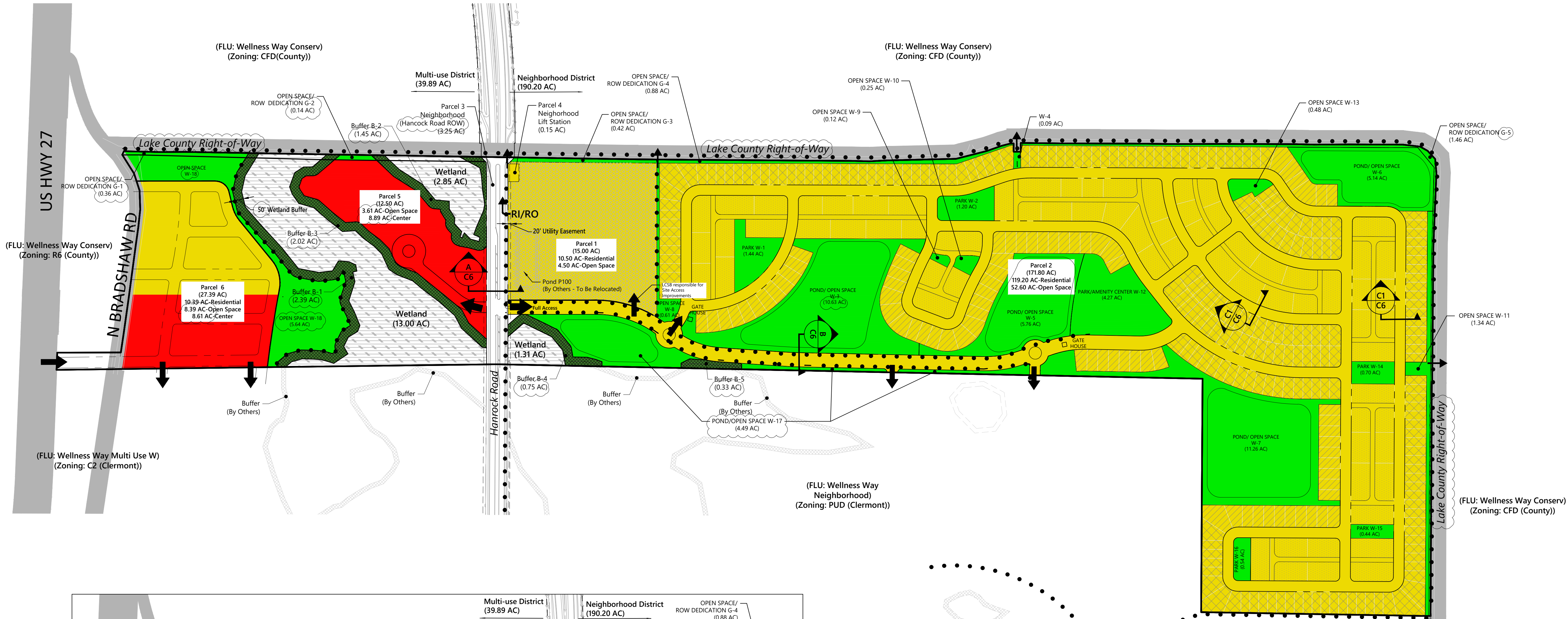
C-3

Sheet of

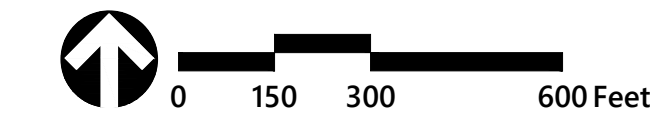




225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Alternate Land Use Plan w/ High School Site



# Wellness Way Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
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|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

Drawing Title

## LAND USE PLAN

Drawing Number

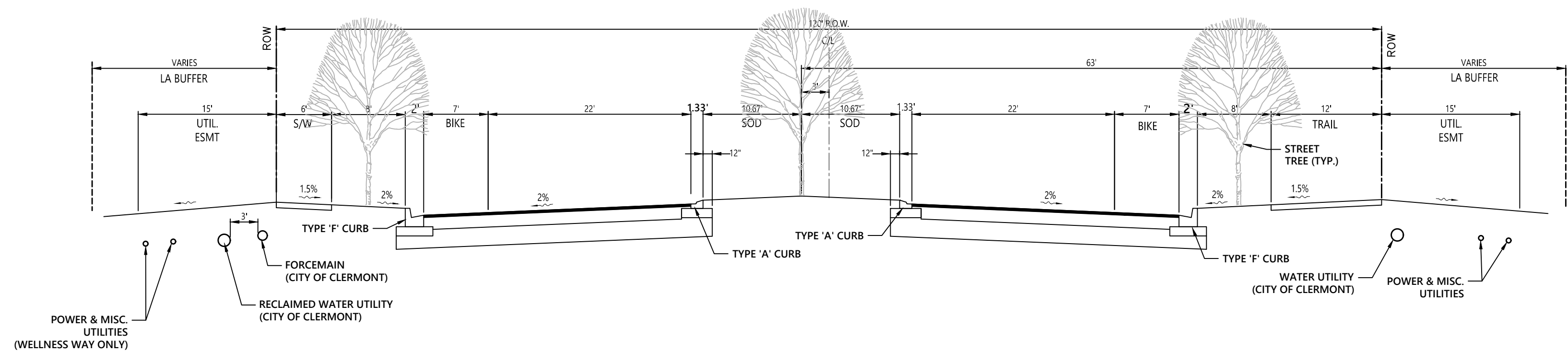
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Sheet of



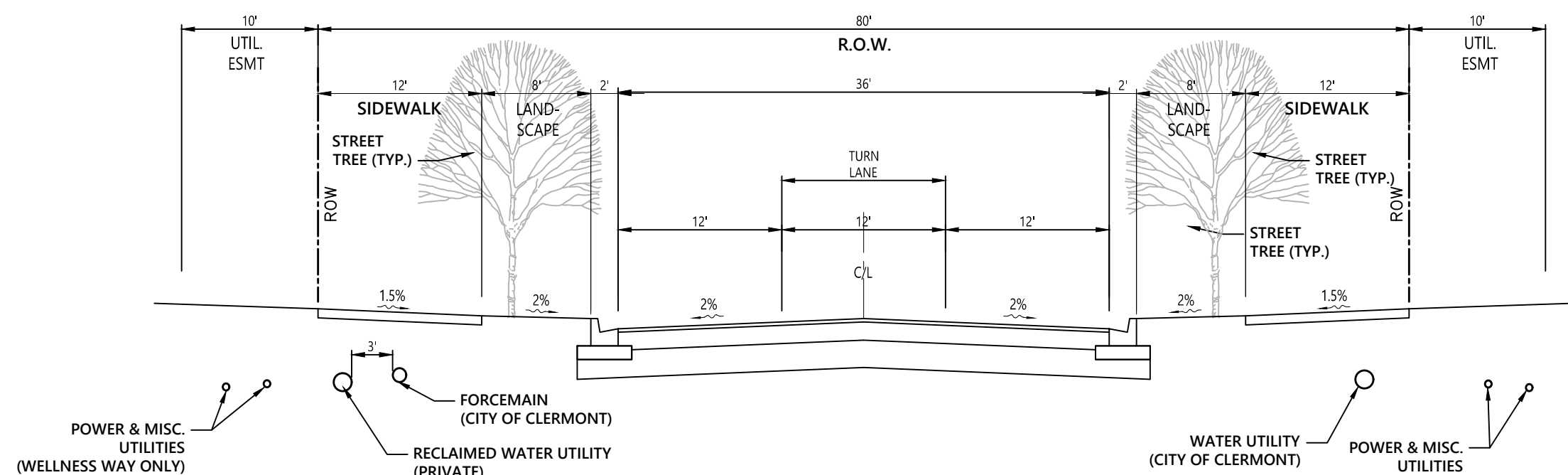






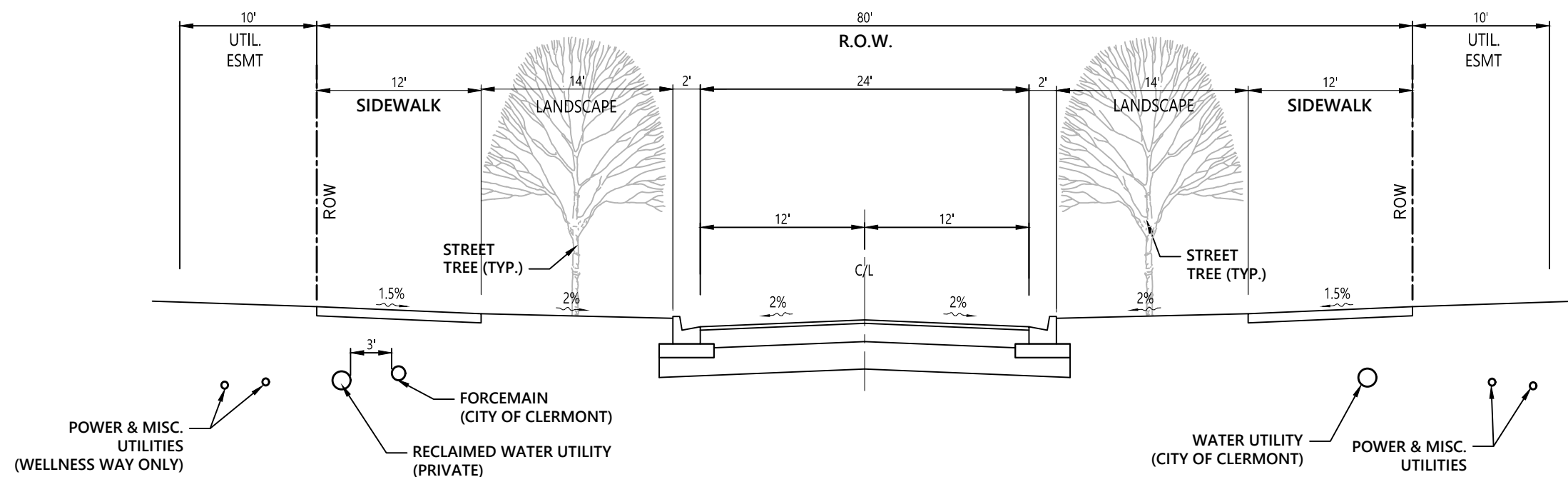
A - Typical Road Section - Hancock Road Initial Improvements (Future 4 Lanes)

N.T.S.



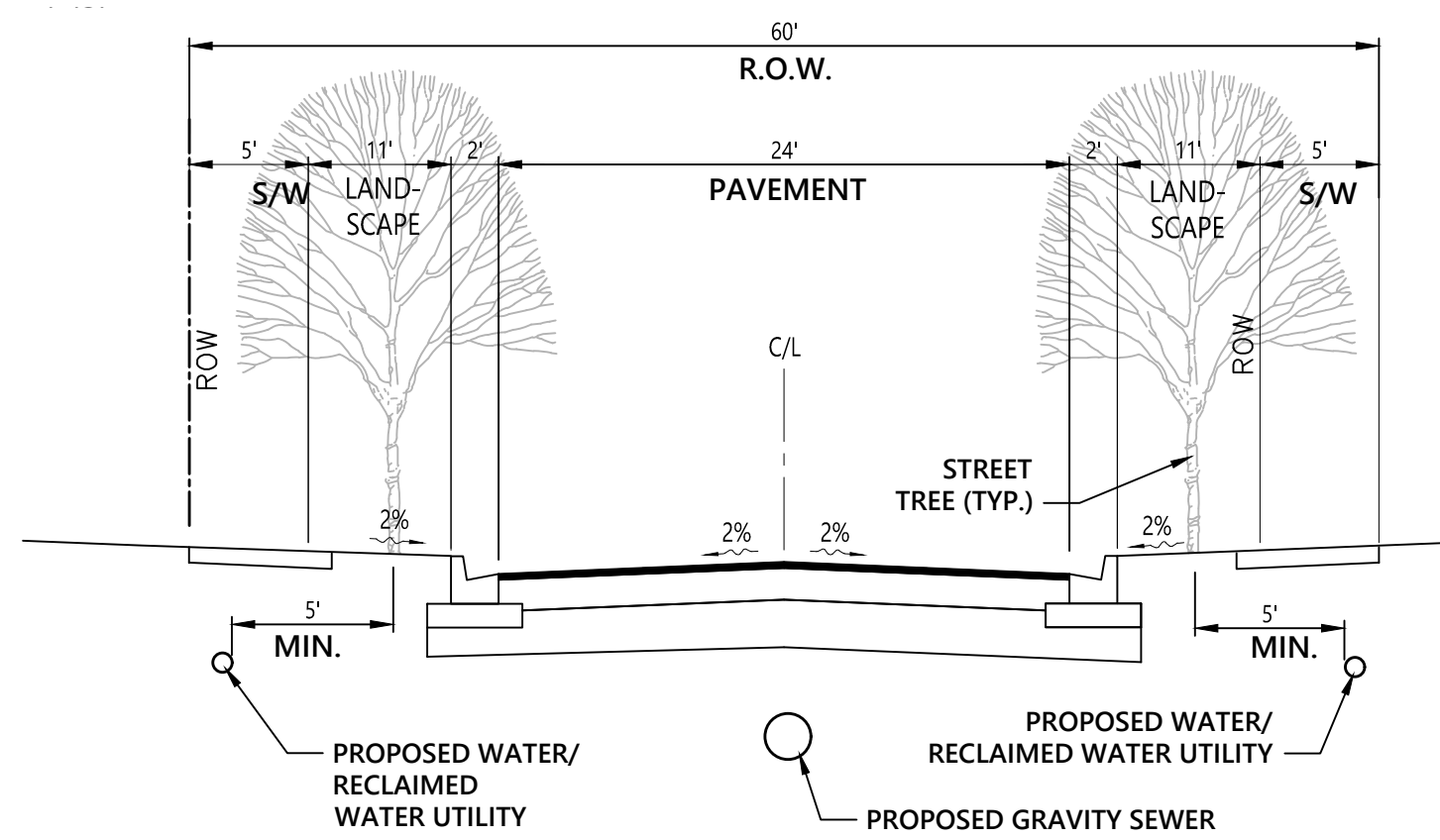
### B-1 Neighborhood Connector Typical Road Section

N.T.S.



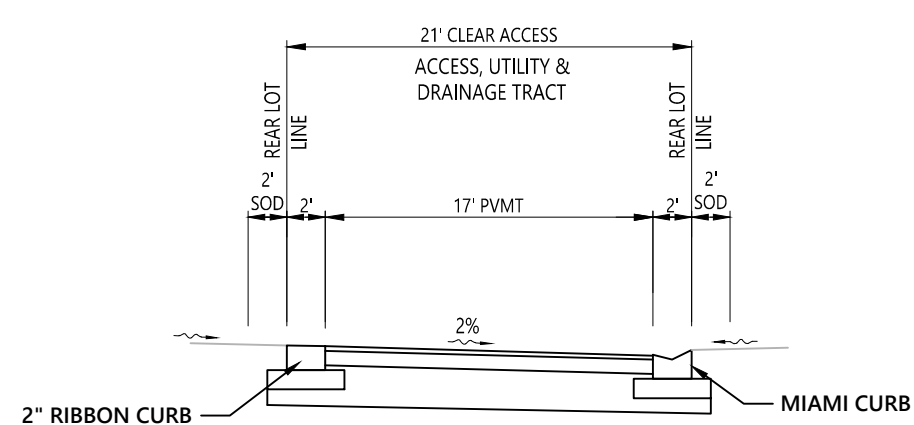
### B-2 Neighborhood Connector Typical Road Section

N.T.S.



### C - Local Street Typical Road Section

N.T.S.

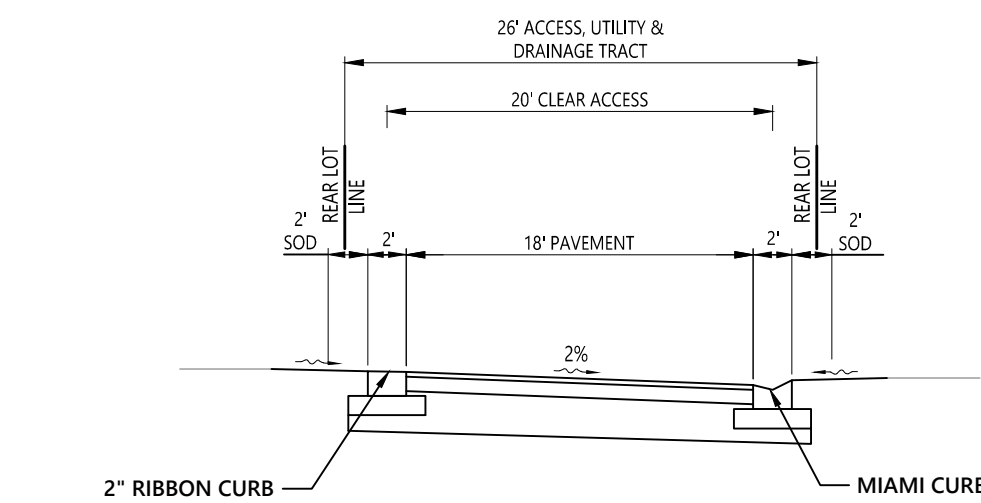


NOTES:

1. FOR ONE-WAY ALLEY SOLID WASTE PICKUP WILL BE FROM ONE SIDE OF THE ALLEY, THE APPROPRIATE SIDE OF THE ALLEY WILL BE DESIGNATED AT CONSTRUCTION PLAN REVIEW AND AGREED UPON WITH THE CITY.
2. ALL ALLEYS ADJACENT TO TOWNHOME BUILDINGS ARE INTENDED TO PROVIDE FIRE ACCESS AND SHALL BE POSTED AS "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

**D - Typical Alley Road Section - One Way**

N.T.S.

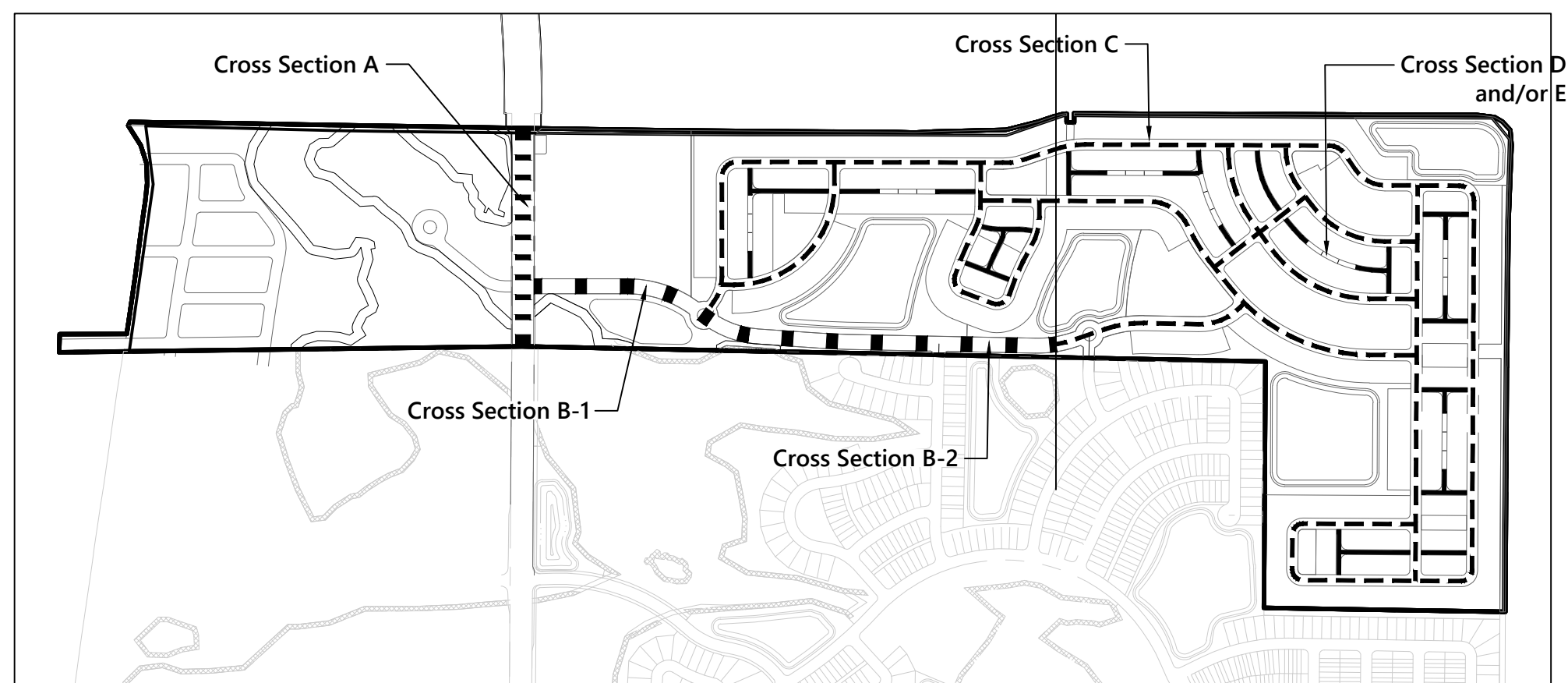


**NOTE:**

1. ALL ALLEYS ADJACENT TO TOWNHOME BUILDINGS ARE INTENDED TO PROVIDE FIRE ACCESS AND SHALL BE POSTED AS "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE.

### E - Typical Alley Road Section - Two Way

N.T.S.



## KEY MAP

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|-----|----------|------|--------|

|             |            |
|-------------|------------|
| Designed by | Checked by |
|-------------|------------|

|            |      |
|------------|------|
| Issued for | Date |
|------------|------|

January 20, 2023

Vertical Datum NAVD 1988

Drawing Title

## ROAD SECTIONS

Drawing Number

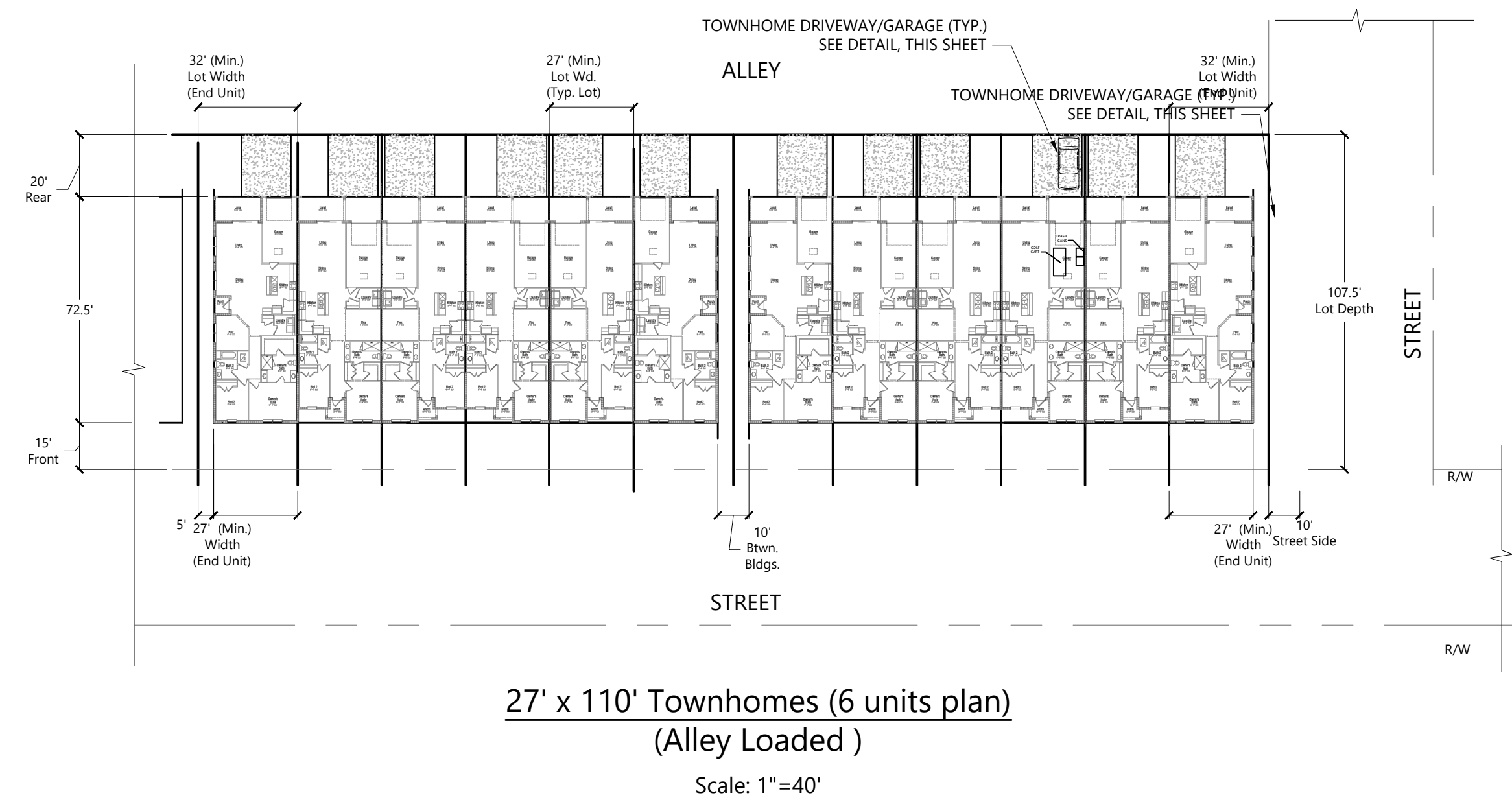
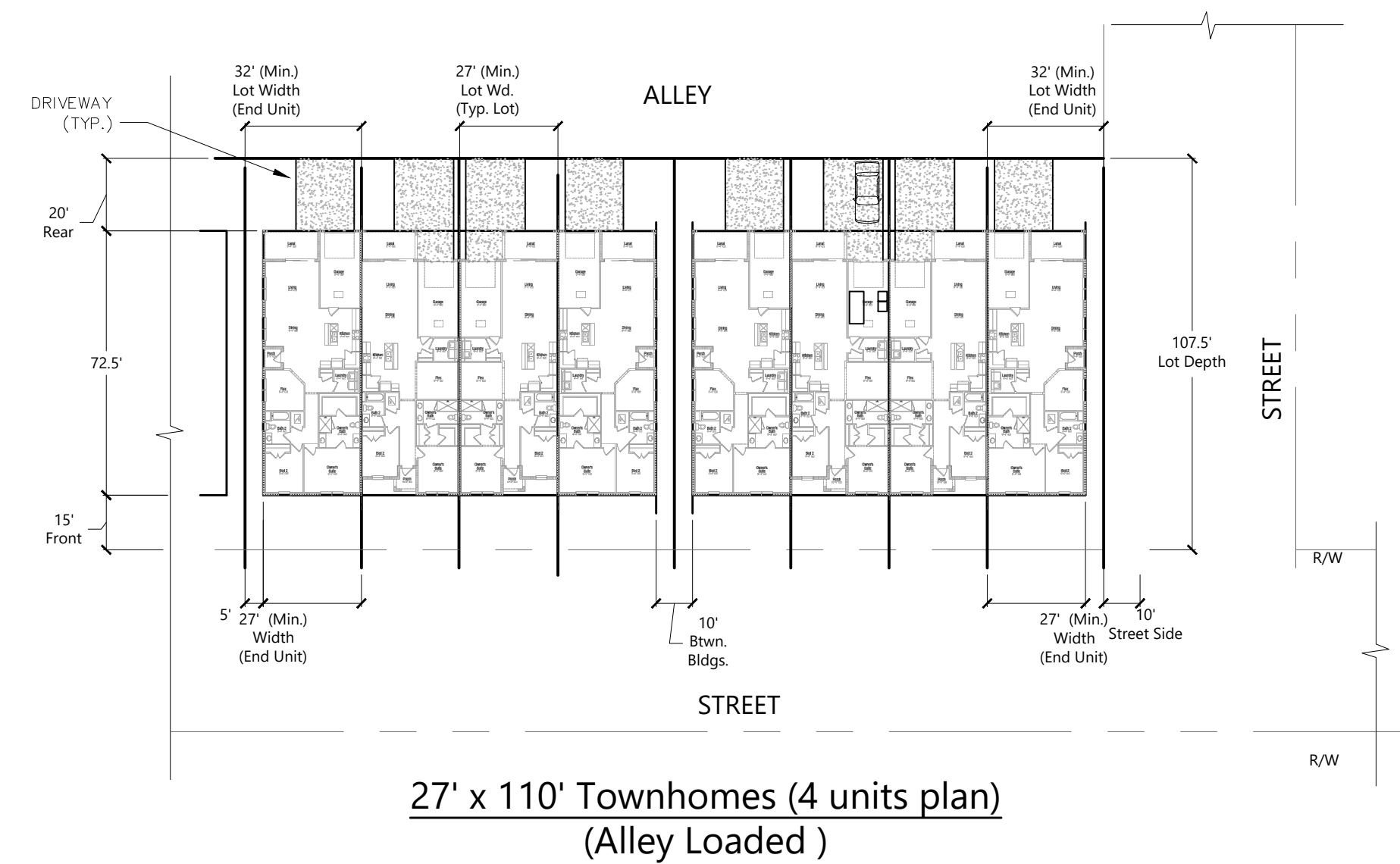
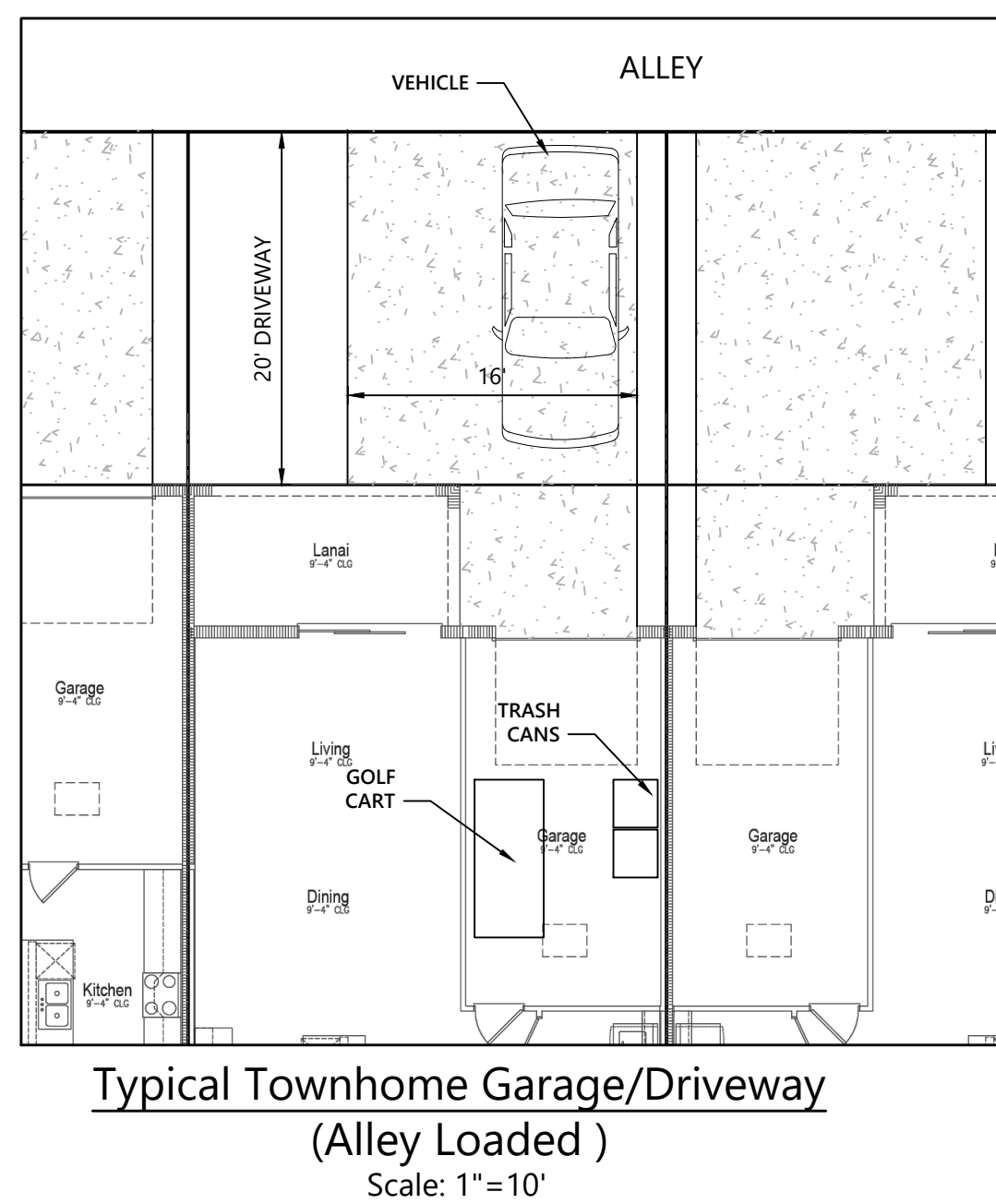
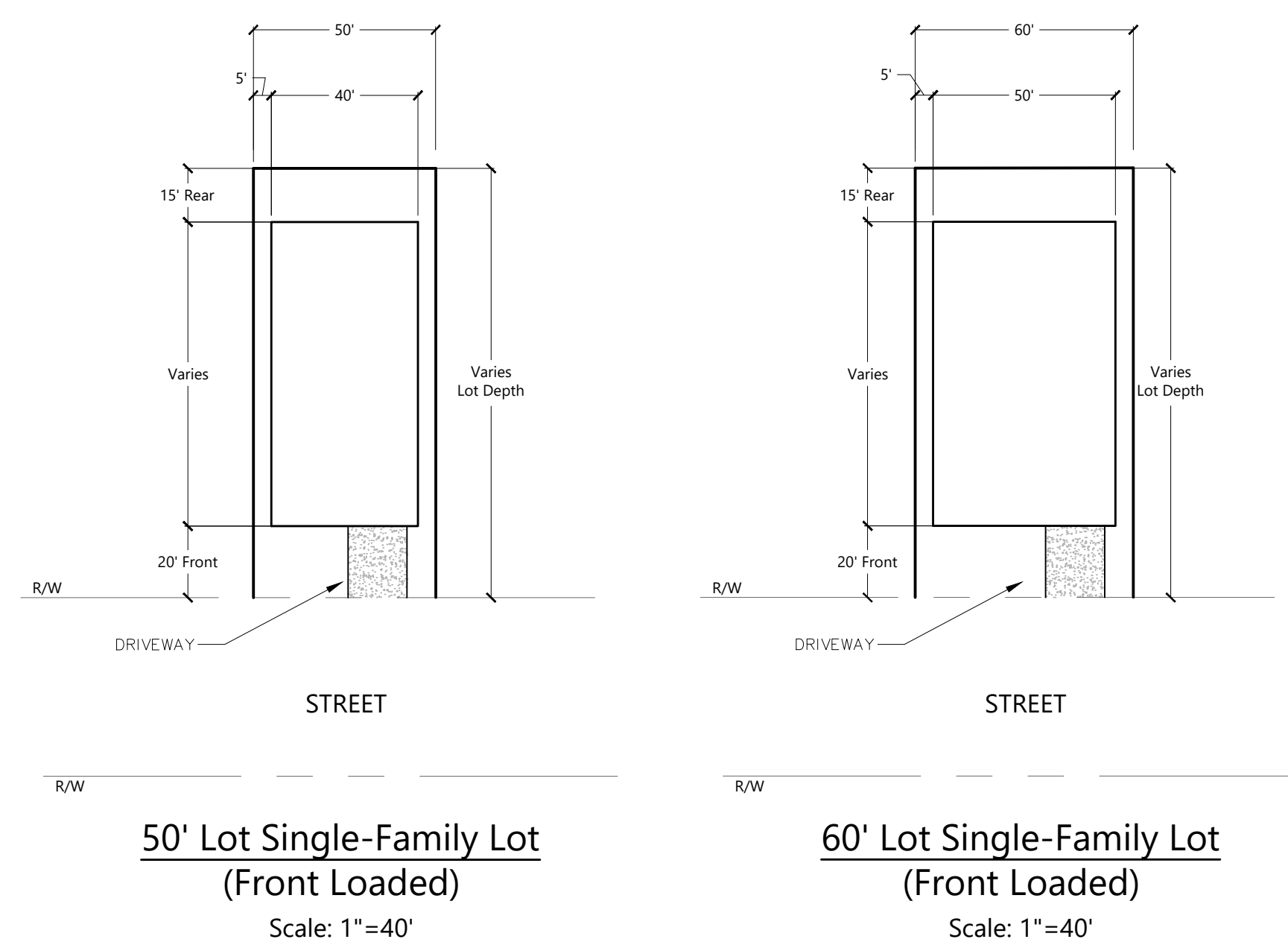
C-6

Sheet of

DATE: Dec. 14, 2023 Project Number 63639.01



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



# Wellness Way Swap PUD

Clermont, Florida

| No          | Revision | Date       | Appr'd           |
|-------------|----------|------------|------------------|
|             |          |            |                  |
|             |          |            |                  |
|             |          |            |                  |
|             |          |            |                  |
|             |          |            |                  |
|             |          |            |                  |
| Designed by | GZ       | Checked by | EH               |
| Issued for  | Date     |            | January 20, 2023 |

Vertical Datum NAVD 1988

## TYPICAL LOT DIAGRAMS

Drawing Number

C-7

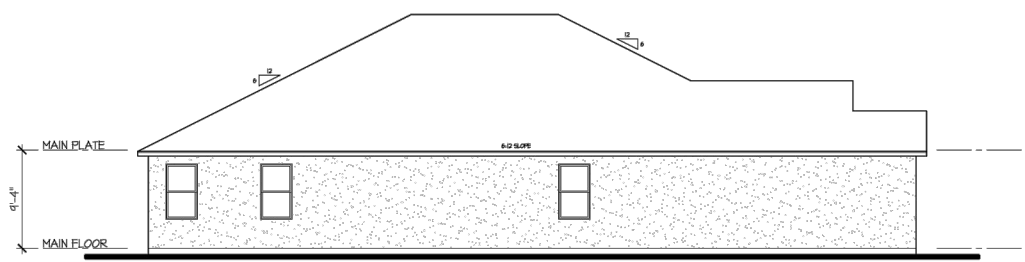
Sheet \_\_\_\_\_ of \_\_\_\_\_

DATE: Dec. 14, 2023 Project Number 63639.01



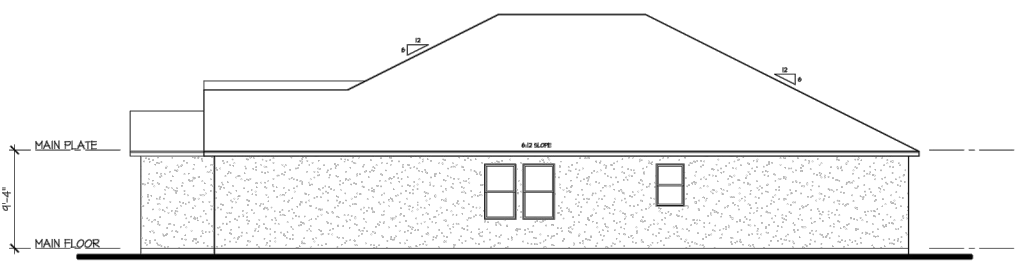


225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



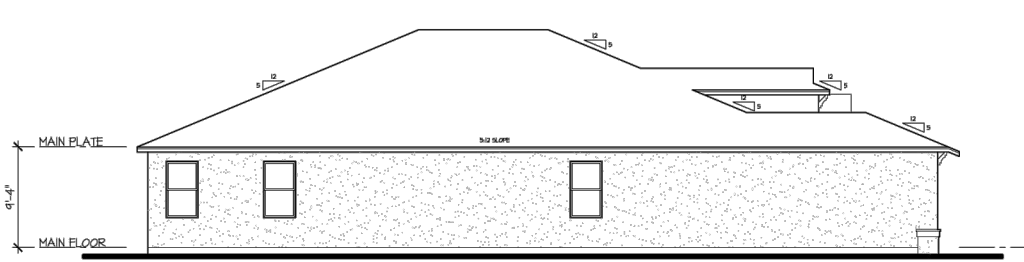
Left Elevation

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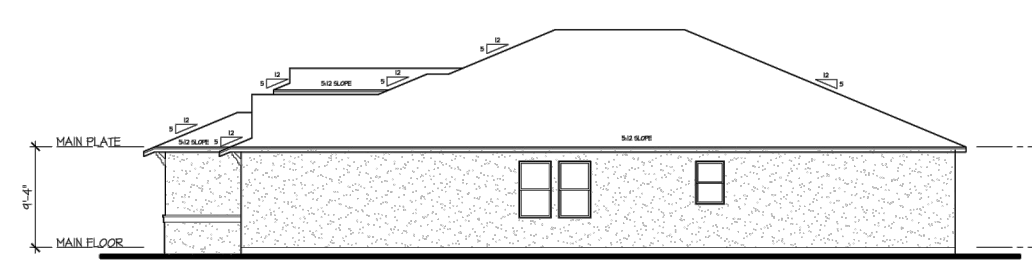
Right Elevation

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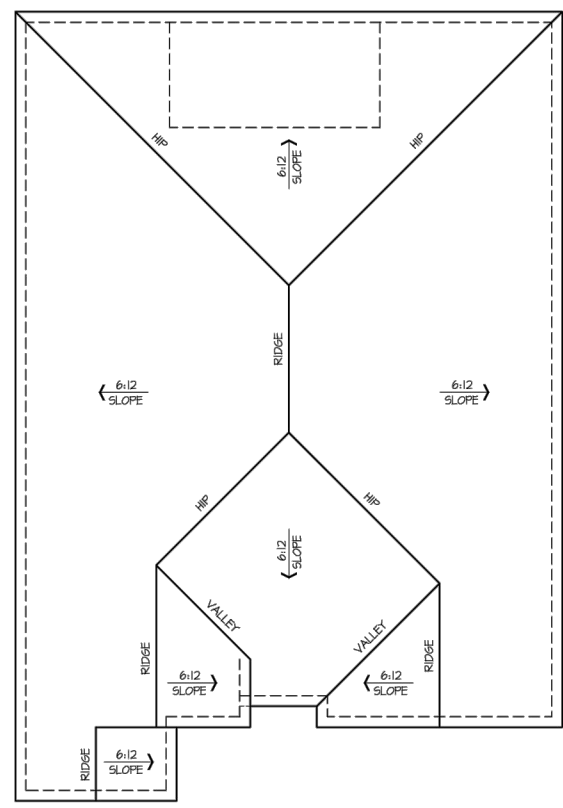
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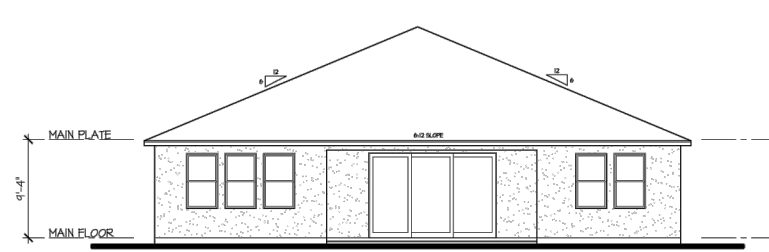
Right Elevation

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



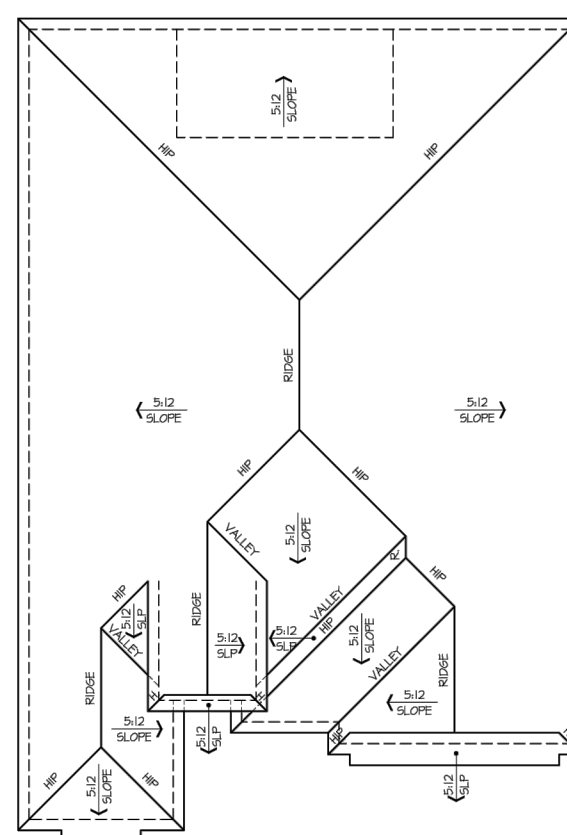
Roof Plan

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



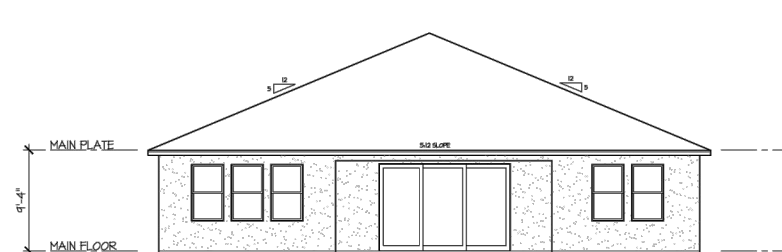
Rear Elevation

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



Roof Plan

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



Rear Elevation

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



Front Elevation

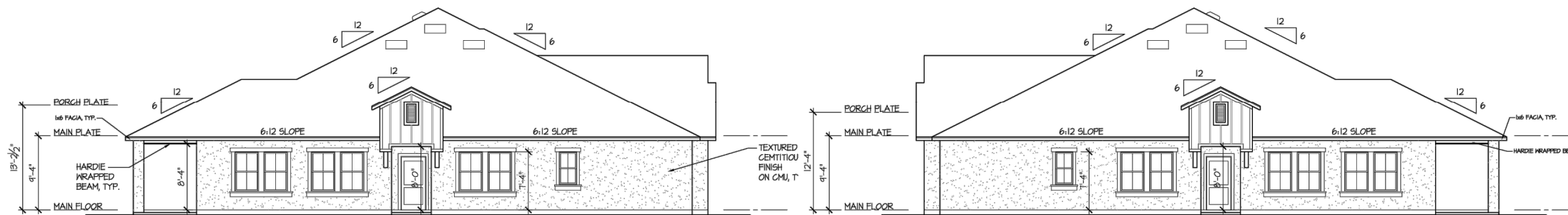
SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))

Typical Building Elevation - 50ft Lot

N.T.S.

Typical Building Elevation - 60ft Lot

N.T.S.



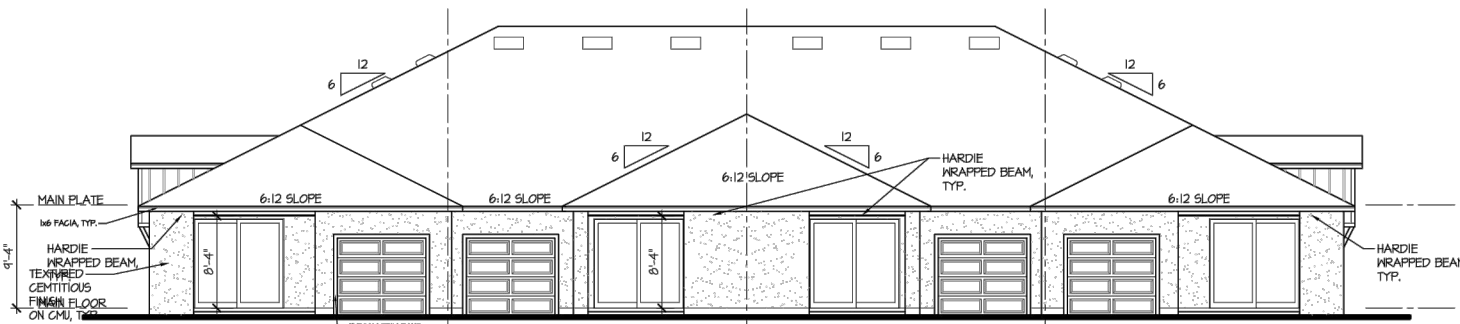
Left Elevation

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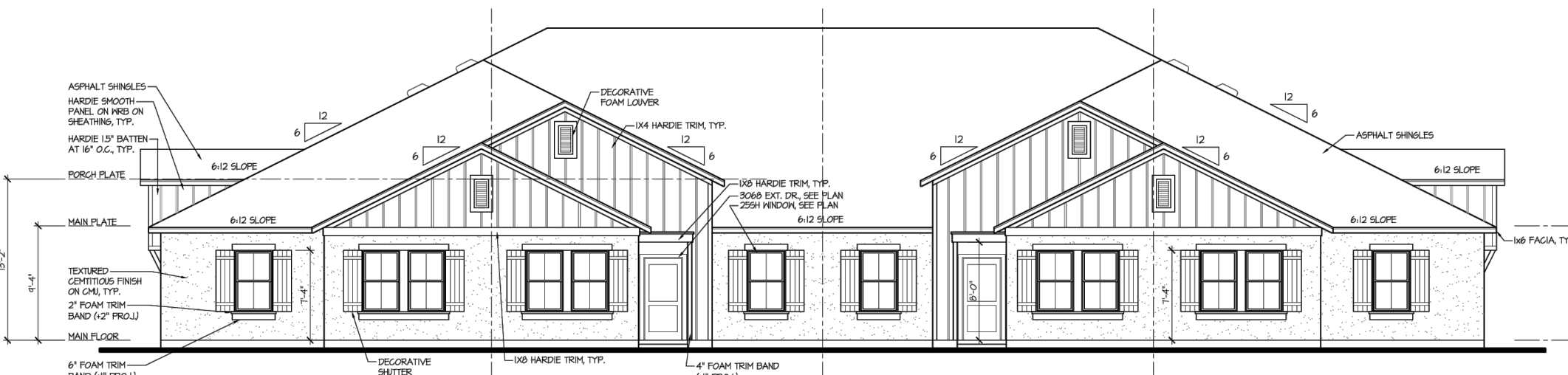
Right Elevation

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Rear Elevation

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))



Front Elevation

SCALE: 1/8"=1'-0" (20MM 1/8"=1'-0" (6M))

Elevation A - Modern Farmhouse

EXTERIOR ELEVATION

GENERAL NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITES FROM THAT SHOWN ON DRAWINGS. VERIFY IN FIELD WITH GC AND SITE CONTRACTOR PRIOR TO CONSTRUCTION.
- SEE GENERAL NOTES SECTION VI FOR INFORMATION REGARDING REQUIREMENTS FOR MATERIALS, FINISHES AND PROFILES. VERIFY WITH GC AND SITE CONTRACTOR PRIOR TO CONSTRUCTION.
- ROOF ELEVATIONS SHALL BE IN ACCORDANCE WITH THE 2020 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 INTERNATIONAL BUILDING CODE (IBC).
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CONSTRUCTION DOCUMENTS - 01.17.2023

# Wellness Way Swap PUD

Clermont, Florida

| No. | Revision | Date | Appvd. |
|-----|----------|------|--------|
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |
|     |          |      |        |

|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

Vertical Datum NAVD 1988

Drawing Title

## TYPICAL BUILDING ELEVATIONS

Drawing Number

C-6A

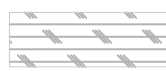
Sheet of

Typical Building Elevation - 27ft Active Adult Villas

N.T.S.



## LEGEND

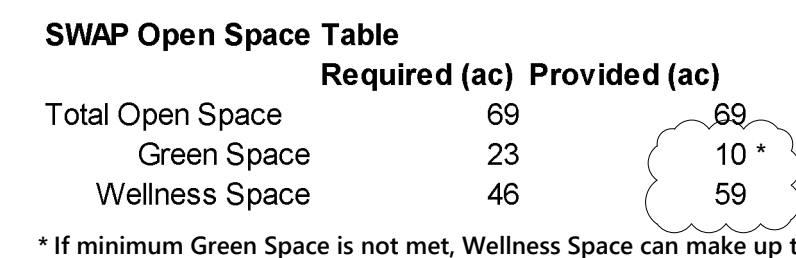
|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|  | WETLAND             |
|  | WETLAND BUFFER      |
|  | TRAIL               |
|  | GREEN SPACE         |
|  | WELLNESS SPACE      |
|  | CLOSE TO HOME PARKS |

**NOTE:** Close-to-Home park service radius are calculated per WWAP Sec.4.2.3.

[illegible]

## PARK PLAN

DATE: Dec. 14, 2023 Project Number 63639.01



|                |       |         |          |          |             |          |          |       |        |       |       |          |
|----------------|-------|---------|----------|----------|-------------|----------|----------|-------|--------|-------|-------|----------|
| Green Space    | Total | #       | G-1      | G-2      | G-3         | G-4      | G-5      |       |        |       |       |          |
|                |       | Acreage | 0.36     | 0.14     | 0.42        | 0.88     | 1.46     |       |        |       |       |          |
|                |       | Type    | Greenway | Greenway | Greenway    | Greenway | Greenway |       |        |       |       |          |
|                | 10.2  | #       | B-1      | B-2      | B-3         | B-4      | B-5      |       |        |       |       |          |
|                |       | Acreage | 2.39     | 1.45     | 2.02        | 0.75     | 0.33     |       |        |       |       |          |
|                |       | Type    | Buffer   | Buffer   | Buffer      | Buffer   | Buffer   |       |        |       |       |          |
| Wellness Space | Total | #       | W-1      | W-2      | W-3         | W-4      | W-5      | W-6   | W-7    | W-8   | W-9   |          |
|                |       | Acreage | 1.44     | 1.20     | 10.63       | 0.09     | 5.76     | 5.14  | 11.26  | 0.61  | 0.12  |          |
|                |       | Type    | Green    | Square   | Green       | Greenway | Green    | Green | Green  | Plaza |       |          |
|                | 58.90 | #       | W-10     | W-11     | W-12        | W-13     | W-14     | W-15  | W-16   | W-17  | W-18  | P-School |
|                |       | Acreage | 0.25     | 1.34     | 4.27        | 0.48     | 0.70     | 0.44  | 0.54   | 4.49  | 5.64  | 4.5      |
|                |       | Type    | Plaza    | Greenway | Neigh. Park | Plaza    | Square   | Plaza | Square | Green | Green | Green    |

- NOTES:
1. All proposed stormwater ponds are permeable areas enhanced as amenities using native vegetation.
  2. Proposed park space shall be designed consistent with Section 4.2 of WWAP in the LDC.
  3. Parcel 1 includes 4.50 acres of open space.



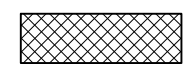


225 E. Robinson Street  
Suite 300  
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407.839.4006  
Certificate of Authorization  
Number FL #3932

### LEGEND



WETLAND



WETLAND BUFFER



## TRAIL

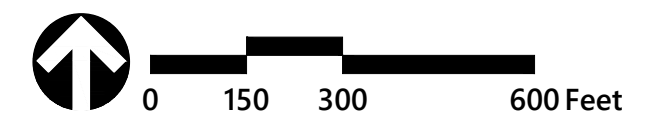


GREATER THAN 10 FT FILL



GREATER THAN 10 FT CUT

Total Cut/Fill Area 17.2% (42.5 acres)  
over 10'



# Wellness Way Swap PUD

Clermont, Florida

[illegible]

|             |                  |
|-------------|------------------|
| Designed by | Checked by       |
| GZ          | EH               |
| Issued for  | Date             |
|             | January 20, 2023 |

January 20, 2023

Vertical Datum NAVD 1988

## CUT &amp; FILL PLAN

Drawing Number

C-9

Sheet \_\_\_\_\_ of \_\_\_\_\_

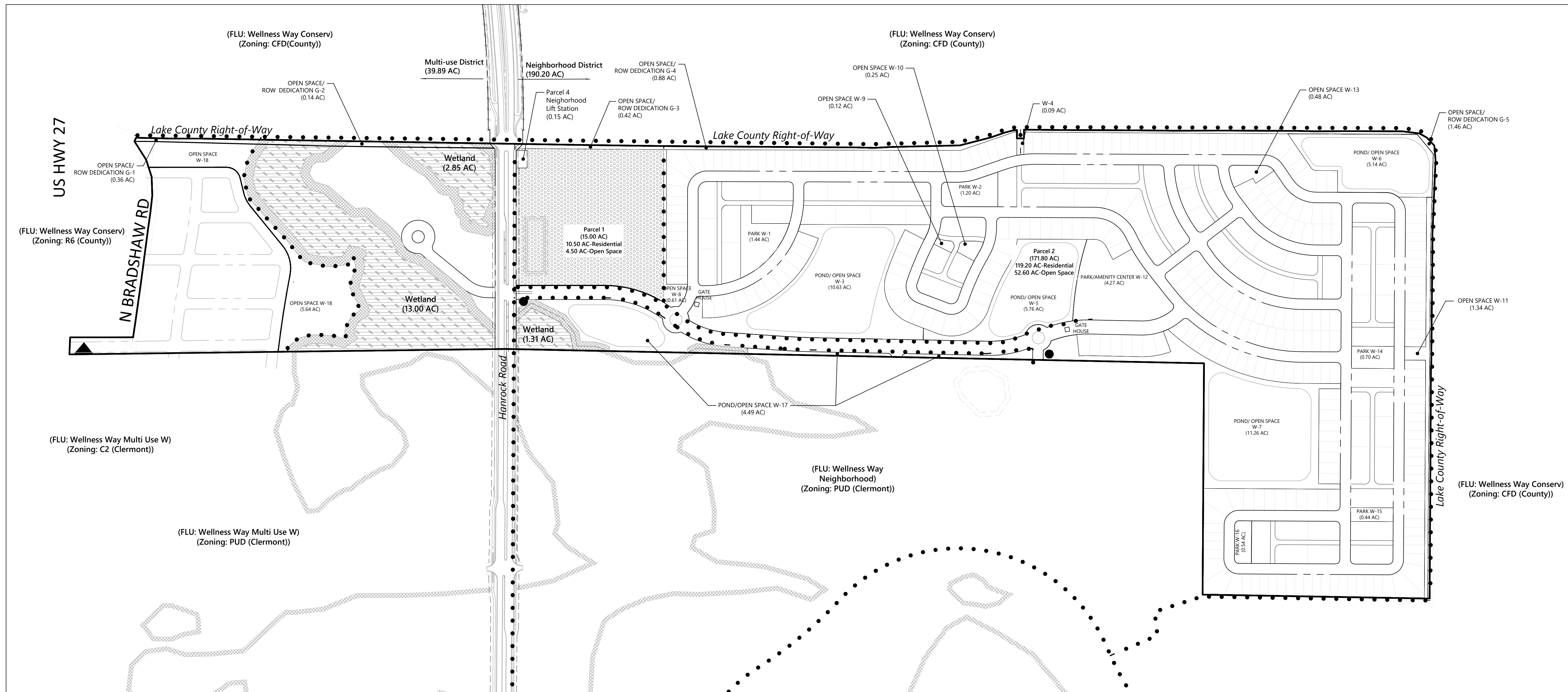
Project Number

DATE: Dec. 14, 2023

Project Number  
**63639.01**







| Signage Table |                                |                          |                          |                          |                             |                             |                         |                                 |
|---------------|--------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|-----------------------------|-------------------------|---------------------------------|
| Symbol        | Ground Sign Type               | Number of Signs/Elements | Max. Allowed Ht Proposed | Max. Allowed Ht per Code | Max. Allowed Width Proposed | Max. Width Allowed per Code | Max. Copy Area Proposed | Max. Copy Area allowed per Code |
| ●             | Primary Residential Sign       | 2                        | 10'                      | 10'                      | 20'                         | 20'                         | 48 sf                   | 48 sf                           |
| ▲             | Primary Regional Gateway Signs | 1                        | 20'                      | 20'                      | 15'                         | 15'                         | 8'                      | 8'                              |

**Note:**

1. SIGN DETAILS SHALL COMPLY WITH SECTION 7 of the WWAP UNLESS OTHERWISE NOTED.
2. PROPOSED SIGN LOCATIONS ARE APPROXIMATE. ACTUAL CONDITIONS MAY DICTATE PRECISE SIGN LOCATIONS.
3. MODIFICATIONS TO THE MASTER SIGN PLAN WILL BE PERMITTED AS APPROVED BY THE PLANNING AND ZONING DEPARTMENTS.
4. INDIVIDUAL SITE SIGNS SHALL MAINTAIN A MINIMUM 120' DISTANCE SEPARATION.
5. TEMPORARY SIGNS SHALL COMPLY WITH CITY OF CLERMONT LDC.
6. THE FOLLOWING SIGNS ARE PROHIBITED:
  - A. ABANDONED SIGNS
  - A. BEACONS OR FLASHING LIGHTS
  - B. POLE SIGNS
  - C. UNSAFE SIGNS
  - D. SNIPE SIGNS
  - E. PORTABLE SIGNS
  - F. ANY SIGN OBSTRUCTING VISIBILITY AT AN INTERSECTION ACCORDING TO THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS
  - G. SIGNS IMITATING OR RESEMBLING GOVERNMENT SIGNS OR SIGNALS THAT ARE NOT ERECTED BY A GOVERNMENTAL OR PUBLIC AGENCY
  - H. ROOF SIGNS
  - I. SIGNS PLACED ON VEHICLES OR TRAILERS WHICH ARE PARKED OR LOCATED FOR THE MAIN PURPOSE OF DISPLAYING SAID SIGNS
  - J. SIGNS THAT CREATE TRAFFIC OR PEDESTRIAN HAZARDS
  - K. SIGNS CONSTRUCTED OF CLOTH, CANVAS, FABRIC, PAPER, PLYWOOD OR OTHER LIGHT MATERIAL WHICH ARE NOT INTENDED OR DESIGNED FOR PERMANENT DISPLAY UNLESS THOSE SIGNS MEET THE CRITERIA SET FORTH IN SECTION 11.01.06(H)

# Wellness Way Swap PUD

Clermont, Florida

[illegible]

Vertical Datum NAVD 1988

## SIGNAGE PLAN

Drawing Number

C-10

Sheet \_\_\_\_\_ of \_\_\_\_\_

Project Number

DATE: Dec. 14, 2023 **63639.01**



### Primary Regional Gateway Sign



### Primary Residential Sign





# CITY OF CLERMONT REZONING APPLICATION

|                                                                                    |  |                                                                                     |                  |
|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|------------------|
| <b>DATE</b>                                                                        |  | <b>FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary</b> |                  |
| <b>Project Name (if applicable)</b> Lennar Swap PUD                                |  |                                                                                     |                  |
| <b>Applicant</b> VHB                                                               |  |                                                                                     |                  |
| <b>Contact Person</b> Erika Hughes                                                 |  |                                                                                     |                  |
| <b>Address</b> 225 E Robinson St, Suite 300                                        |  | <b>City</b> Orlando                                                                 | <b>State</b> FL  |
|                                                                                    |  | <b>Zip</b> 32801                                                                    |                  |
| <b>Telephone</b> 407.893.4769                                                      |  | <b>Fax</b>                                                                          |                  |
| <b>Email</b> ehughes@vhb.com                                                       |  |                                                                                     |                  |
| <b>OWNER INFORMATION</b>                                                           |  |                                                                                     |                  |
| <b>Owner's Name</b> please see attached owner's list                               |  |                                                                                     |                  |
| <b>Owner Address</b>                                                               |  | <b>City</b>                                                                         | <b>State</b>     |
|                                                                                    |  |                                                                                     | <b>Zip</b>       |
| <b>Telephone</b>                                                                   |  | <b>Email</b>                                                                        |                  |
|                                                                                    |  |                                                                                     |                  |
| <b>PROPERTY INFORMATION</b>                                                        |  |                                                                                     |                  |
| <b>Address of Subject Property</b>                                                 |  | <b>City</b>                                                                         | <b>State</b>     |
| East of US 27, South of Five Mile Rd, North of Schofield Rd, West of Five Mile Rd. |  | Clermont                                                                            | FL               |
|                                                                                    |  |                                                                                     | <b>Zip</b> 34711 |
| <b>Legal Description (include copy of survey)</b>                                  |  |                                                                                     |                  |
| please see attached                                                                |  |                                                                                     |                  |
| <b>Acreage</b>                                                                     |  | <b>Land Use (City verification required)</b>                                        |                  |
| 247.25                                                                             |  | WW Neighborhood District/Multi Use W District (in process)                          |                  |
| <b>Present Zoning (City verification required)</b>                                 |  | <b>Proposed Zoning</b>                                                              |                  |
| A & R-6 (Lake County)                                                              |  | PUD                                                                                 |                  |



CITY OF CLERMONT  
REZONING  
APPLICATION

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

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

Following the recent adoption of the Wellness Way area comprehensive plan policies, this request is for a PUD rezoning applying the Wellness Way Neighborhood District and Multi Use W District development standards, consistent with the WWAP

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

ERIKA HUGHES

Applicant Name (print)

[Signature]

Owner Name (print)

x [Signature]

Applicant Name (signature)

x Thomas H. Brown

Owner Name (signature)

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

5/22/2020

# LEGAL NOTICE

On Thursday, January 4, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, January 23, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

## ORDINANCE NO. 2023-025

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

### LOCATION

1.5 miles south of Hartwood Marsh Road, east US 27 and south of Five Mile Road  
Alternate Key 3926960



### LEGAL DESCRIPTION

PARCEL ID: 13-23-25-090-0049-00000

A PARCEL OF LAND LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE RUN SOUTH 89°16'46" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2479.84 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #27 /STATE ROAD #25 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 238422 1; THENCE RUN NORTH 02°16'40" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 97.09 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN NORTH 89°52'47" EAST FOR A DISTANCE OF 357.99 FEET TO A POINT ON THE EAST LINE OF BRADSHAW ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST LINE: NORTH 08°31'11" EAST FOR A DISTANCE OF 108.76 FEET; THENCE RUN NORTH 08°04'22" EAST FOR A DISTANCE OF 203.58 FEET; THENCE RUN NORTH 07°32'08" EAST FOR A DISTANCE OF 301.61 FEET; THENCE RUN NORTH 08°01'59" EAST FOR A DISTANCE OF 100.03 FEET; THENCE RUN NORTH 06°13'32" EAST FOR A DISTANCE OF 99.03 FEET; THENCE RUN NORTH 01°53'26" WEST FOR A DISTANCE OF 106.21 FEET; THENCE RUN NORTH 17°53'1 Q" WEST FOR A DISTANCE OF 101.00 FEET; THENCE RUN NORTH 32°15' 43" WEST FOR A DISTANCE OF 124.94 FEET; THENCE RUN NORTH 25°06'36" EAST FOR A DISTANCE OF 22.17 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF 5 MILE ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTH LINE: SOUTH 88°38'57" EAST FOR A DISTANCE OF 193.29 FEET; THENCE RUN NORTH 89°50'32" EAST FOR A DISTANCE OF 154.07 FEET; THENCE RUN SOUTH 88°57'53" EAST FOR A DISTANCE OF 597.94 FEET; THENCE RUN SOUTH 89°04'13" EAST FOR A DISTANCE OF 1648.76 FEET; THENCE RUN SOUTH 89°10'22" EAST FOR A DISTANCE OF 300.67 FEET; THENCE RUN SOUTH 89°29'11" EAST FOR A DISTANCE OF 299.23 FEET; THENCE RUN SOUTH 89°35'06" EAST FOR A DISTANCE OF 500.01 FEET; THENCE RUN SOUTH 89°37'32" EAST FOR A DISTANCE OF 399.93 FEET; THENCE RUN SOUTH 88°36'09" EAST FOR A DISTANCE OF 100.54 FEET; THENCE RUN NORTH 8T01'31" EAST FOR A DISTANCE OF 99.52 FEET; THENCE RUN NORTH 88°41'15" EAST FOR A DISTANCE OF 389.00 FEET; THENCE RUN NORTH 75°39'41" EAST FOR A DISTANCE OF 180.49 FEET; THENCE RUN NORTH 70°38'01" EAST FOR A DISTANCE OF 85.81 FEET; THENCE RUN NORTH 75°47'42" EAST FOR A DISTANCE OF 48.13 FEET; THENCE RUN NORTH 84°56'34" EAST FOR A DISTANCE OF 22.09 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED LINE RUN SOUTH 00°18'54" WEST FOR A DISTANCE OF 47.05 FEET; THENCE RUN SOUTH 89°41'06" EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH

00°18'54" EAST FOR A DISTANCE OF 50.00 FEET TO THE AFORESAID SOUTH MAINTAINED LINE OF 5 MILE ROAD; THENCE RUN THE FOLLOWING COURSES ALONG THE AFORESAID SOUTH MAINTAINED LINE AND THE WEST MAINTAINED LINE OF 5 MILE ROAD: SOUTH 89°19'15" EAST FOR A DISTANCE OF 248.15 FEET; THENCE RUN SOUTH 89°51'57" EAST FOR A DISTANCE OF 200.19 FEET; THENCE RUN SOUTH 89°48'55" EAST FOR A DISTANCE OF 196.42 FEET; THENCE RUN SOUTH 89°25'54" EAST FOR A DISTANCE OF 201.34 FEET; THENCE RUN NORTH 89°56' 45" EAST FOR A DISTANCE OF 301.13 FEET; THENCE RUN SOUTH 89°48'02" EAST FOR A DISTANCE OF 400.83 FEET; THENCE RUN SOUTH 88°41'42" EAST FOR A DISTANCE OF 100.78 FEET; THENCE RUN NORTH 89°48'54" EAST FOR A DISTANCE OF 197.56 FEET; THENCE RUN SOUTH 89°50'13" EAST FOR A DISTANCE OF 304.21 FEET; THENCE RUN SOUTH 83°05'13" EAST FOR A DISTANCE OF 97.81 FEET; THENCE RUN SOUTH 60°30'46" EAST FOR A DISTANCE OF 47.74 FEET; THENCE RUN SOUTH 43°04'26" EAST FOR A DISTANCE OF 62.59 FEET; THENCE RUN SOUTH 04°59'22" EAST FOR A DISTANCE OF 80.69 FEET; THENCE RUN SOUTH 02°24'26" WEST FOR A DISTANCE OF 404.28 FEET; THENCE RUN SOUTH 00°32'02" WEST FOR A DISTANCE OF 779.65 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 22; THENCE RUN NORTH 88°49'23" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AF 5 MILE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 357, PAGE 21 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°19'09" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1310.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°00'54" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1290.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 00°20'55" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 22 FOR A DISTANCE OF 1314.56 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 88°49'23" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 FOR A DISTANCE OF 3969.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,770,217 SQUARE FEET OR 247.25 ACRES, MORE OR LESS.

#### EAST PARCEL

CONTAINS 8,269,644 SQUARE FEET, 189.84 ACRES

#### WEST PARCEL

CONTAINS 2,500,573 SQUARE FEET, 57.41 ACRES

#### OVERALL PROPERTY

CONTAINS 10,770,217 SQUARE FEET OR 247.25 ACRES, MORE OR LESS.

### PROPERTY REZONING

**From: Urban Transition UT**

**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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Resolution No. 2023-041R<br><i>Plaza Collina PUD Amendment (CUP)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Recommend approval of Resolution 2023-041R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <p>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.</p>  <p>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.</p> <p>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.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |

|    |                                           |                                               |
|----|-------------------------------------------|-----------------------------------------------|
| 1. | 2023-041R                                 | 2023-041R .pdf                                |
| 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 (2).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 January 4, 2024, 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 9<sup>th</sup> day of January, 2024.

**CITY OF CLERMONT**

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

**ATTEST:**

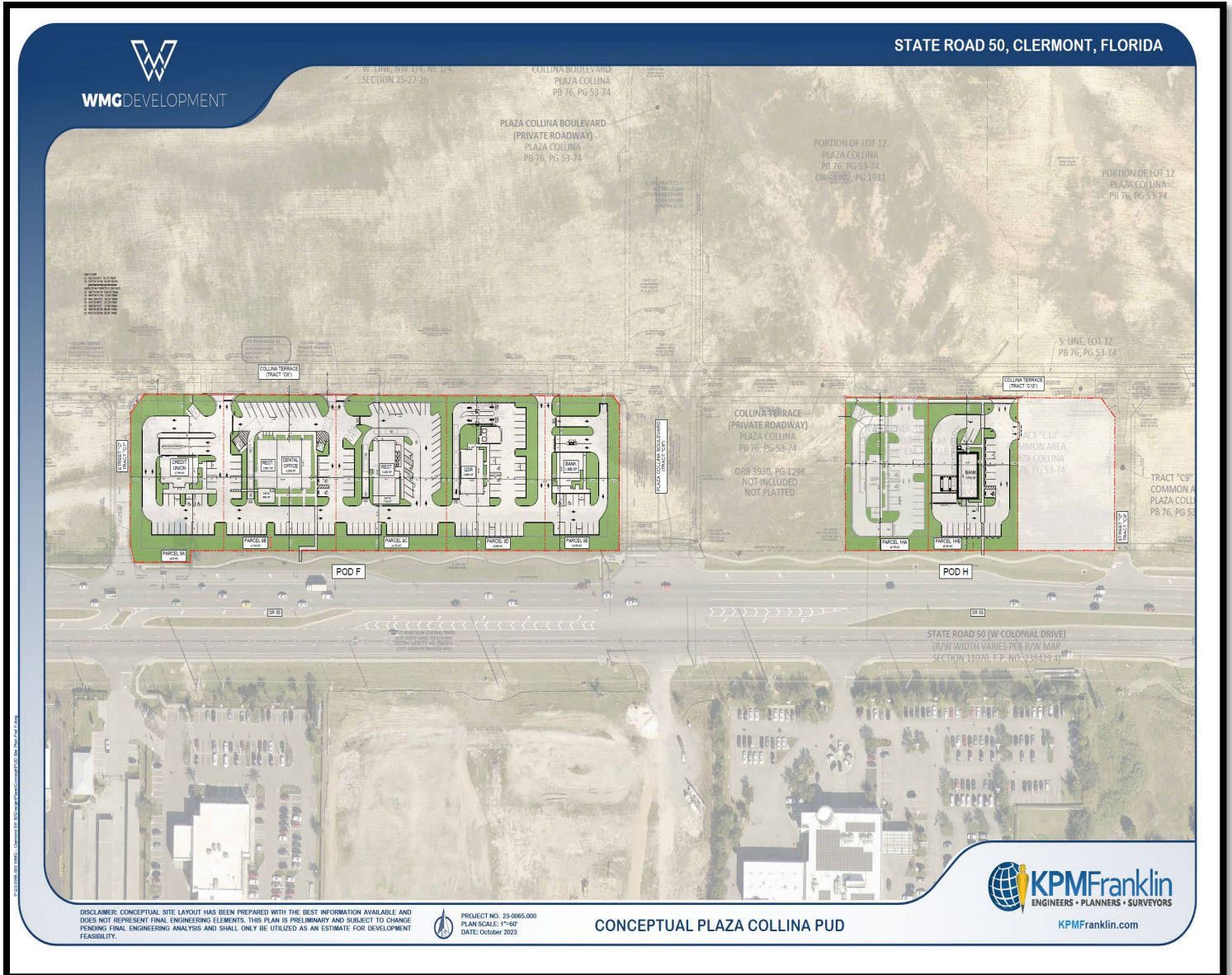
\_\_\_\_\_  
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

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



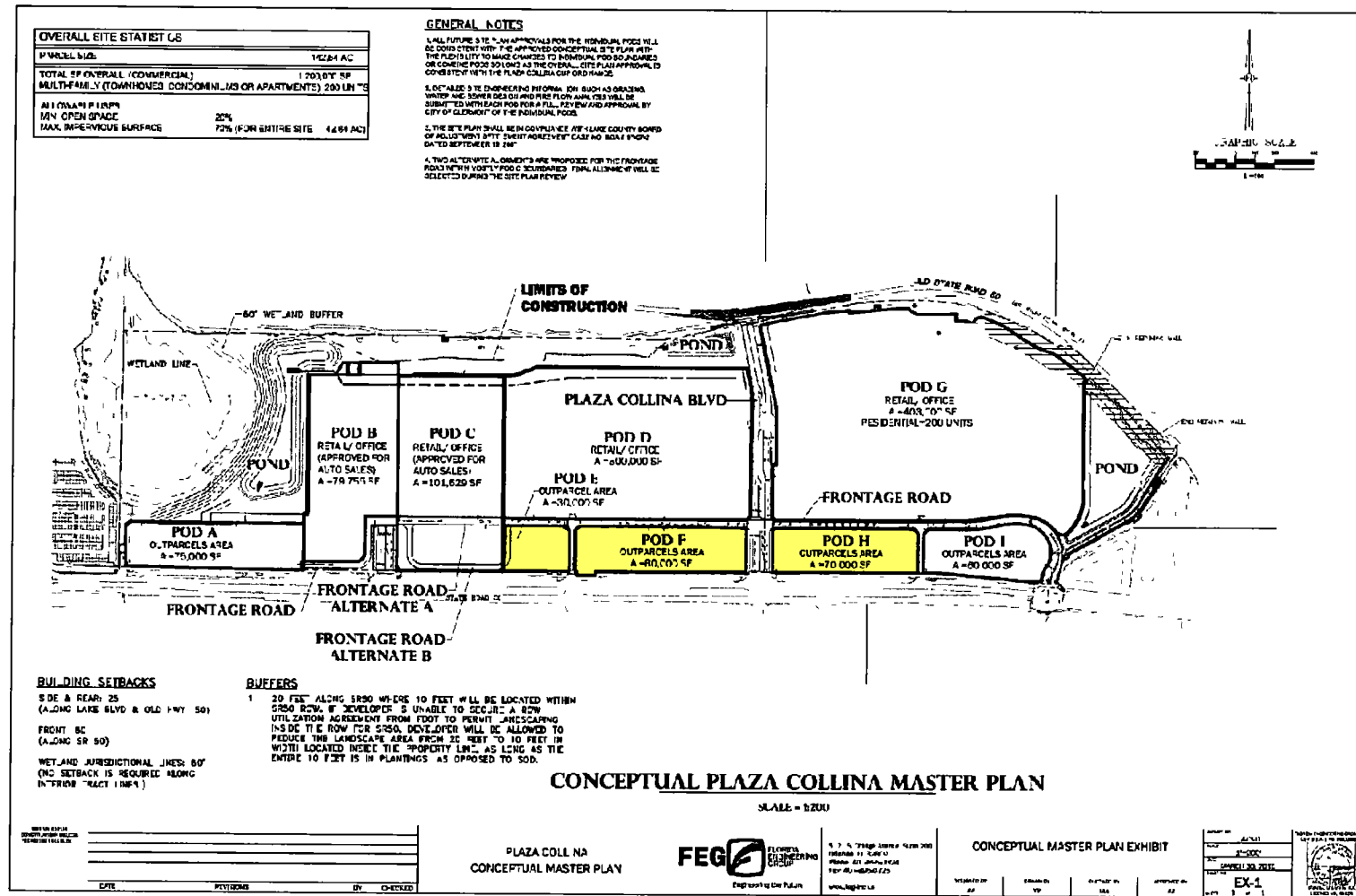
**Exhibit A – Preliminary Conceptual Site Plan**















WMGDEVELOPMENT

STATE ROAD 50, CLERMONT, FLORIDA



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 November, 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: CE163460  
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 Amy 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: CE163460  
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: CE163460  
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 STEWART FRANKS  
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: CE163460  
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  
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 September, 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: CE163460  
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  
My Commission Number: CE163460  
My commission expires: 3/16/22

## 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

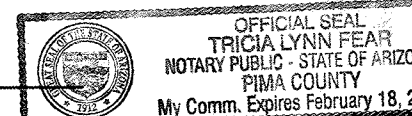
NOT REQUIRED

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

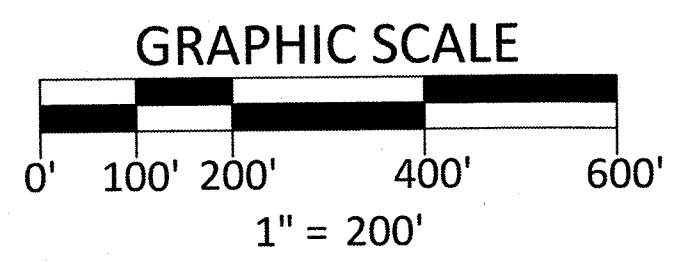
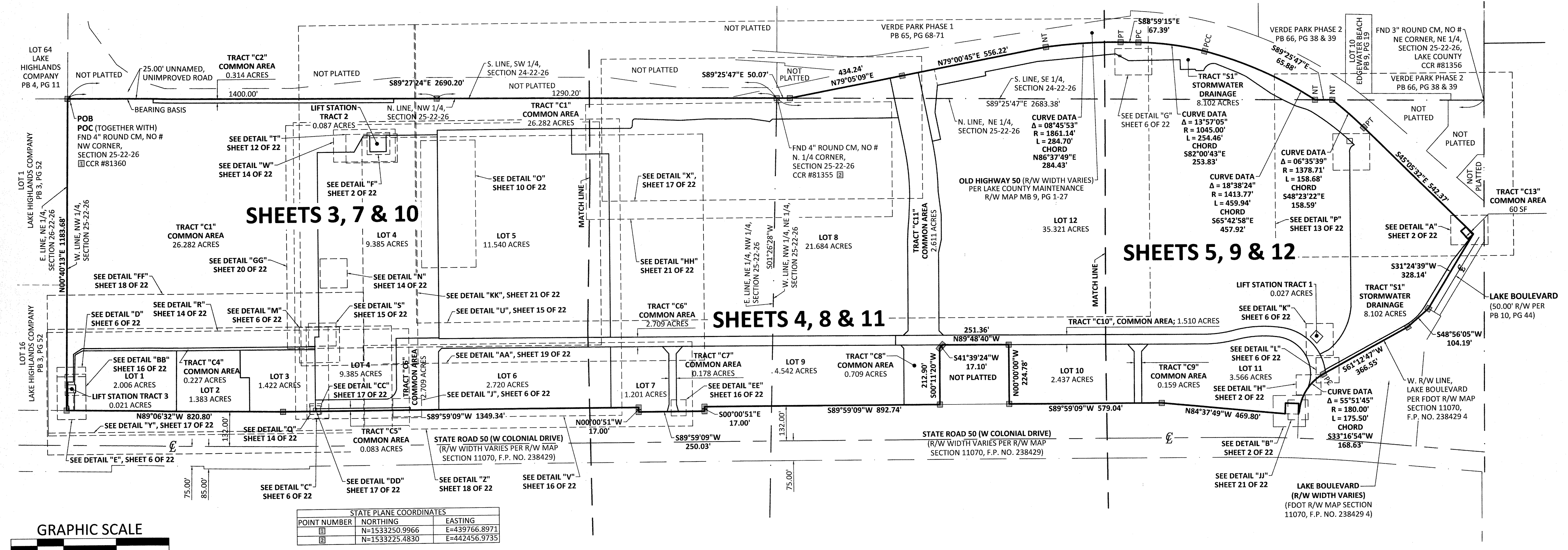
ACCURIGHT SURVEYS OF ORLANDO, INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

# 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

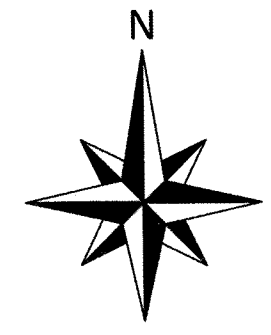
## KEY MAP



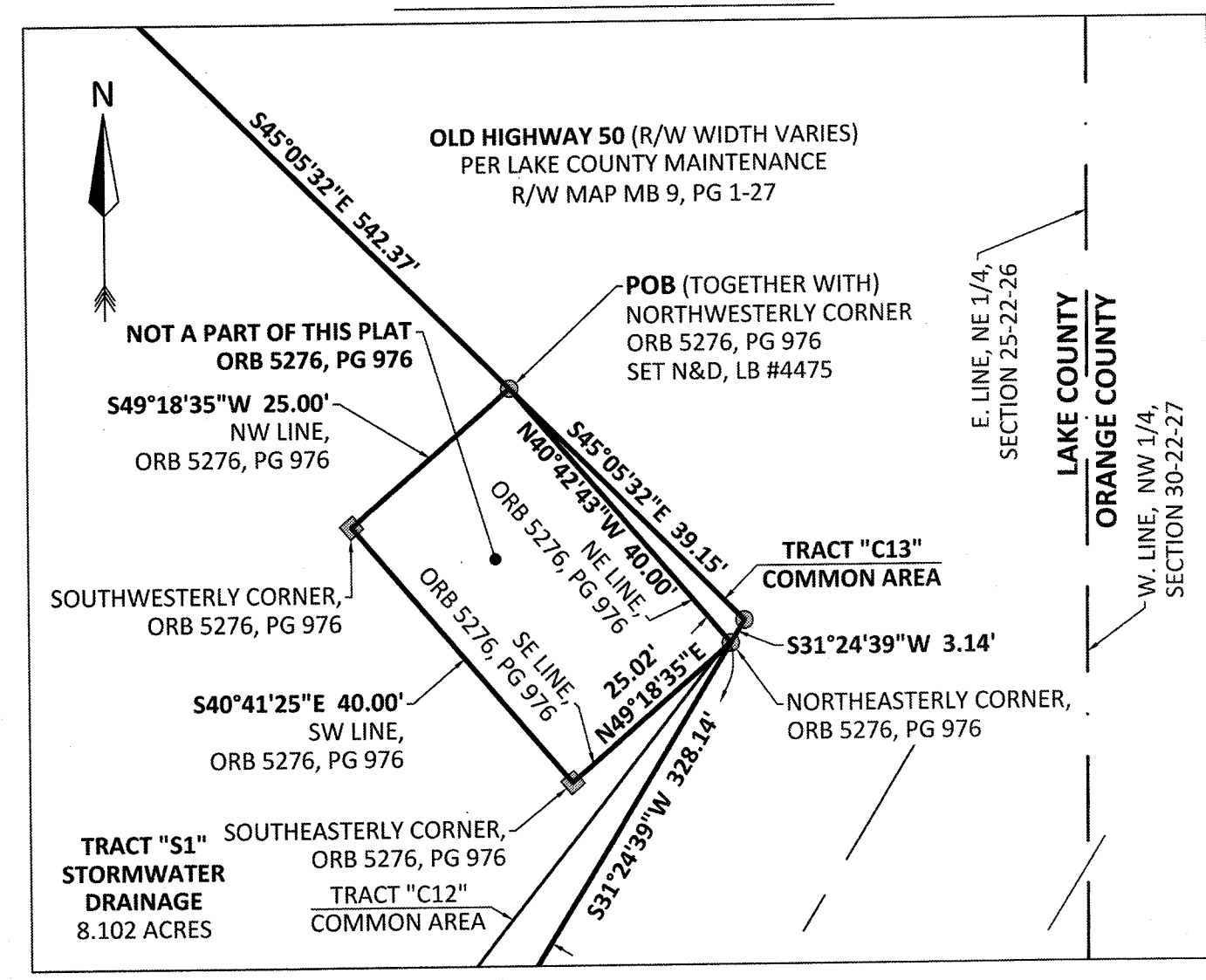
| STATE PLANE COORDINATES |                |               |
|-------------------------|----------------|---------------|
| POINT NUMBER            | NORTHING       | EASTING       |
| 1                       | N=1533250.9966 | E=439766.8971 |
| 2                       | N=1533225.4830 | E=442456.9735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

## LEGEND

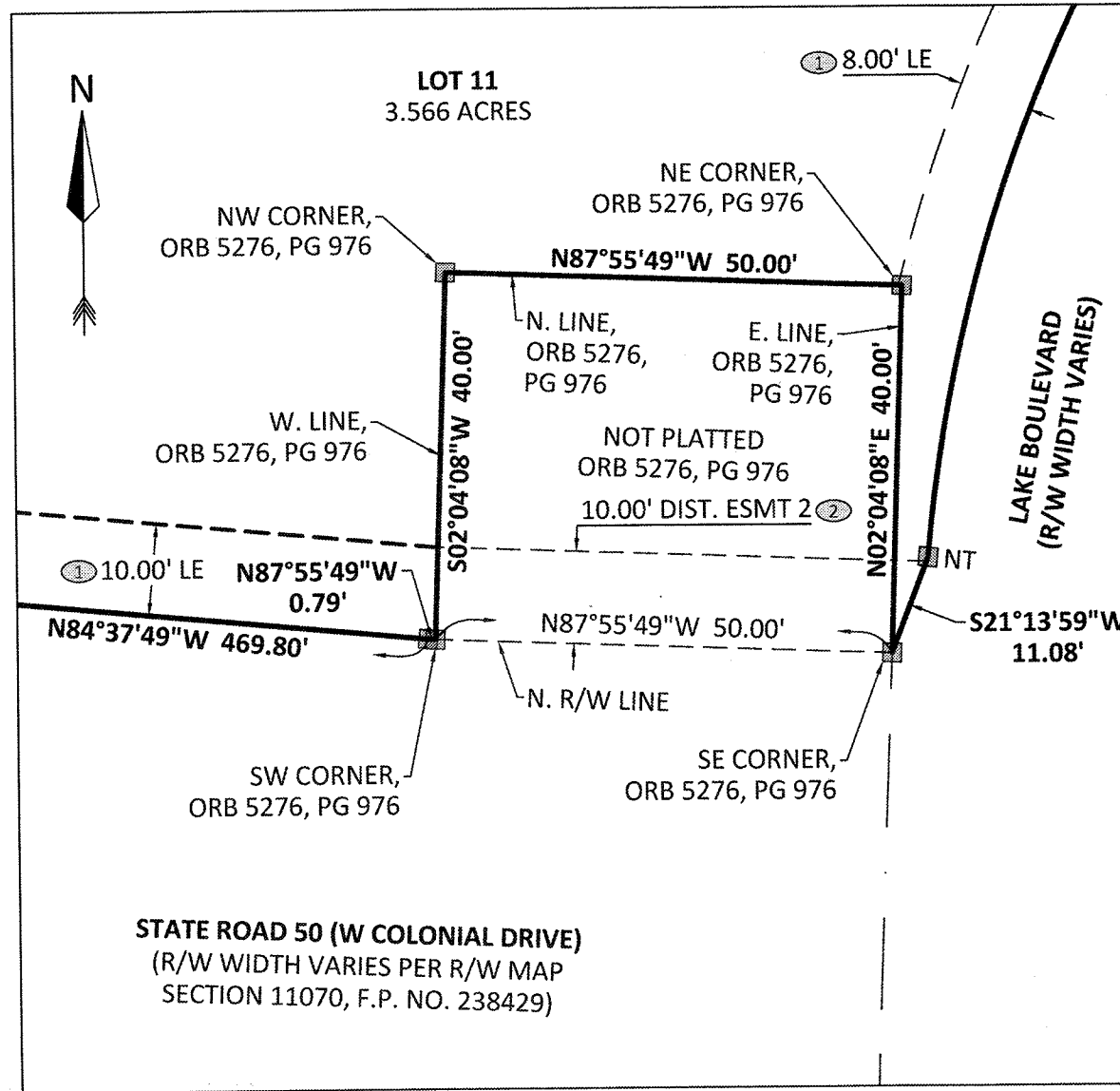
- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT IDENTIFIER NUMBER
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & 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.



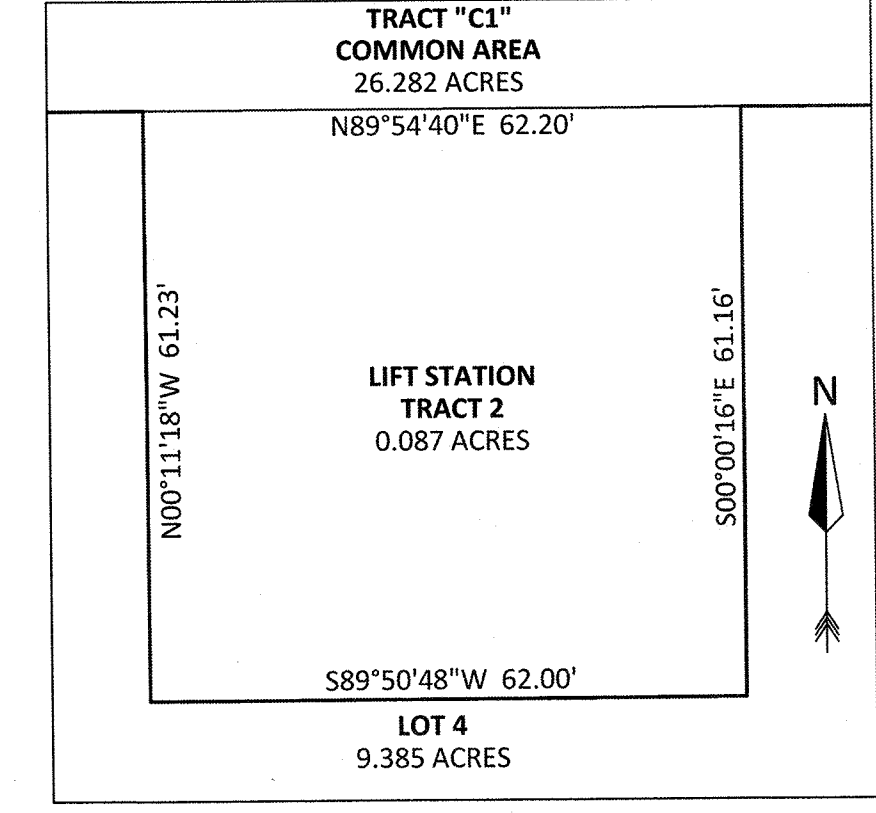
DETAIL "A" - 1" = 20'



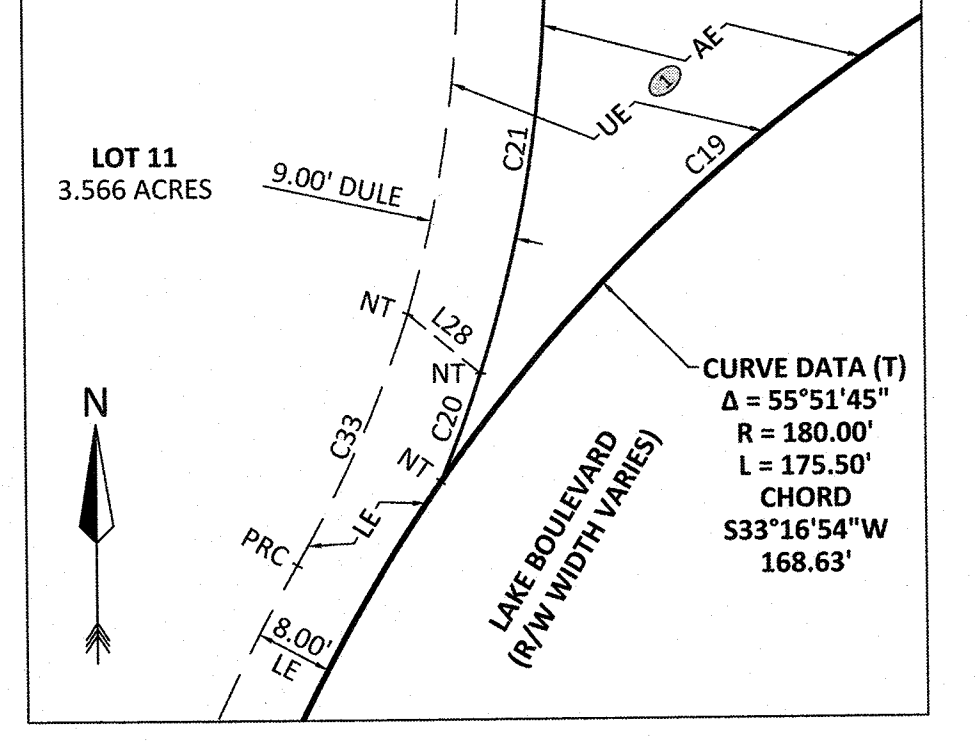
DETAIL "B" - 1" = 20'



DETAIL "F" - 1" = 20'



DETAIL "H" - 1" = 20'



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     | 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'   |



ACCURIGHT

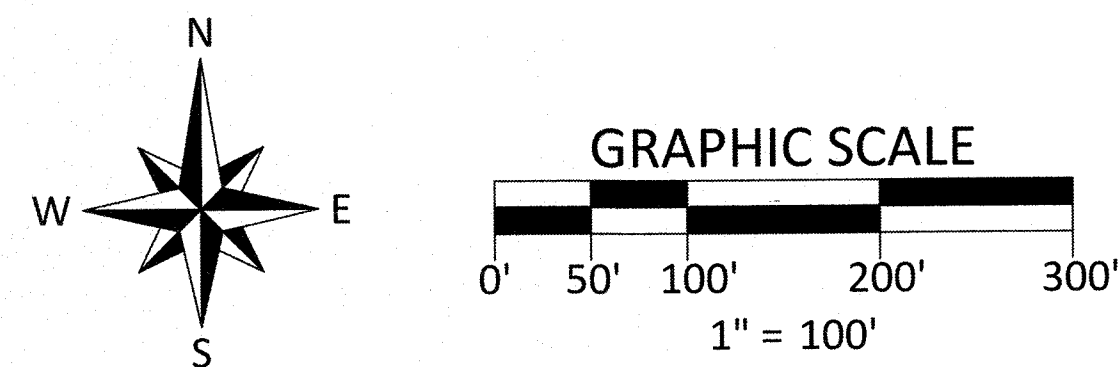
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
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PHONE: (407) 894-6314

# 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

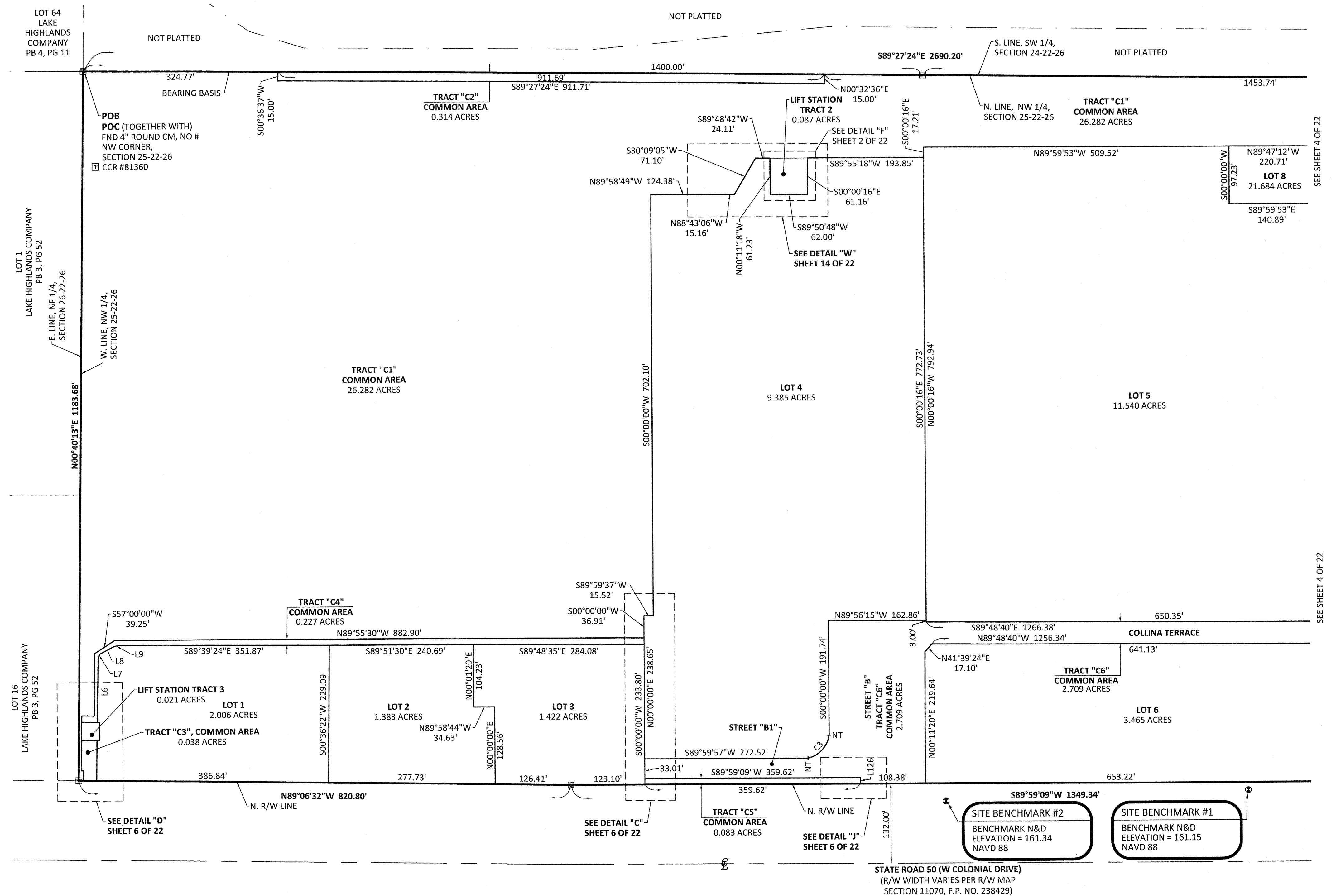


|            |             |         |  |  |
|------------|-------------|---------|--|--|
| LINE CHART |             |         |  |  |
| L6         | N01°14'43"E | 104.82' |  |  |
| L7         | N35°58'50"E | 5.40'   |  |  |
| L8         | N62°10'13"E | 26.93'  |  |  |
| L9         | N78°40'48"E | 6.62'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

| NO. | CENTRAL ANGLE | RADIUS | CHORD  | 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
- C - 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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www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

# PLAZA COLLINA

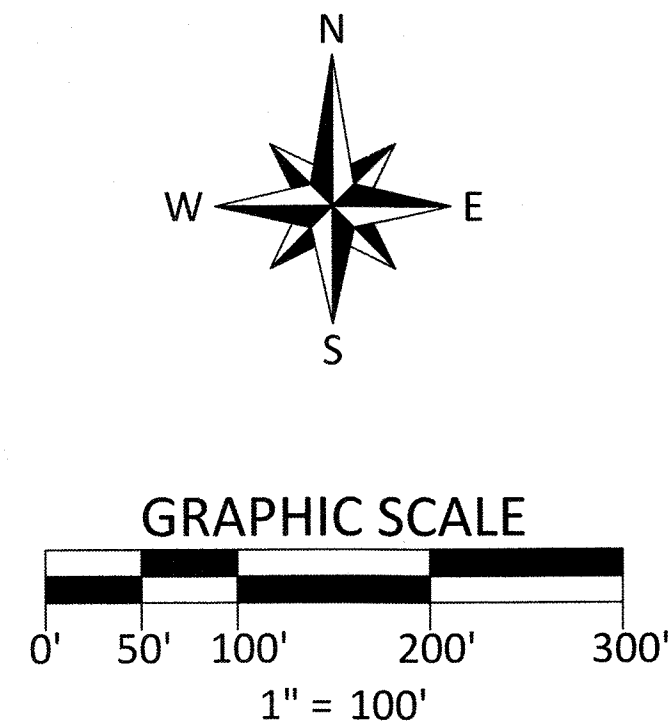
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 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

| 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' |  |

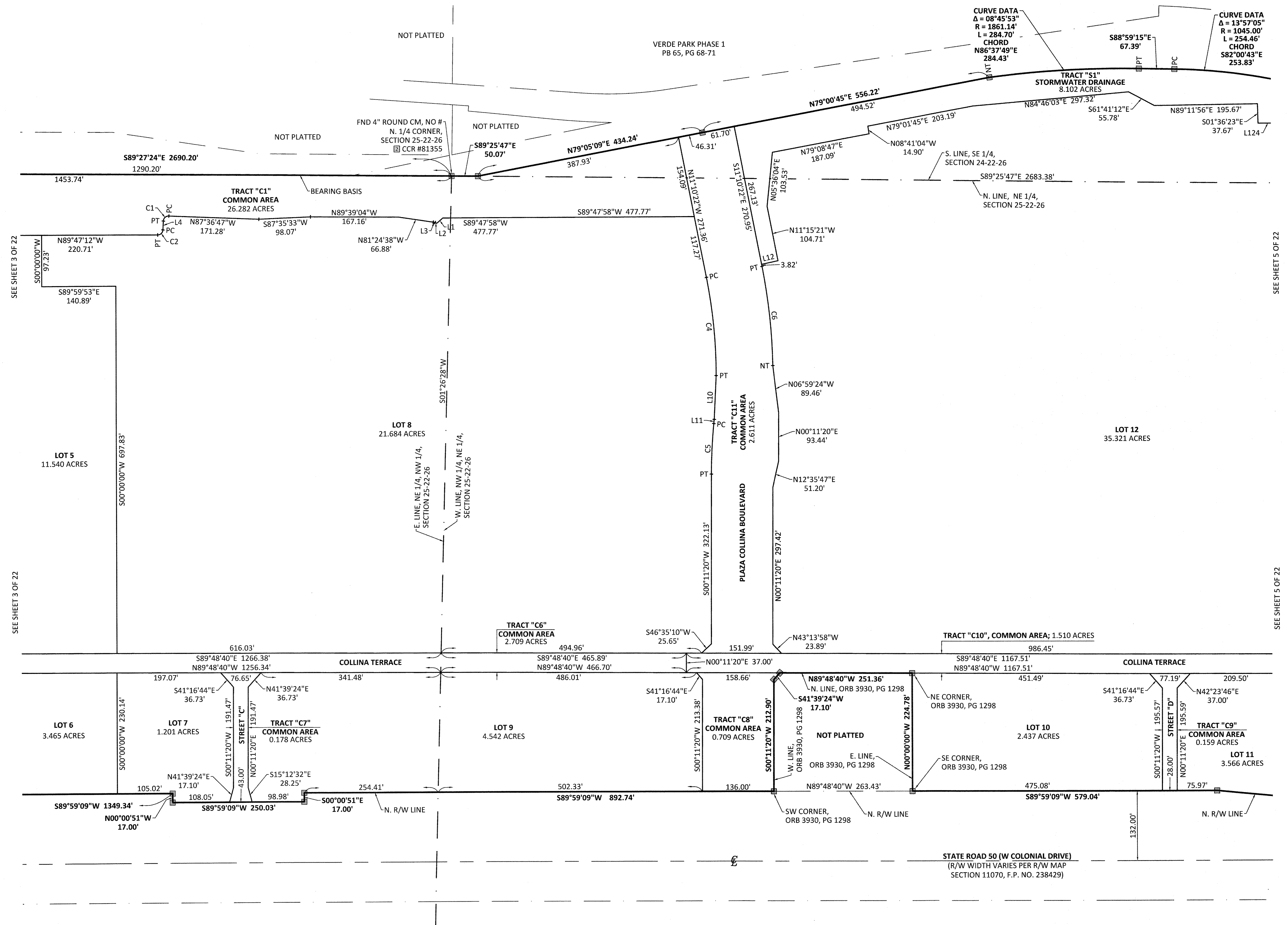
  

| NO. | CURVE CHART      |                  |                |                     |
|-----|------------------|------------------|----------------|---------------------|
|     | CENTRAL<br>ANGLE | RADIUS<br>LENGTH | ARC<br>BEARING | CHORD<br>DISTANCE   |
| C1  | 89°14'45"        | 10.00'           | 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  
CCR - CERTIFIED CORNER RECORD  
C - CENTERLINE SYMBOL  
CM - CONCRETE MONUMENT  
DE - DRAINAGE EASEMENT  
DIST. ESMT - DISTRIBUTION EASEMENT  
DULE - DRAINAGE, UTILITY,  
    & LANDSCAPE EASEMENT  
② - 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  
RE - 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 4 OF 22




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# PLAZA COLLINA

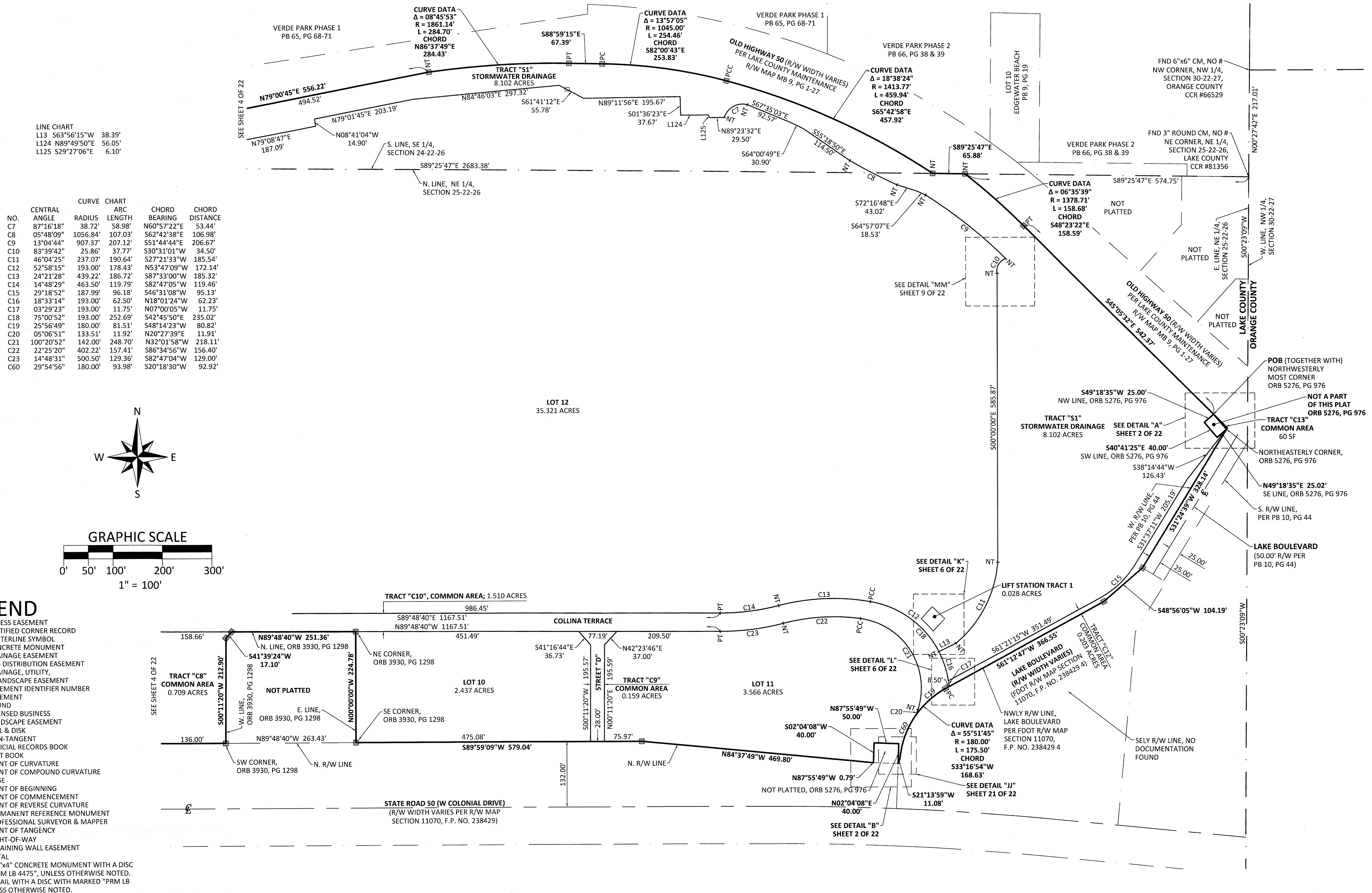
PLAT  
BOOK

76

PAGE 57

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







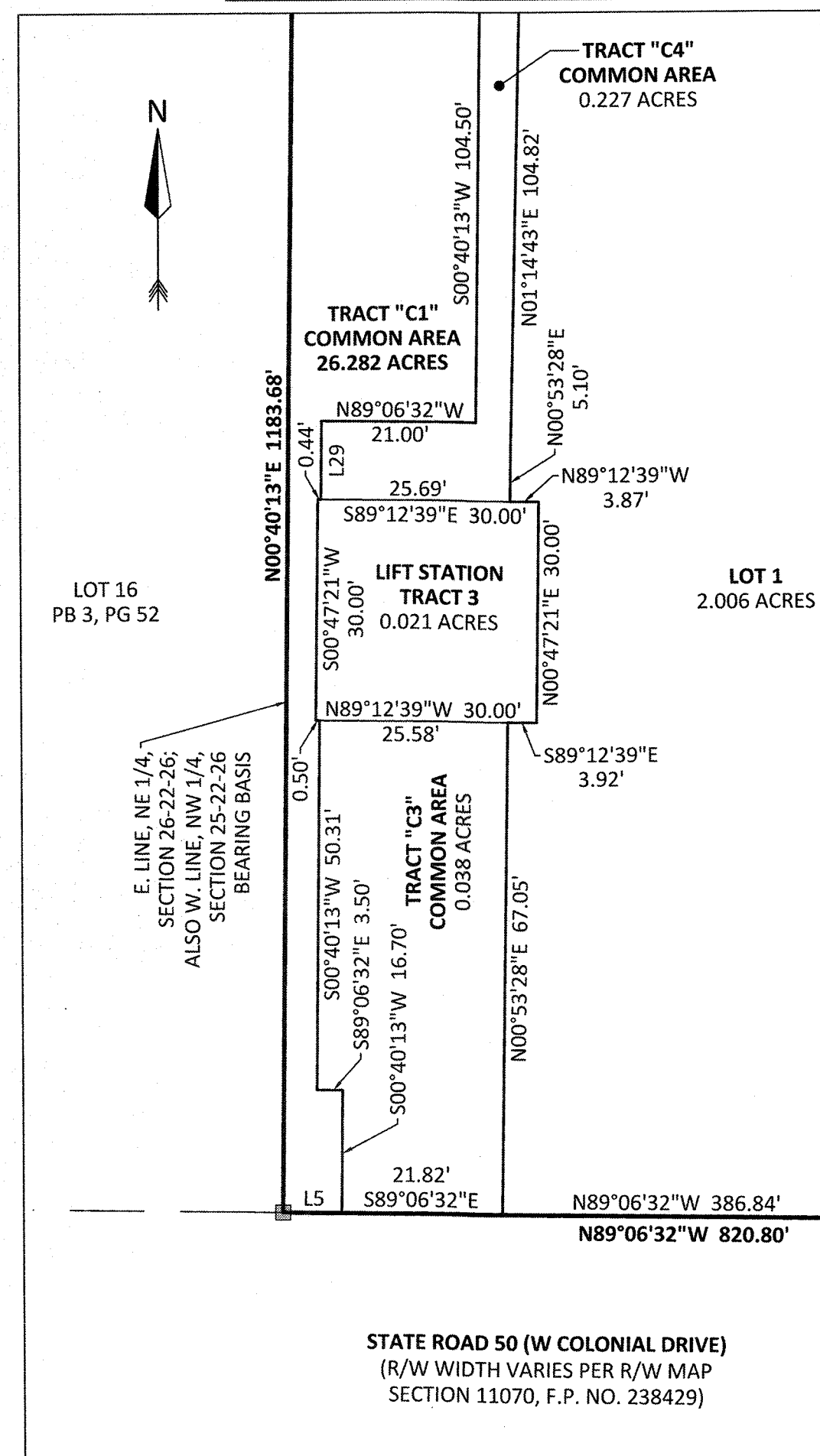
# PLAZA COLLINA

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

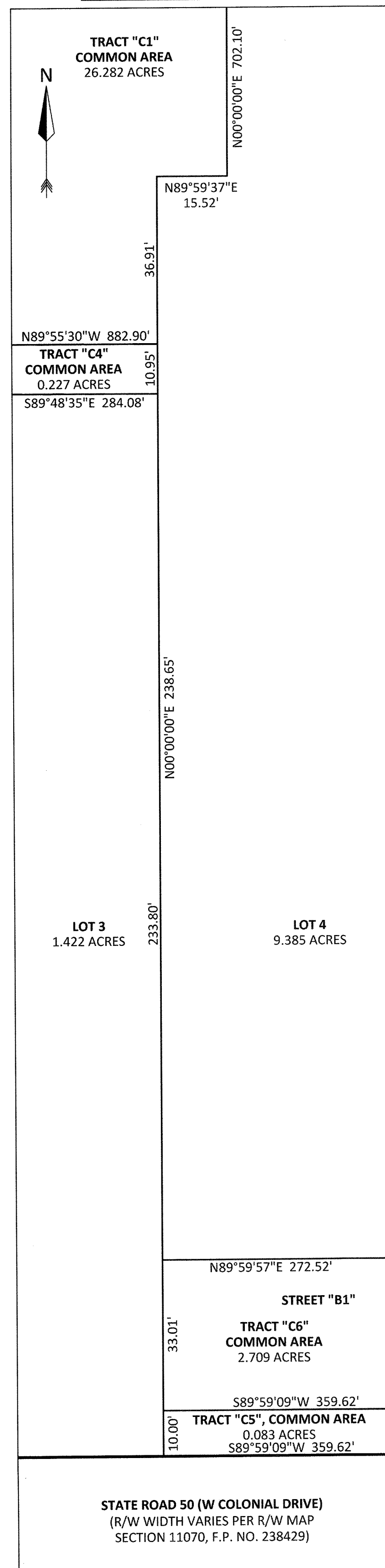
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## LOT AND EASEMENT DETAIL PAGE

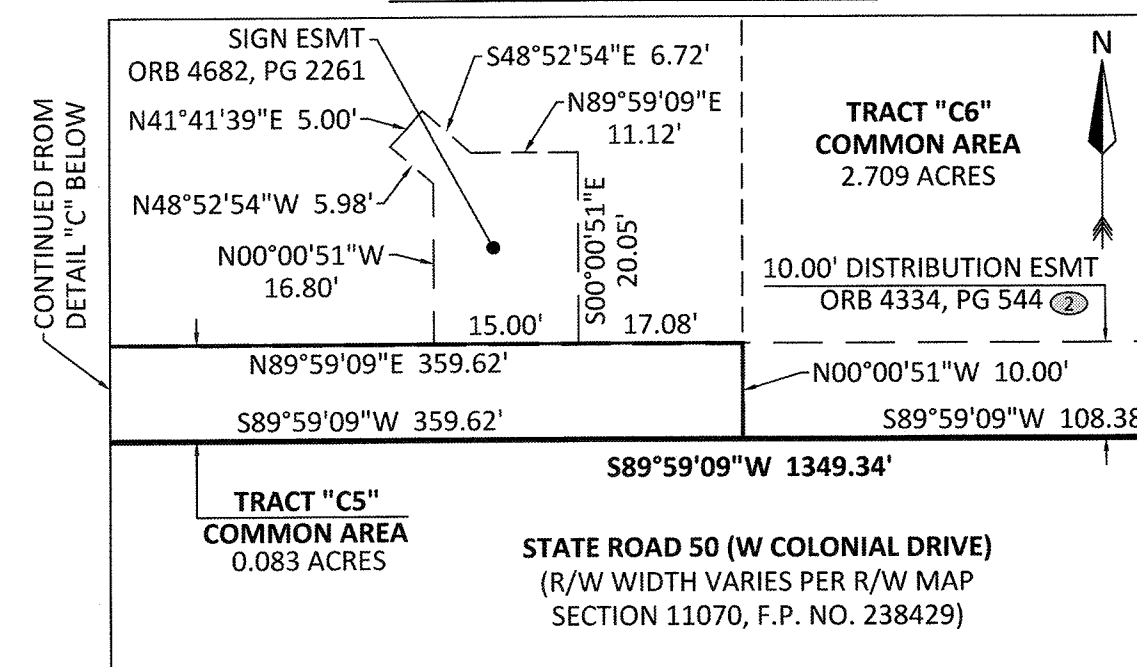
DETAIL "D" - 1" = 20'



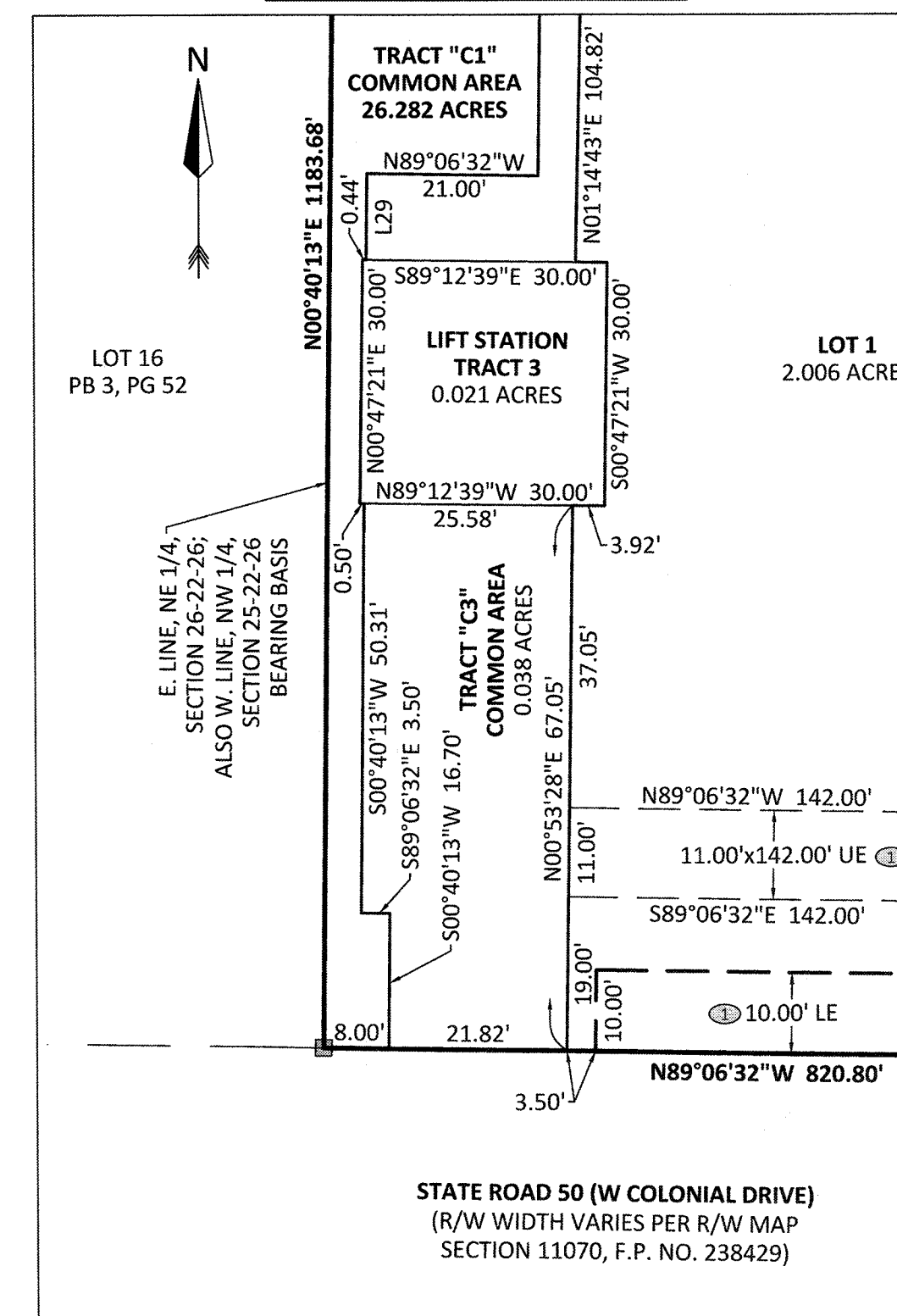
DETAIL "C" - 1" = 20'



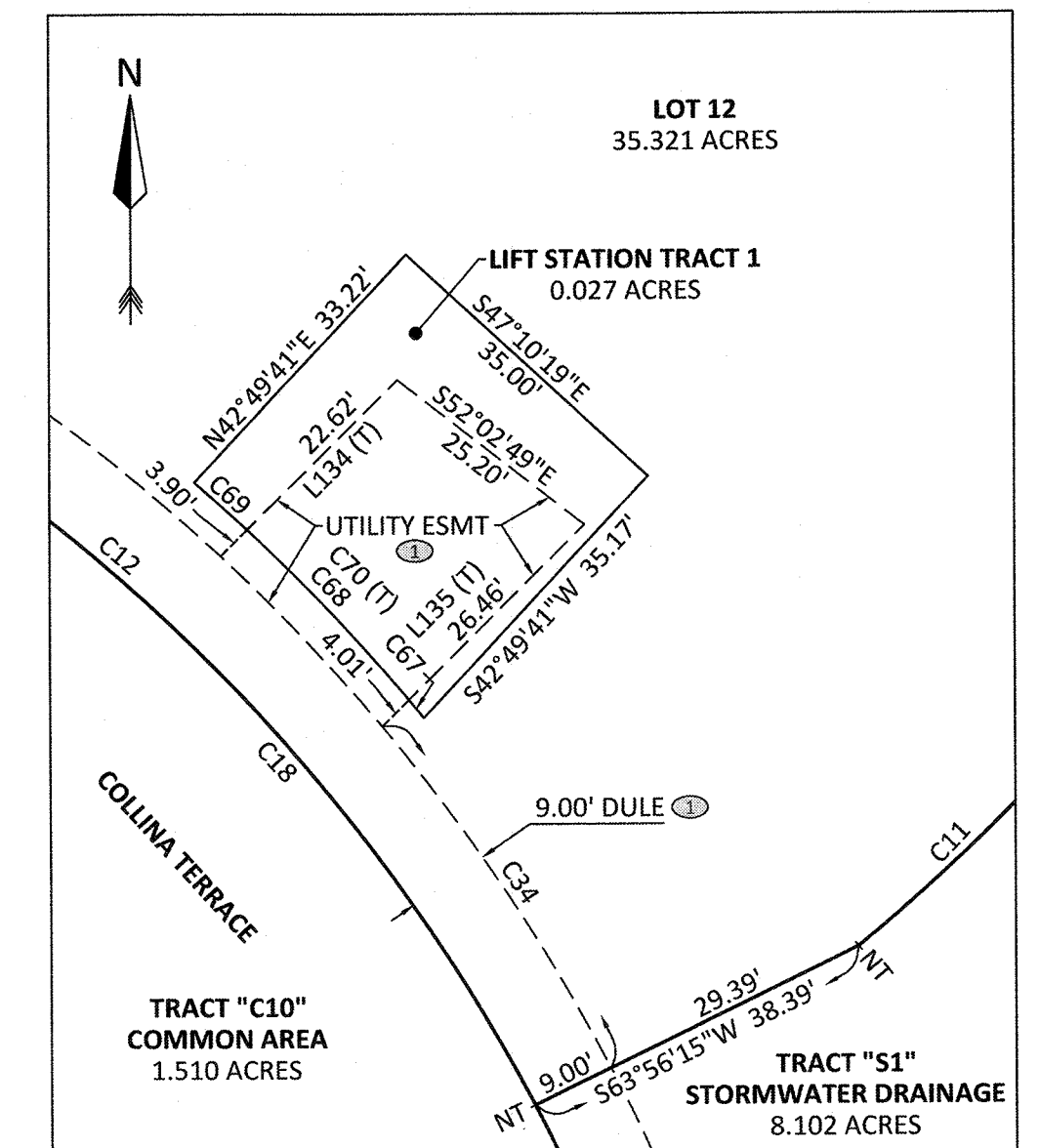
DETAIL "J" - 1" = 20'



DETAIL "E" - 1" = 20'

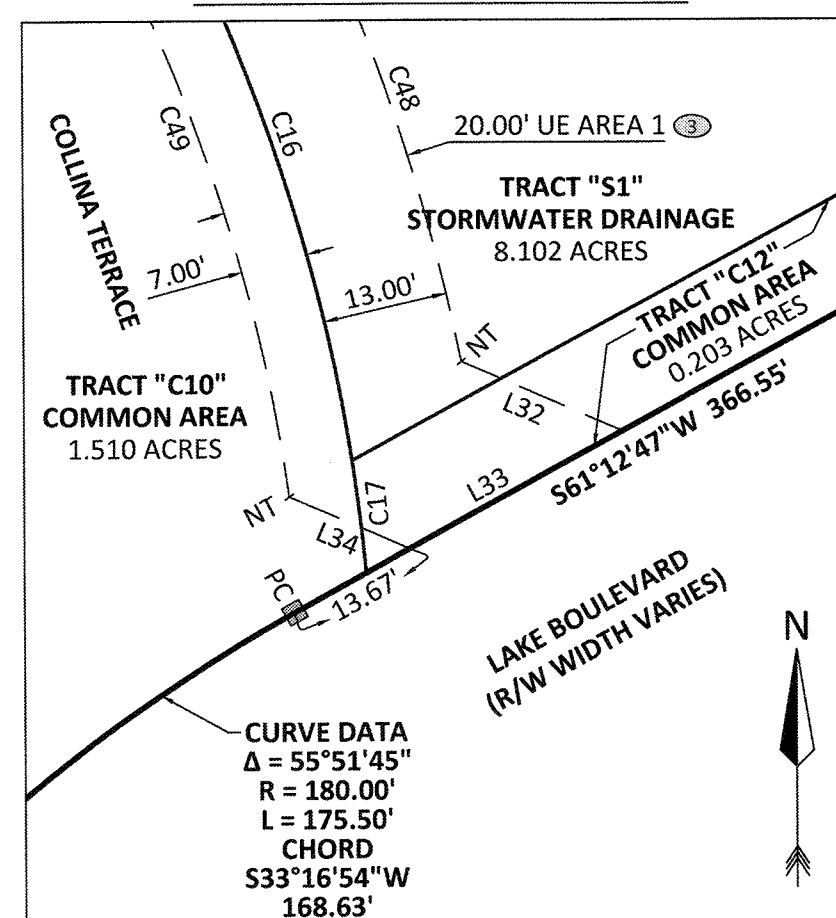


DETAIL "K" - 1" = 20'

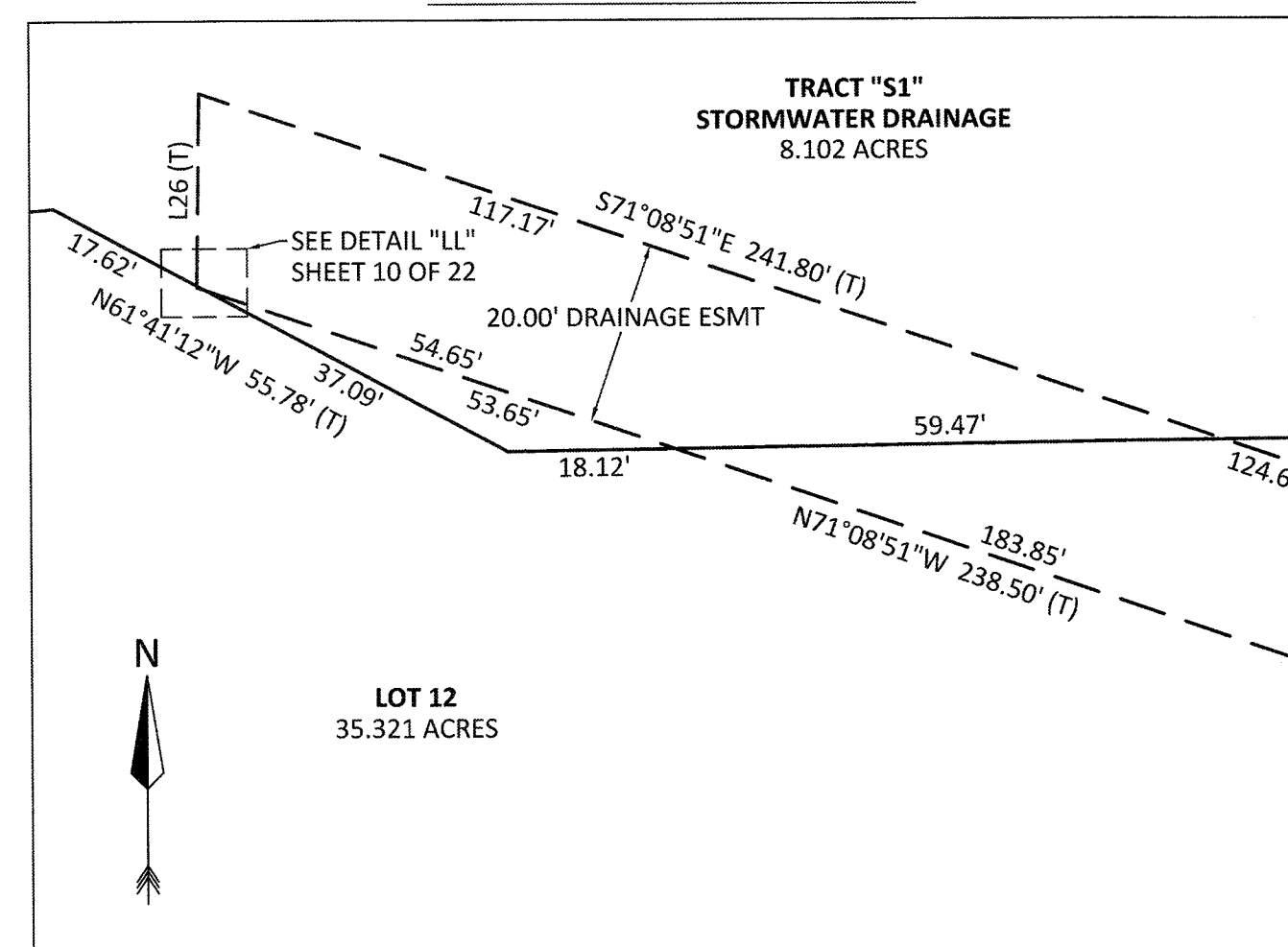


- Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.
- Ⓢ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- Ⓢ - DENOTES UTILITY EASEMENT CREATED BY OFFICIAL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

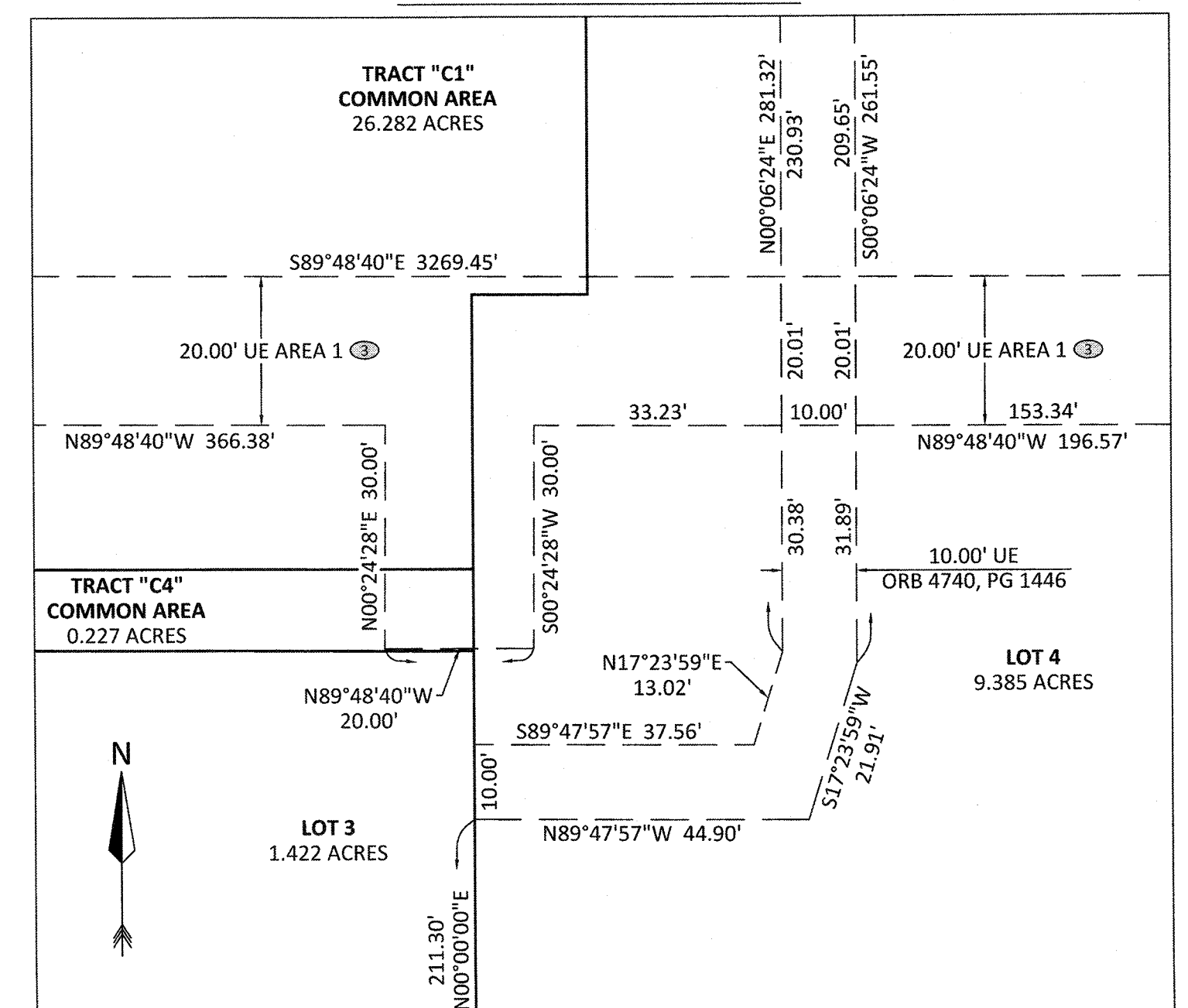
DETAIL "L" - 1" = 20'



DETAIL "G" - 1" = 20'



DETAIL "M" - 1" = 20'



### LEGEND

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- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- Ⓢ - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
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- (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.

| 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              |
|------|--------------------|
| 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' |

CONTINUED IN  
DETAIL "J" ABOVE



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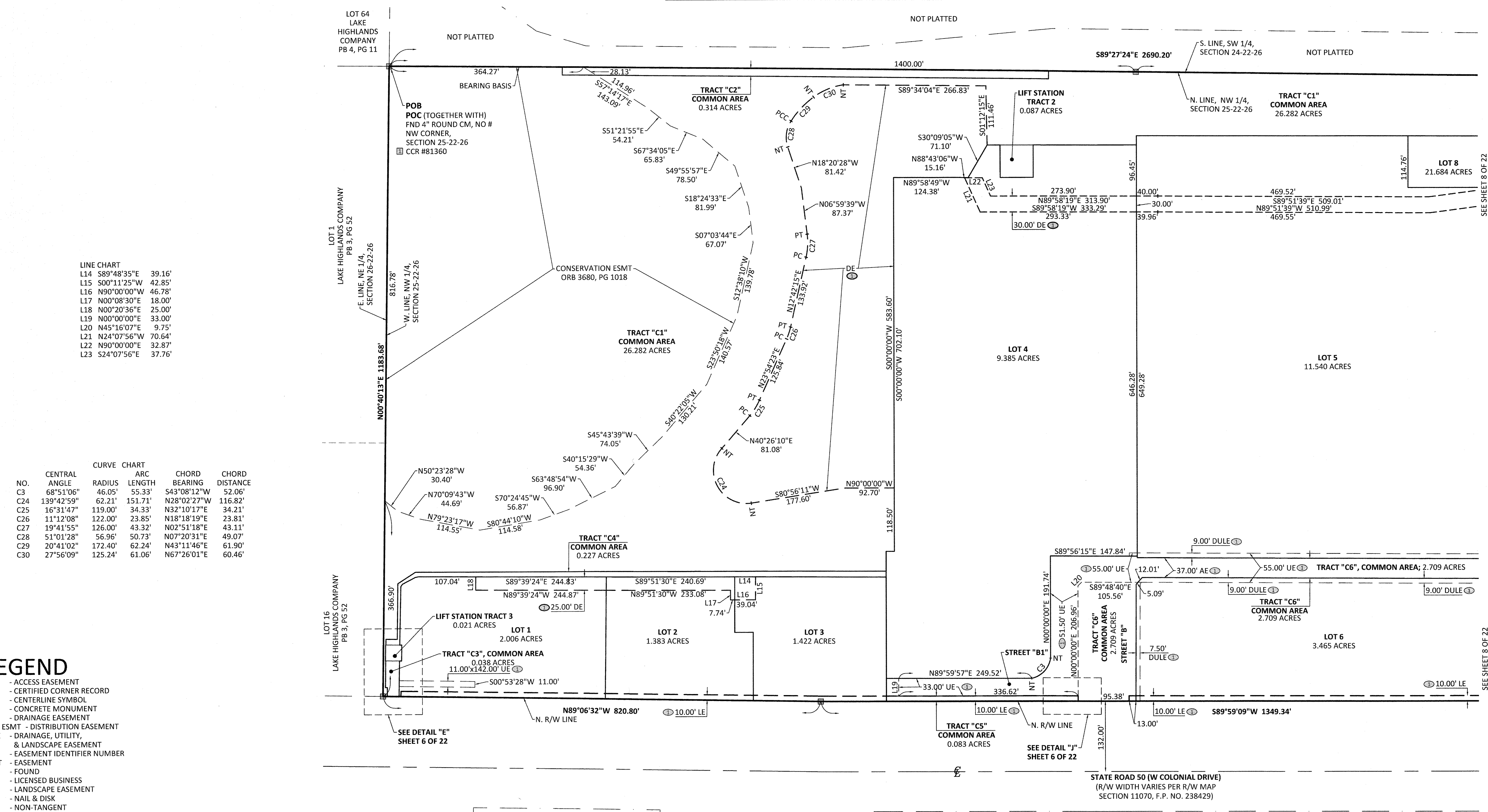
# PLAZA COLLINA

PLAT BOOK 76

PAGE 59

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





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# PLAZA COLLINA

PLAT BOOK 76 PAGE 60

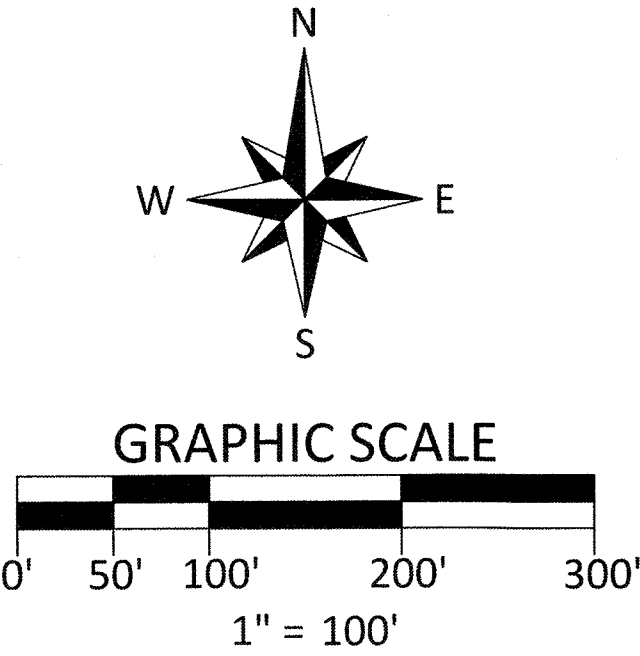
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 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

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

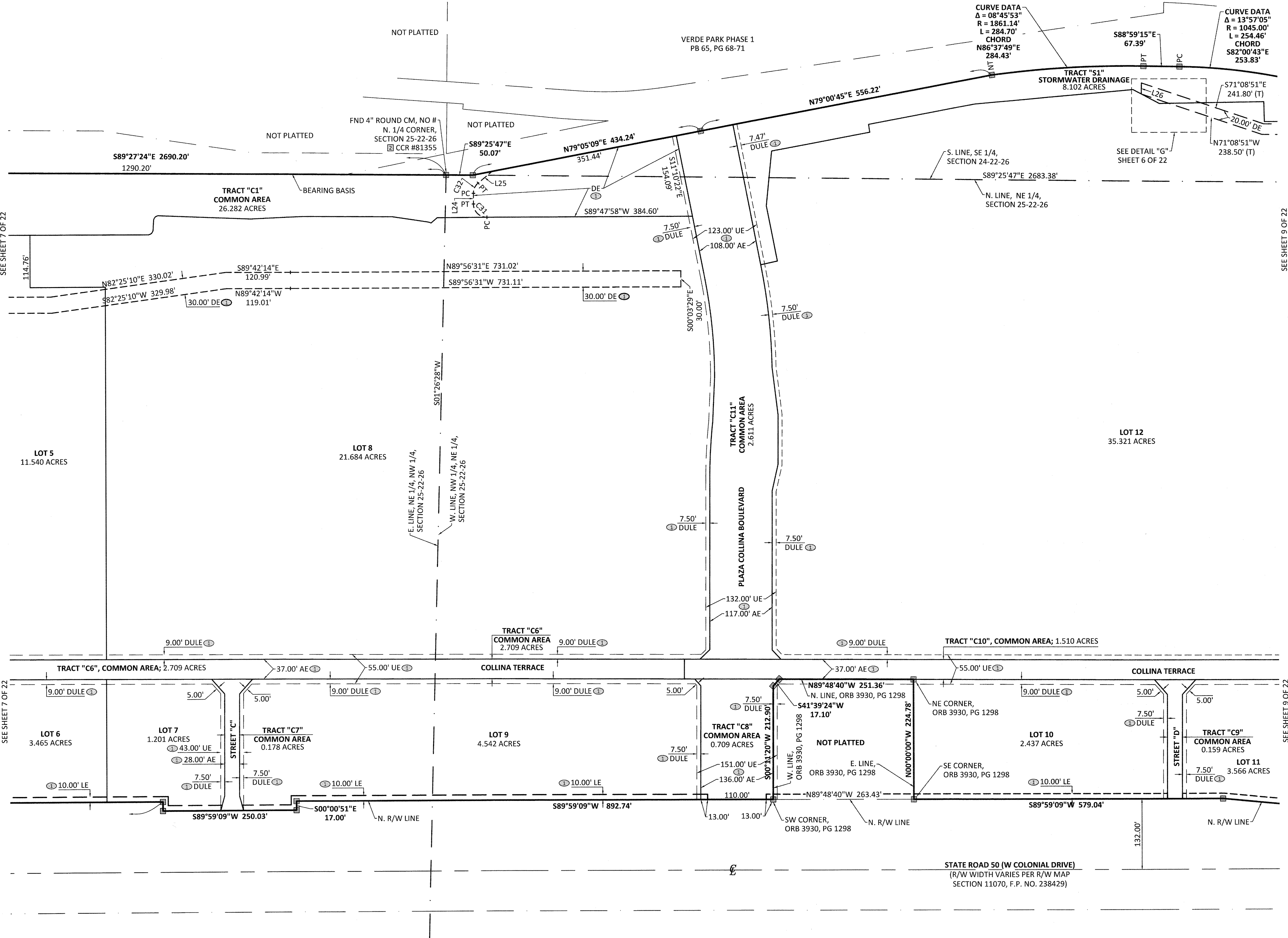
| NO. | CENTRAL ANGLE | CURVE CHART RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-----|---------------|--------------------|------------|---------------|----------------|
| C31 | 90°12'02"     | 25.00'             | 39.36'     | N45°06'01"W   | 35.42'         |
| C32 | 49°46'01"     | 25.00'             | 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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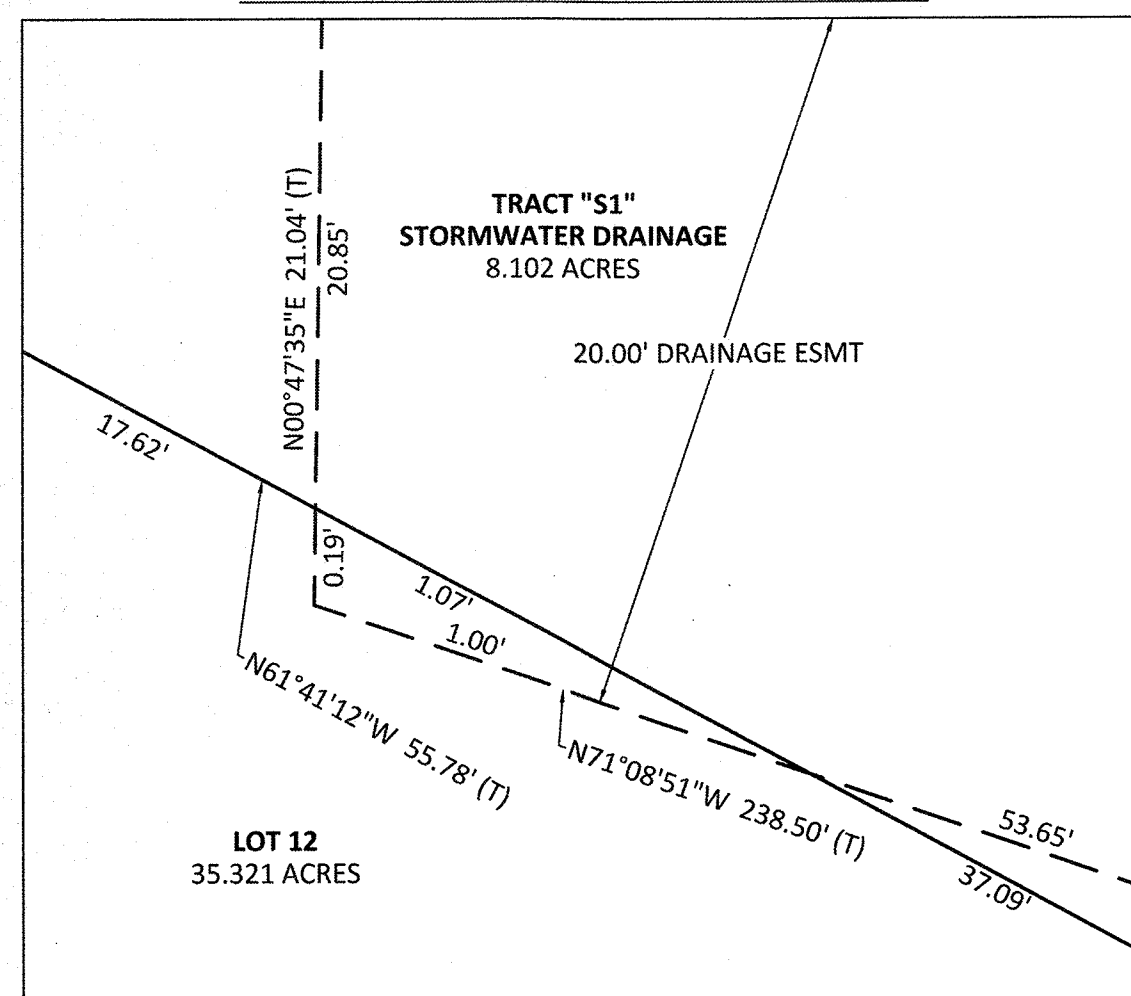
PLAT BOOK 76 PAGE 62

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

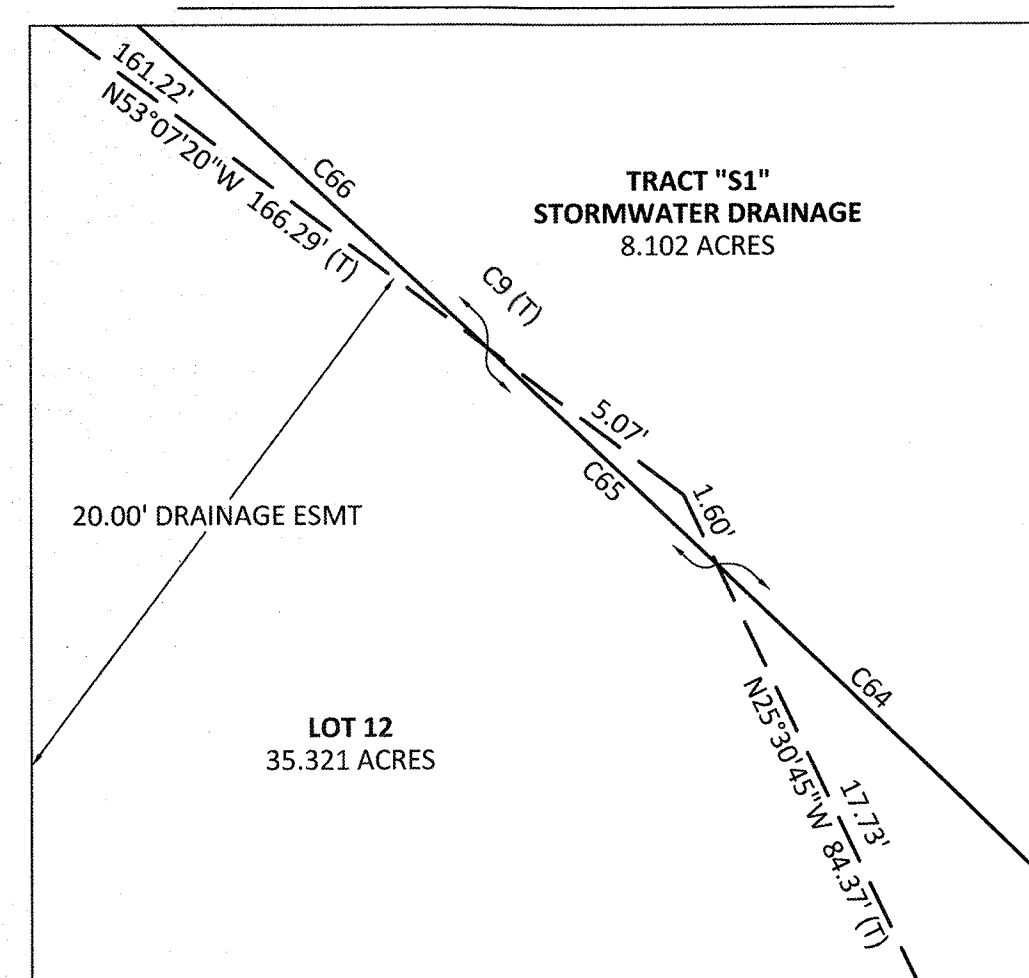
## EASEMENT DETAIL PAGE

Ⓢ - 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

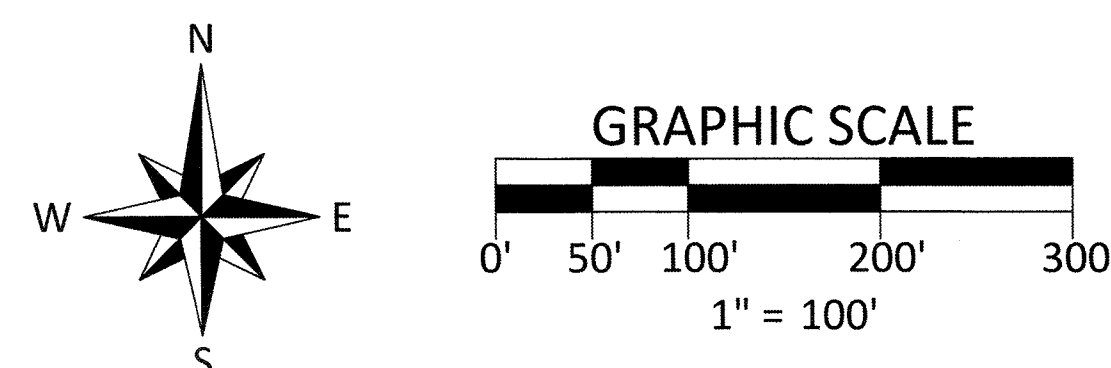
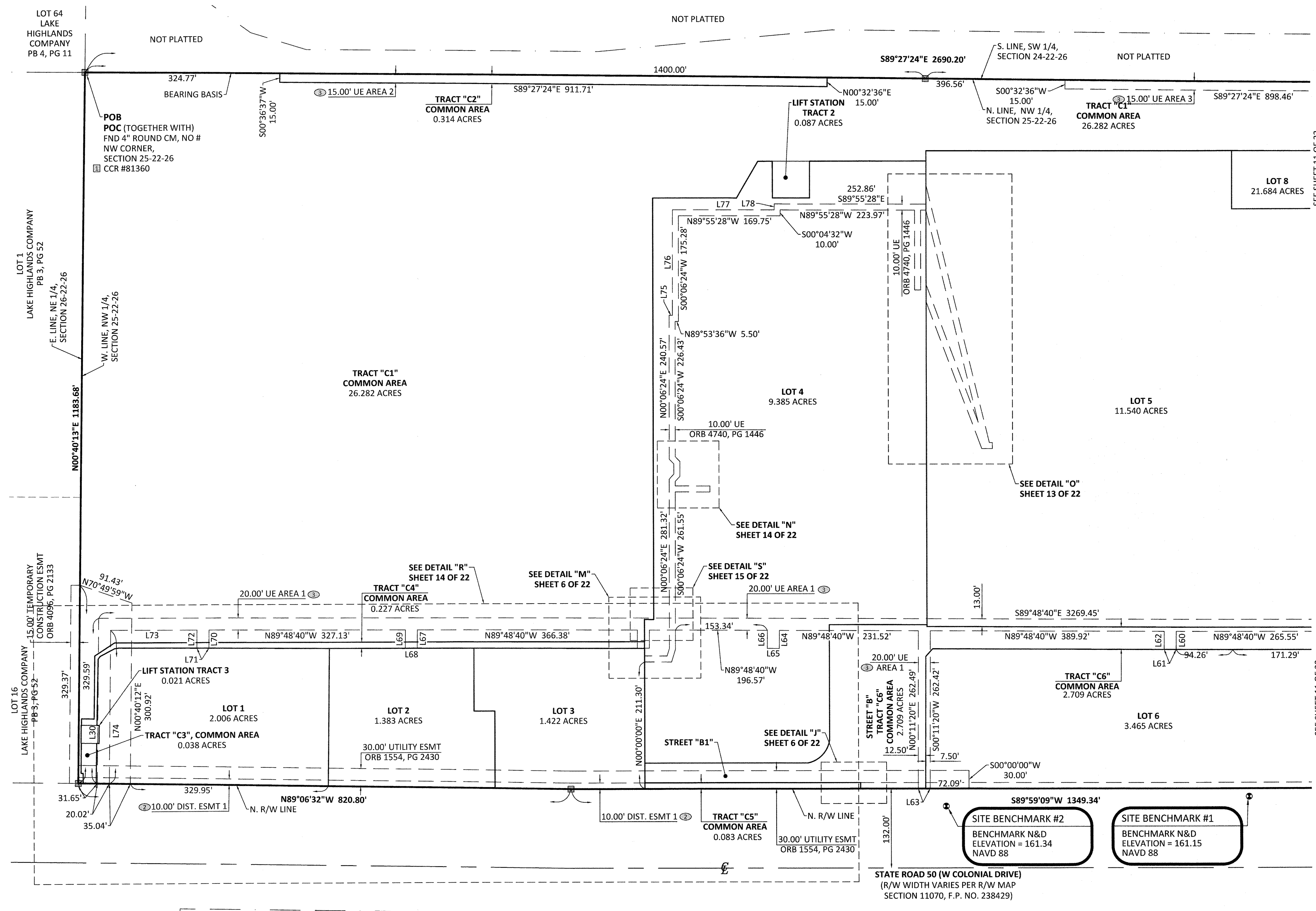


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- ⊙ - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

| 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

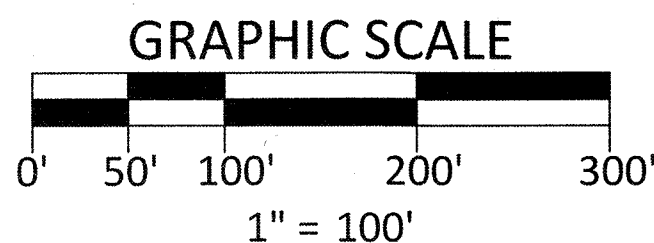
Ⓢ - DENOTES DISTRIBUTION EASEMENT CREATED BY OFFICIAL RECORDS BOOK 4334, PAGE 544, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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

### LINE CHART

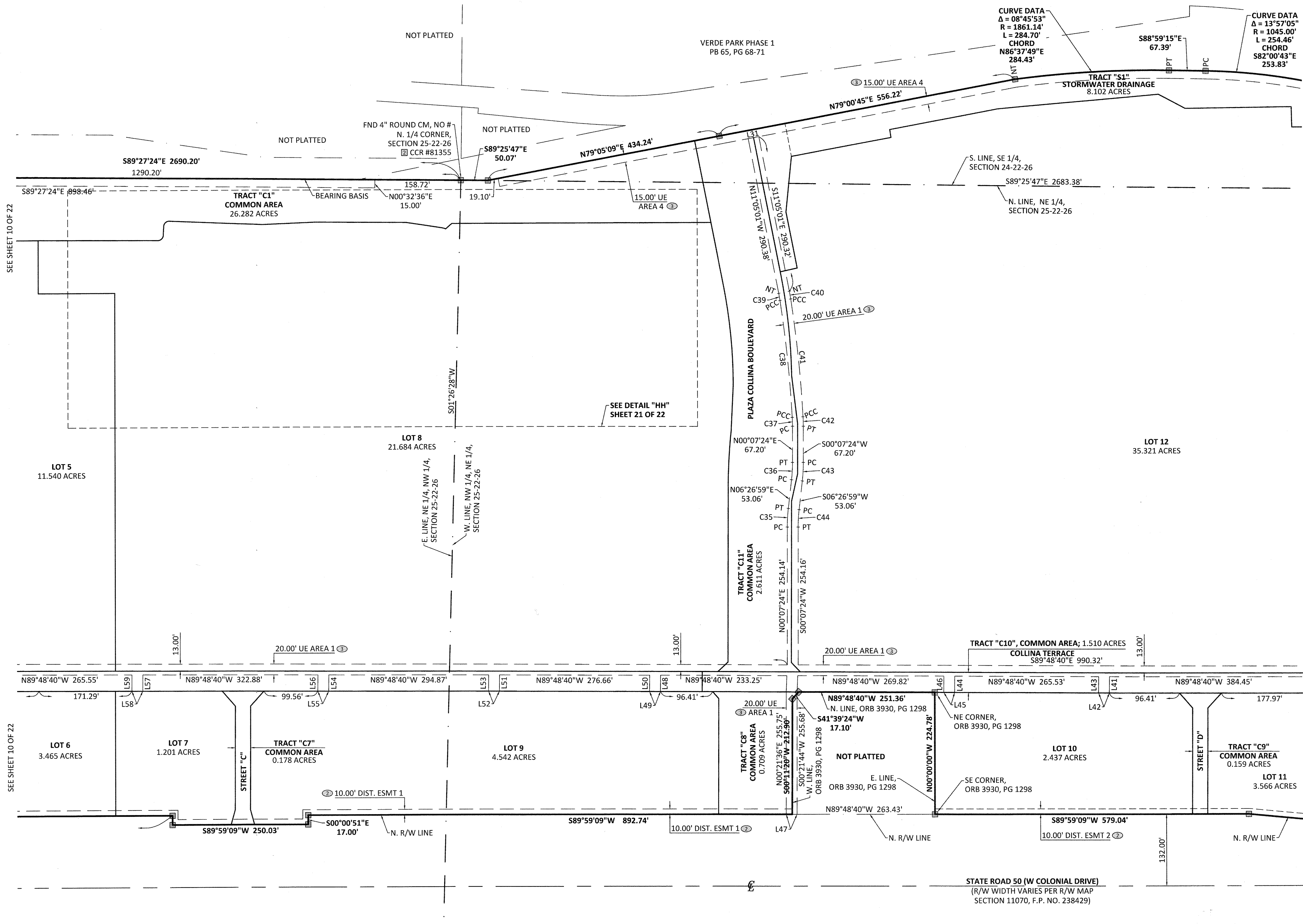
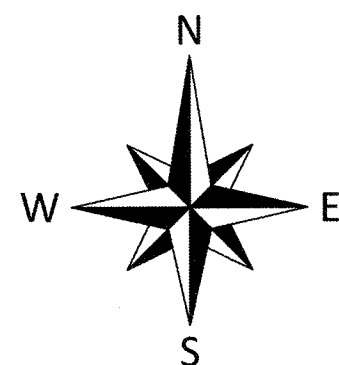
|     |             |        |
|-----|-------------|--------|
| L31 | N79°00'45"E | 20.00' |
| L41 | S00°24'28"W | 29.99' |
| L42 | N89°48'40"W | 20.00' |
| L43 | N00°24'28"E | 29.99' |
| L44 | S00°24'28"W | 29.99' |
| L45 | N89°48'40"W | 20.00' |
| L46 | N00°24'28"E | 29.99' |
| L47 | S89°59'09"W | 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

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- Ⓢ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- Ⓣ - 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 |
| ■ | - 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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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

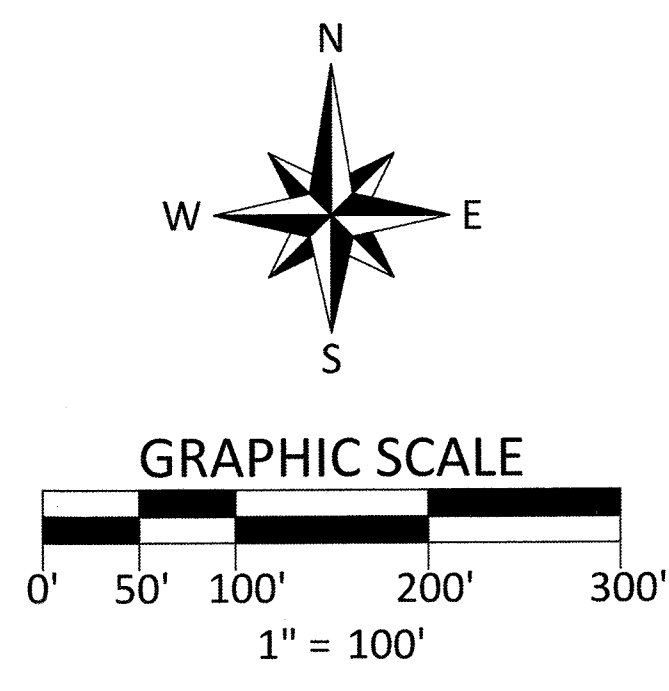
EASEMENT DETAIL PAGE

| 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

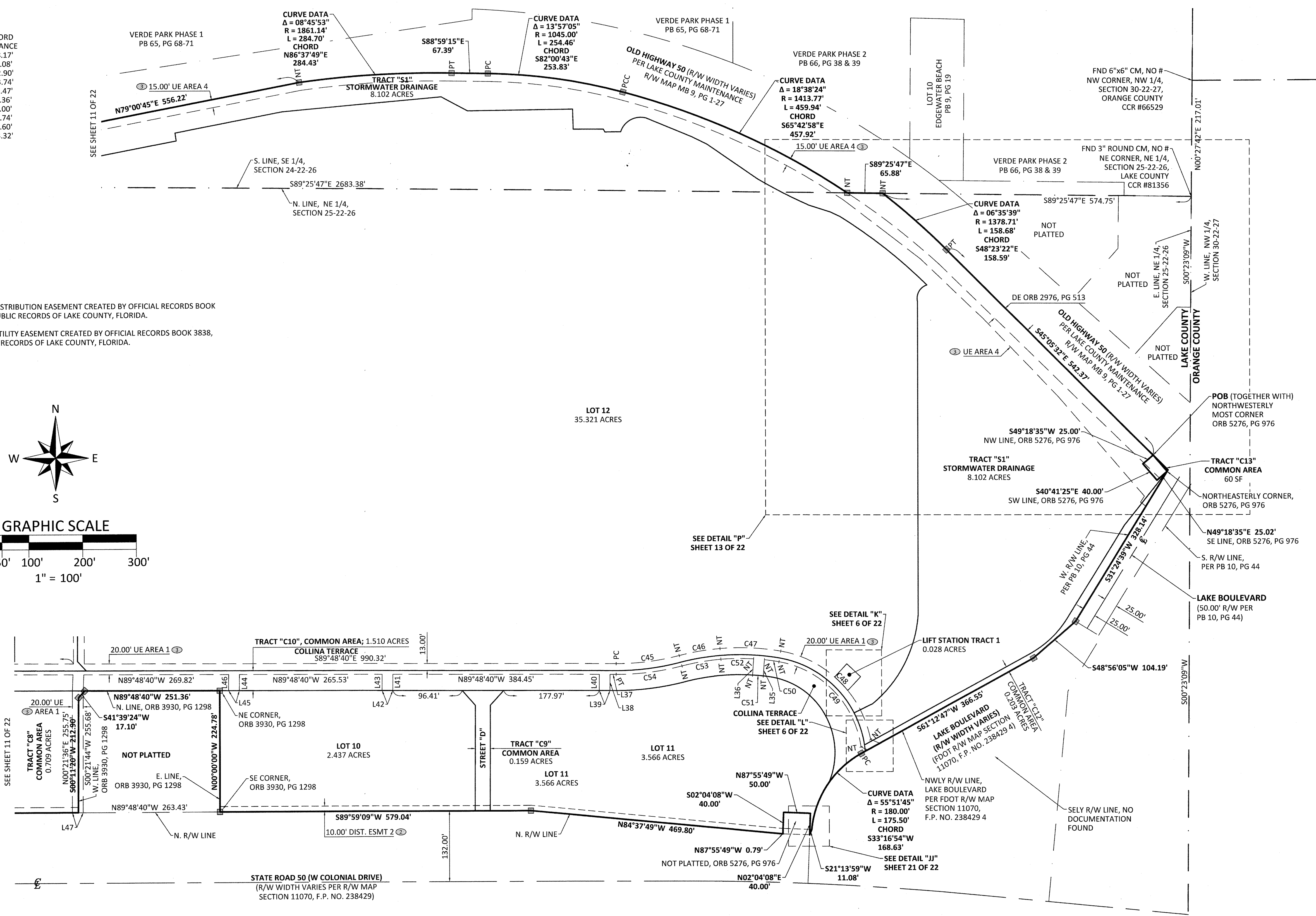
|     |             |        |
|-----|-------------|--------|
| L35 | S04°00'49"W | 30.03' |
| L36 | N04°00'49"E | 30.00' |
| L37 | N89°48'40"W | 11.43' |
| L38 | S00°24'28"W | 29.99' |
| L39 | N89°48'40"W | 20.00' |
| L40 | N00°24'28"E | 29.99' |
| L41 | S00°24'28"W | 29.99' |
| L42 | N89°48'40"W | 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

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- CS - 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
- - 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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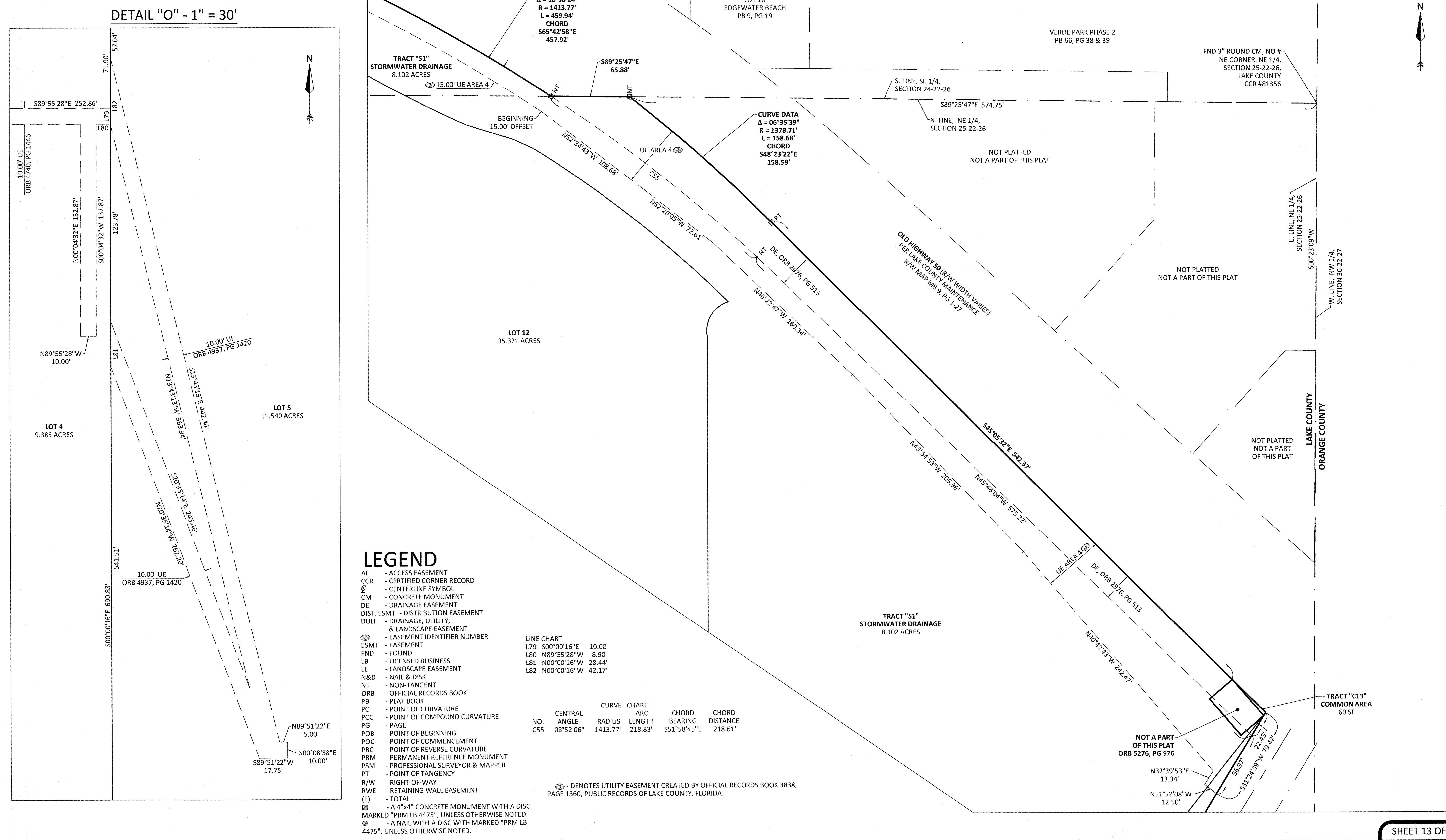
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# PLAZA COLLINA

PLAT BOOK 76 PAGE 65

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







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# PLAZA COLLINA

PLAT BOOK 76 PAGE 66

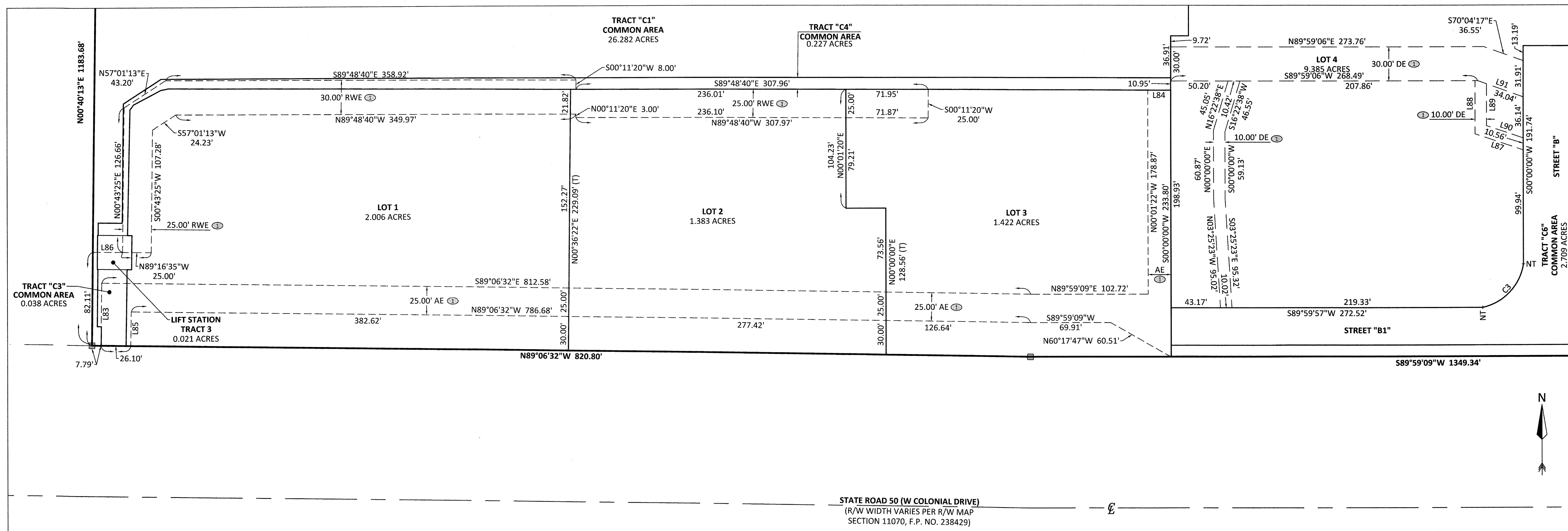
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 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

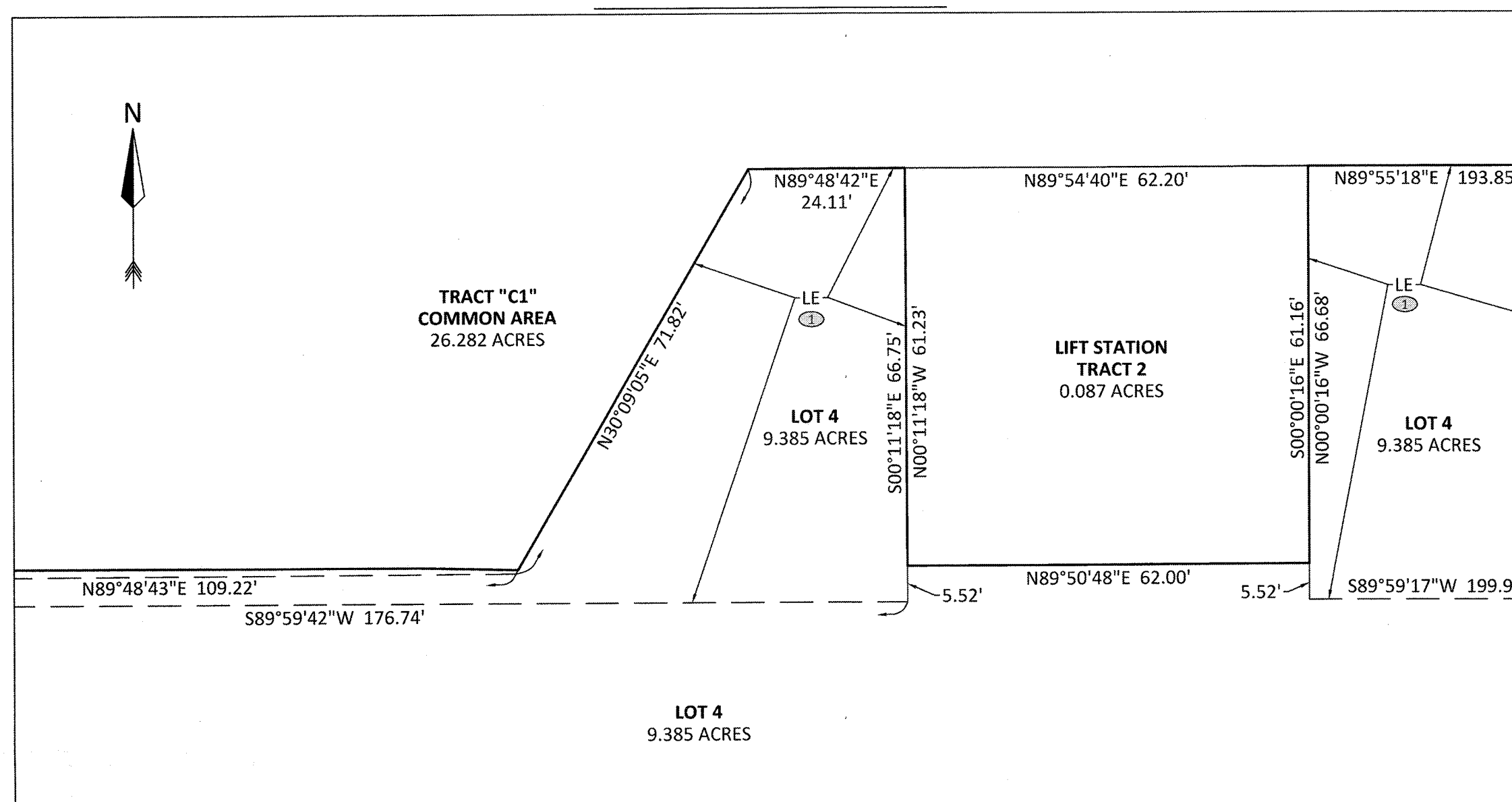
| LINE CHART |             |        |  |  | CURVE CHART |               |        |            |                |
|------------|-------------|--------|--|--|-------------|---------------|--------|------------|----------------|
| L84        | S89°48'35"E | 20.03' |  |  | NO.         | CENTRAL ANGLE | RADIUS | ARC LENGTH | CHORD BEARING  |
| L86        | S89°16'35"E | 26.02' |  |  | C3          | 68°51'06"     | 46.05' | 55.33'     | S43°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.

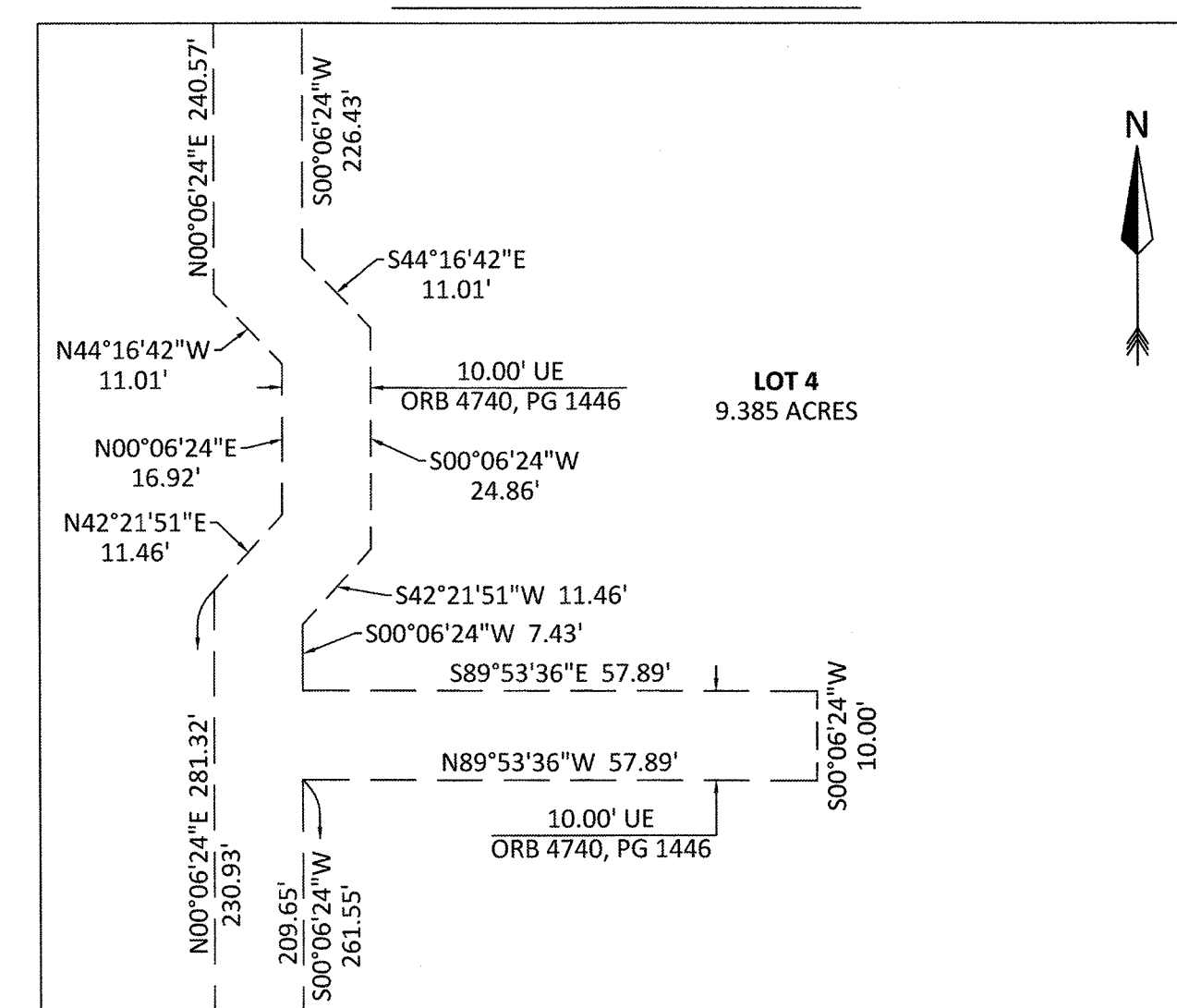
DETAIL "R" - 1" = 50'



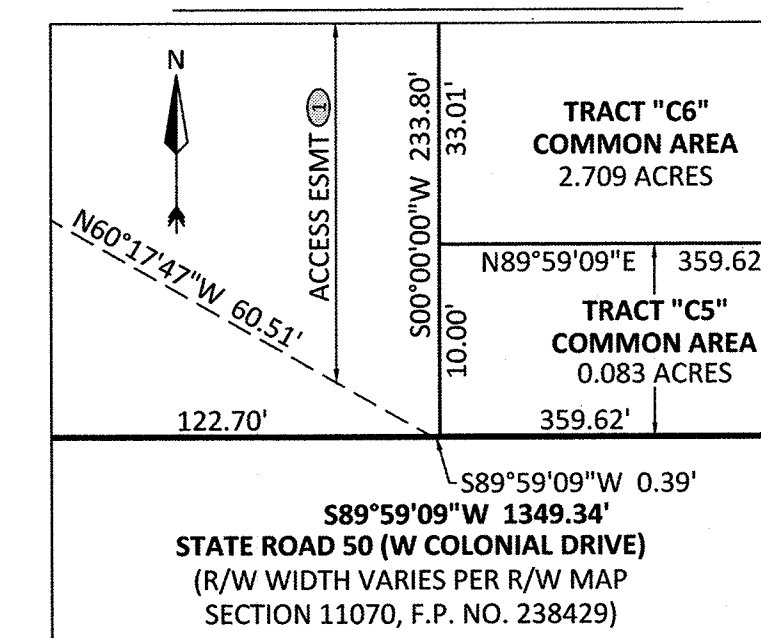
DETAIL "W" - 1" = 20'



DETAIL "N" - 1" = 20'



DETAIL "Q" - 1" = 10'



## LEGEND

AE - ACCESS EASEMENT  
CCR - CERTIFIED CORNER RECORD  
Ⓢ - CENTERLINE SYMBOL  
CM - CONCRETE MONUMENT  
DE - DRAINAGE EASEMENT  
DIST. ESMT - DISTRIBUTION EASEMENT  
DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT  
Ⓢ - EASEMENT IDENTIFIER NUMBER  
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FND - FOUND  
LB - LICENSED BUSINESS  
LE - LANDSCAPE EASEMENT  
N&D - NAIL & DISK  
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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.





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# PLAZA COLLINA

PLAT BOOK 76 PAGE 67

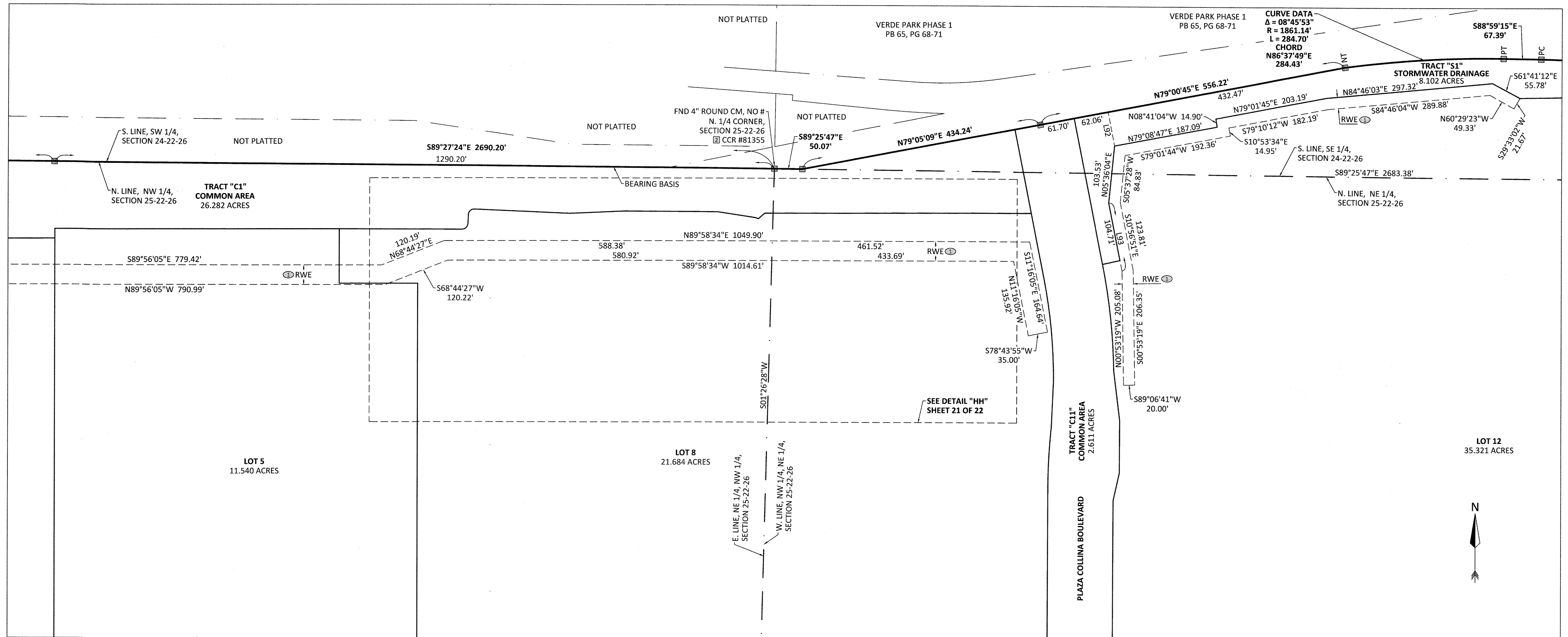
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 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 "U" - 1" = 100'

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

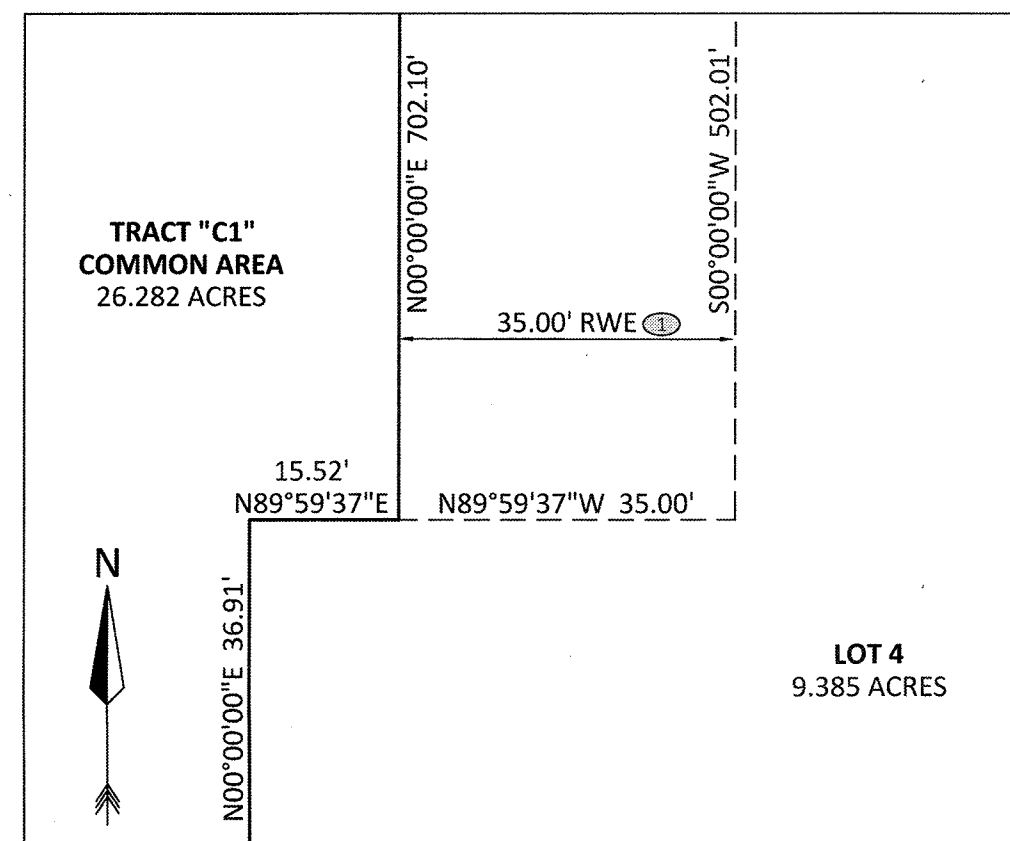
Ⓢ - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.



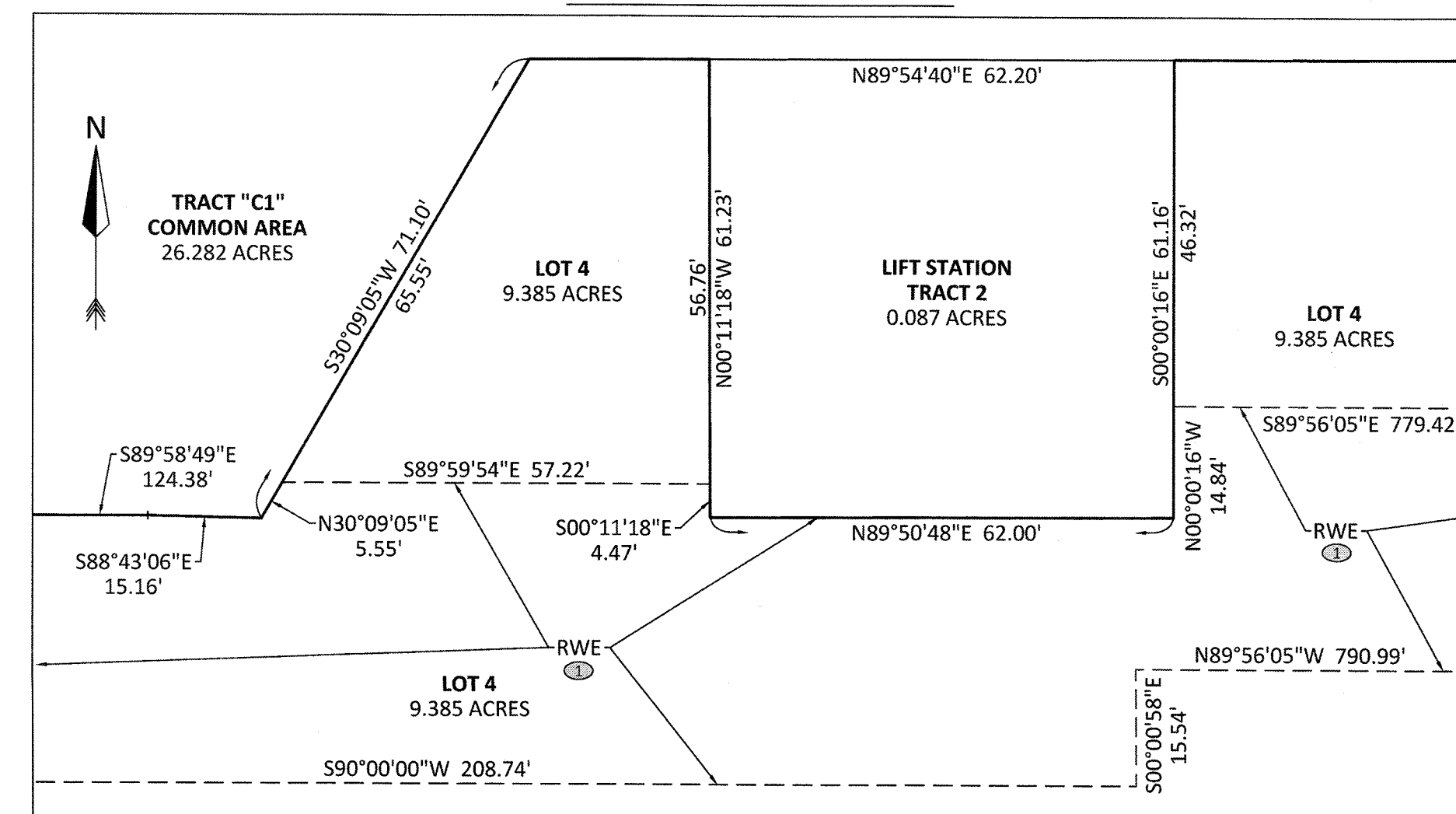
## LEGEND

AE - ACCESS EASEMENT  
CCR - CERTIFIED CORNER RECORD  
C - CENTERLINE SYMBOL  
CM - CONCRETE MONUMENT  
DE - DRAINAGE EASEMENT  
DIST. ESMT - DISTRIBUTION EASEMENT  
DULE - DRAINAGE, UTILITY,  
AND LANDSCAPE  
E - EASEMENT IDENTIFIER NUMBER  
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PCC - POINT OF COMPOUND CURVATURE  
PG - PAGE  
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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" x 4" 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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www.AccurightSurveys.net  
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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'

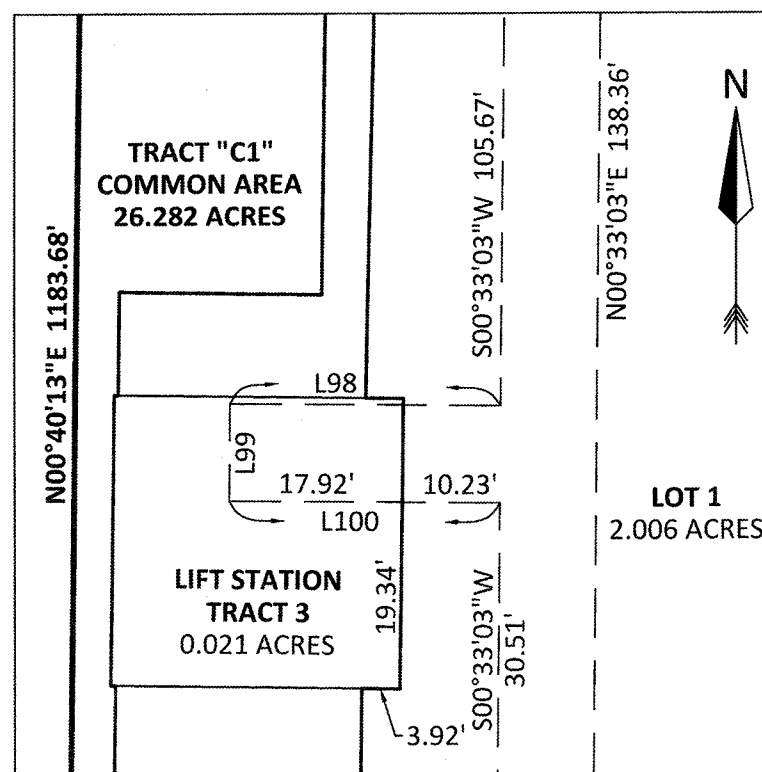
## EASEMENT DETAIL PAGE

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

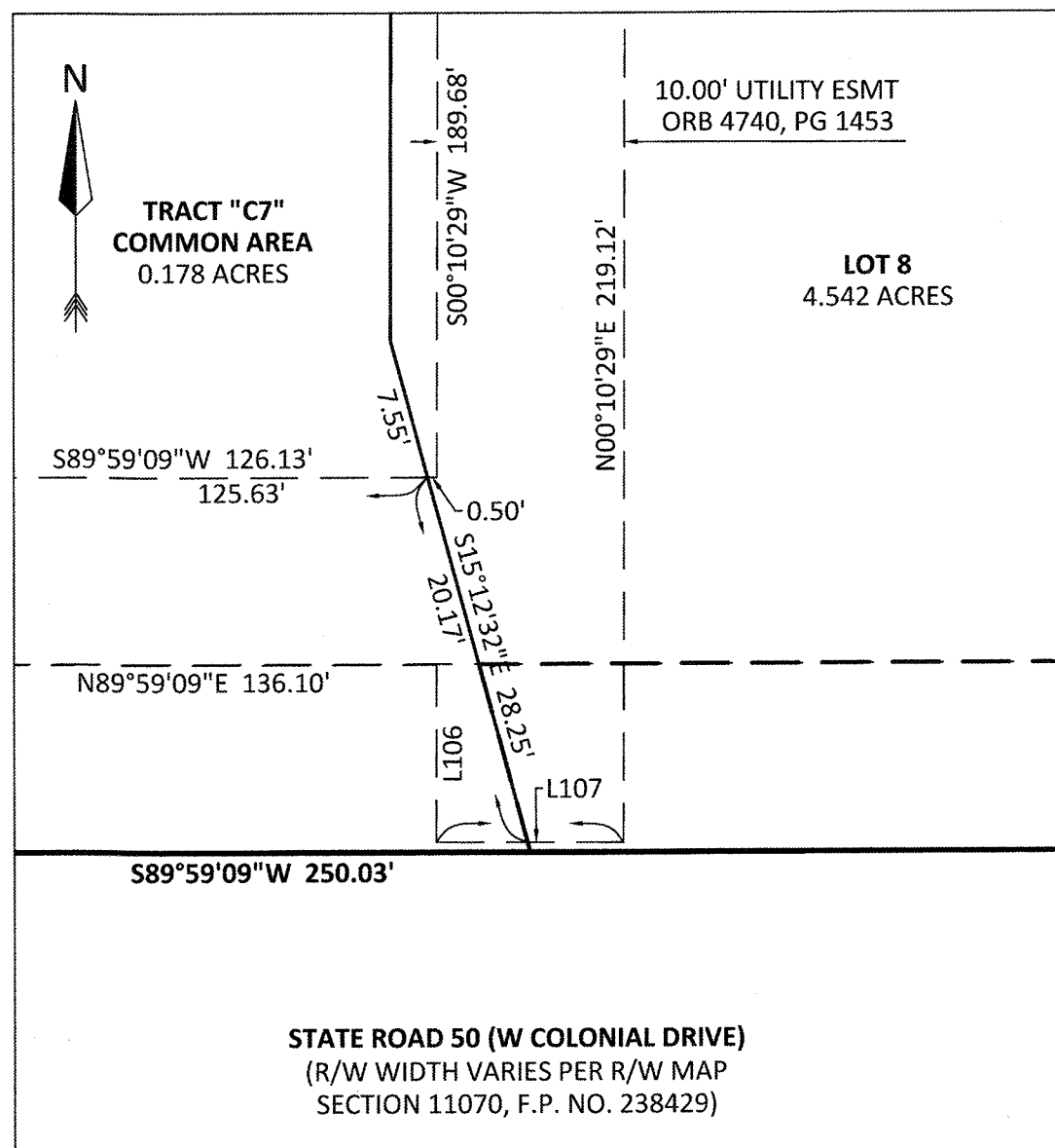
| NO. | CURVE     | CHART  | ARC    | CHORD       | CHORD    |
|-----|-----------|--------|--------|-------------|----------|
|     | ANGLE     | RADIUS | LENGTH | BEARING     | DISTANCE |
| C3  | 68°51'06" | 46.05' | 55.33' | S43°08'12"W | 52.06'   |
| C56 | 70°50'10" | 56.05' | 69.29' | S43°18'45"W | 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'

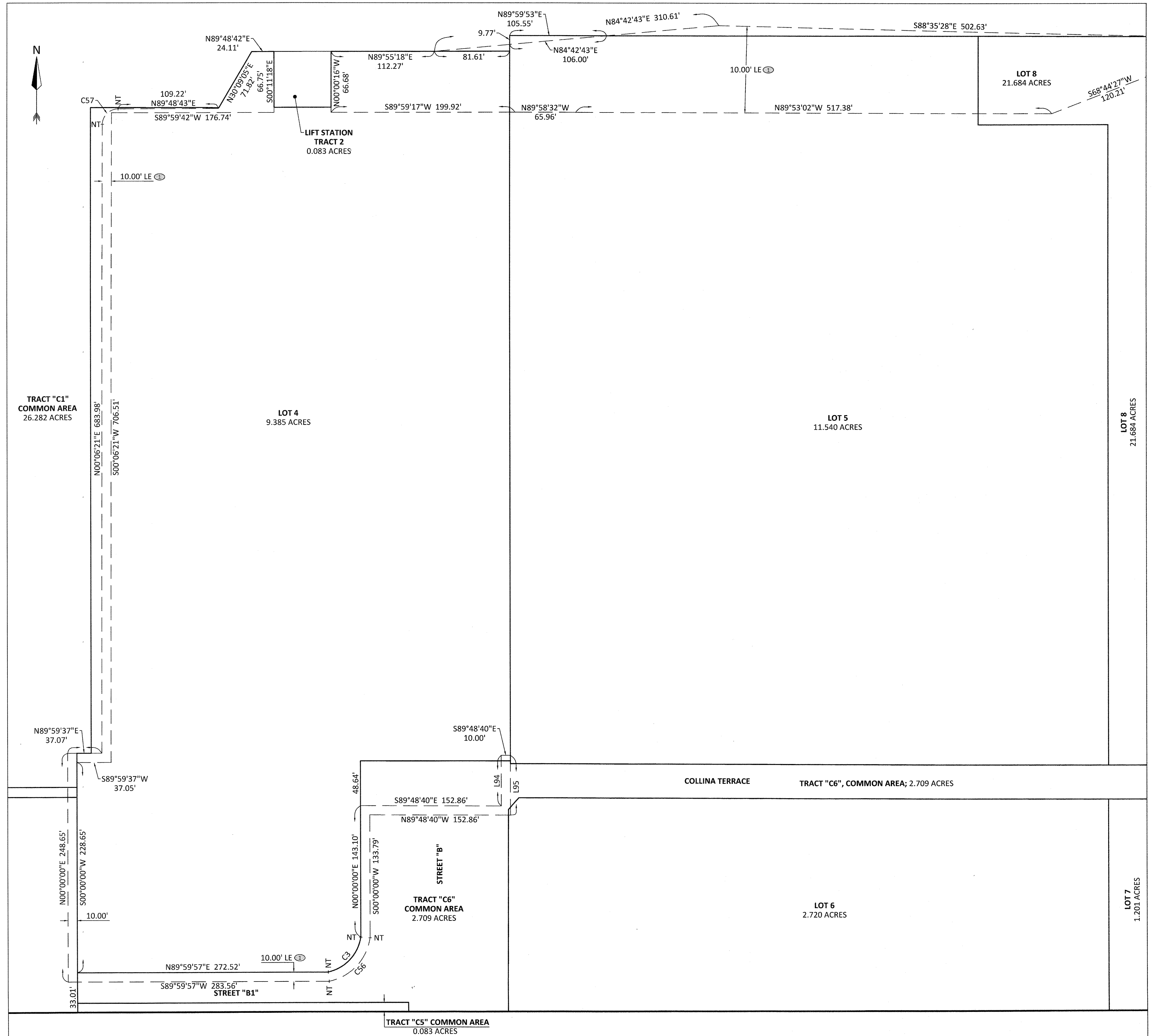


DETAIL "EE" - 1" = 10'



## LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- C - 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
- - 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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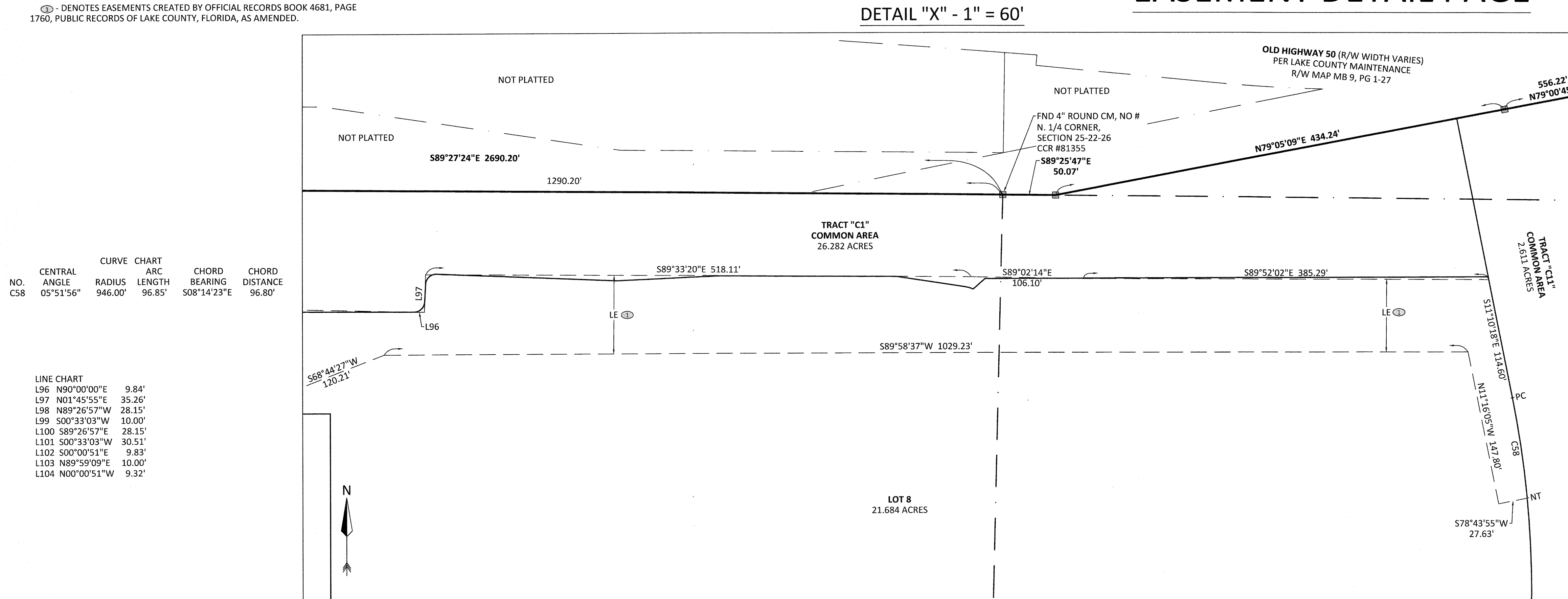
# PLAZA COLLINA

PLAT BOOK 76 PAGE 69

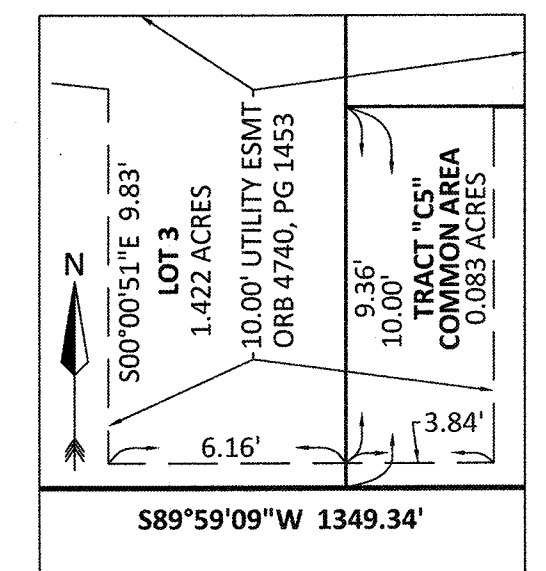
A REPLAT OF A PORTION OF LOTS 3 THROUGH 14 AND VACATED UNNAMED ROAD ON EAST, LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 50, AND A PORTION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND EAST 1/2 OF SOUTH 3/4 OF SOUTH 1/2 OF SOUTHEAST 1/4, SECTION 24, TOWNSHIP 22 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

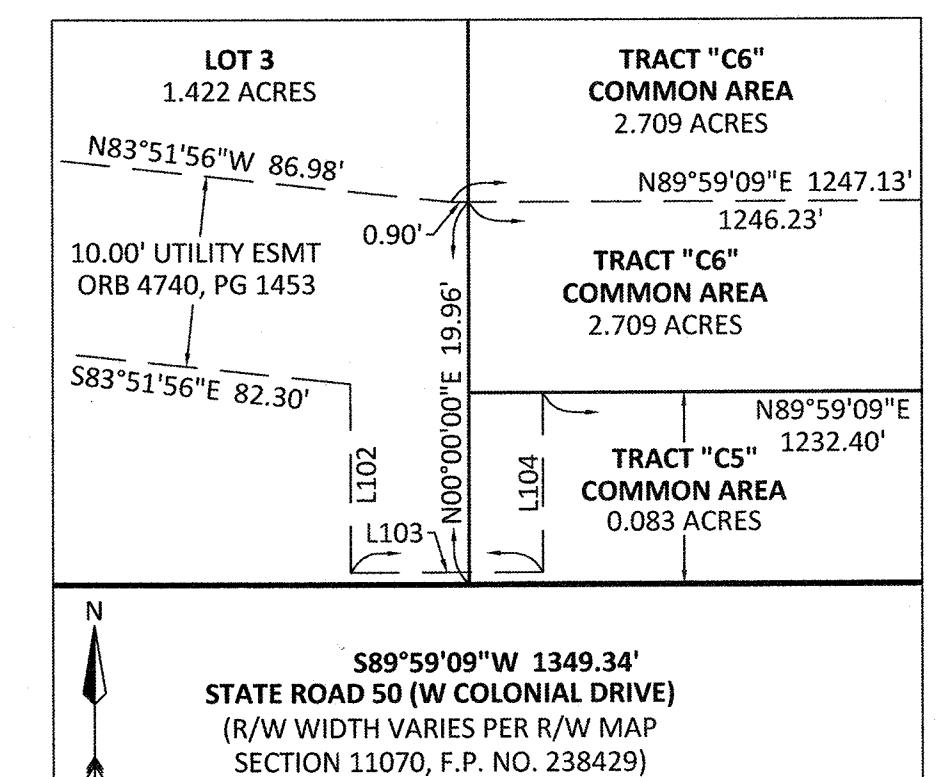
① - DENOTES EASEMENTS CREATED BY OFFICIAL RECORDS BOOK 4681, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED.



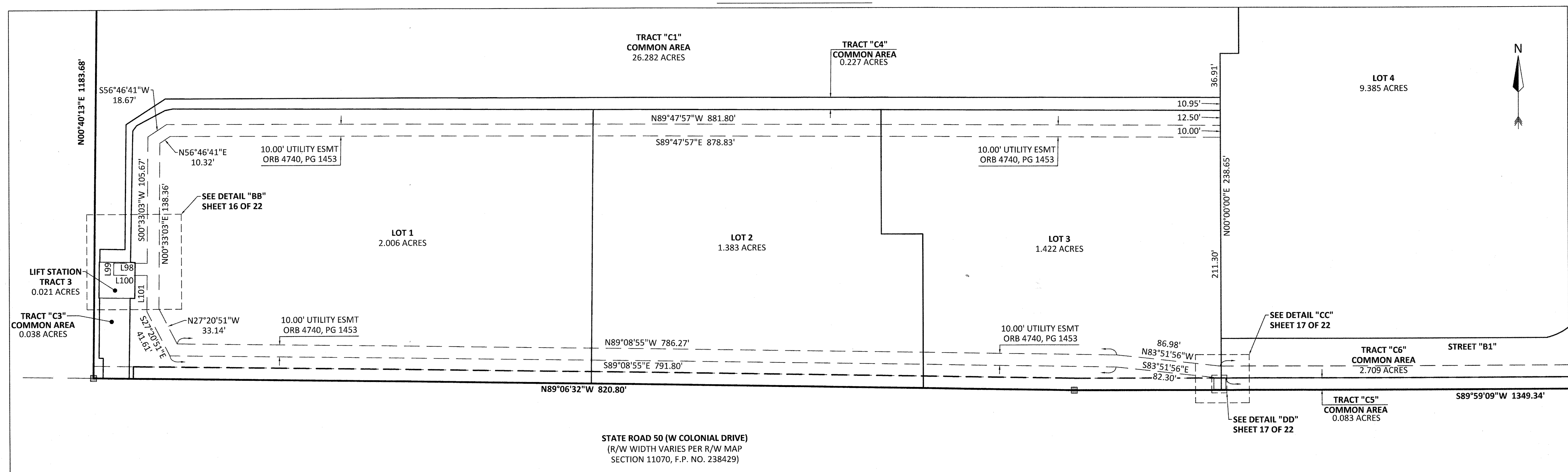
DETAIL "DD" - 1" = 10'



DETAIL "CC" - 1" = 10'



DETAIL "Y" - 1" = 50'



### LEGEND

- 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
- ① - EASEMENT IDENTIFIER NUMBER
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
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- 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.





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# PLAZA COLLINA

PLAT BOOK 76 PAGE 70

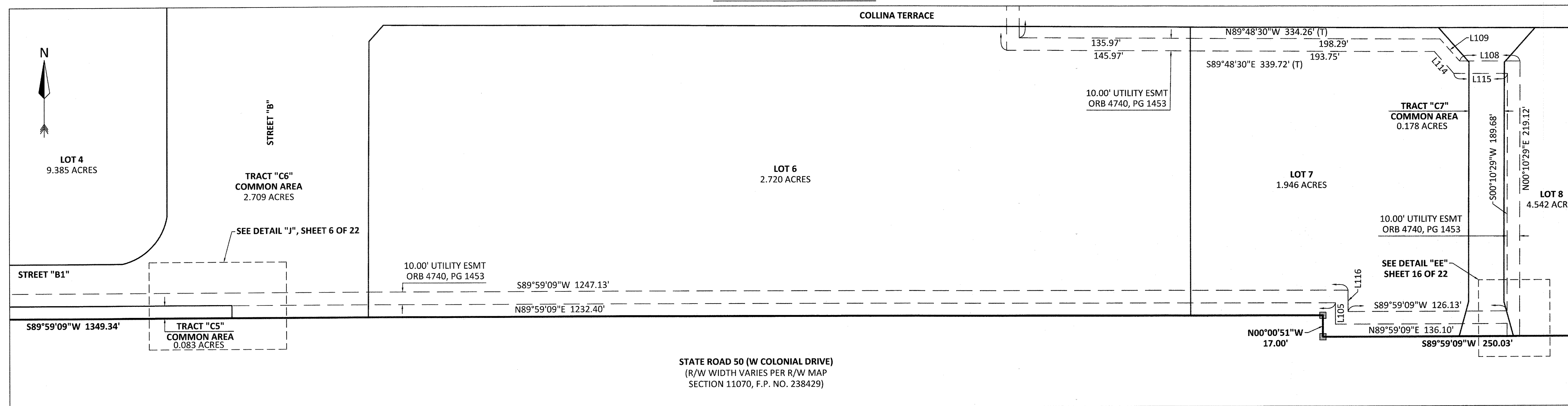
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## EASEMENT DETAIL PAGE

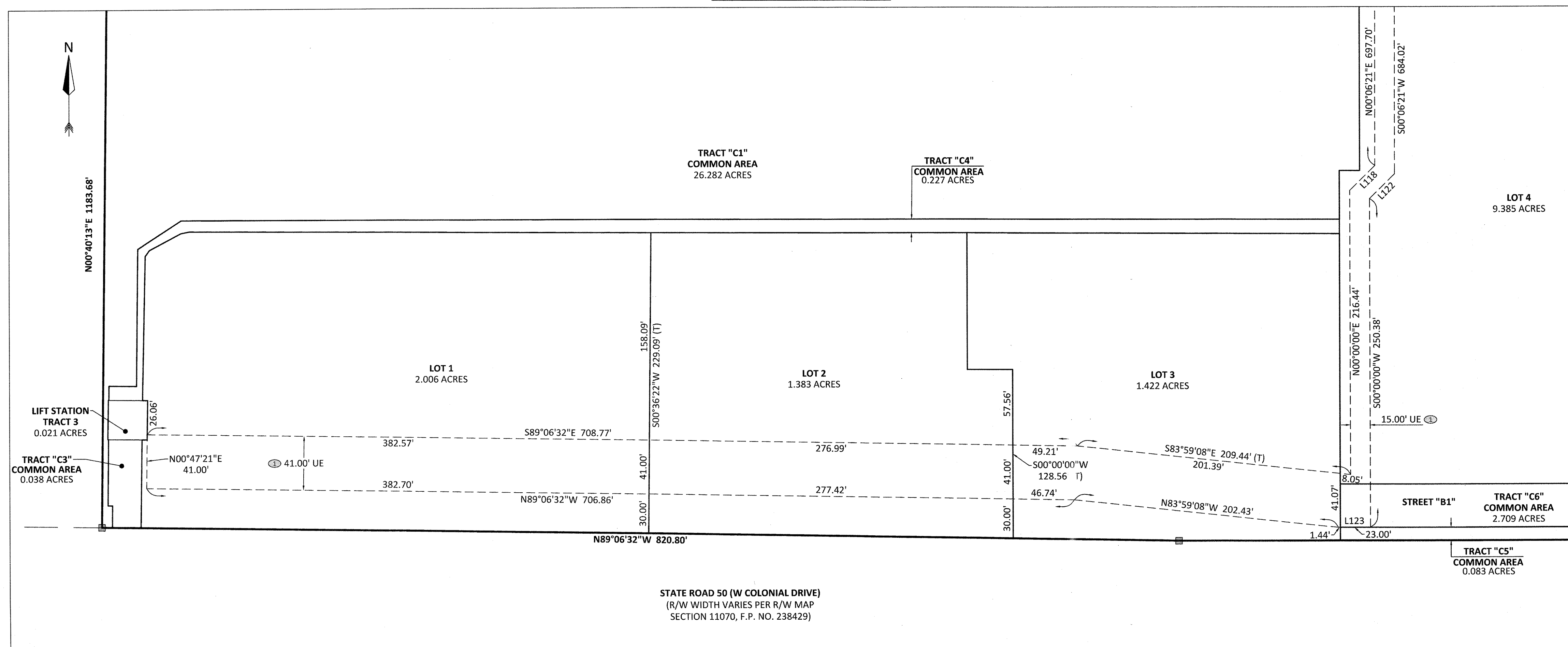
DETAIL "Z" - 1" = 50'

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

LINE CHART  
L105 S00°00'51"E 16.99'  
L108 N89°49'03"W 47.98'  
L109 N41°13'17"W 23.50'  
L114 S41°13'17"E 23.50'  
L115 S89°49'03"E 42.50'  
L116 N00°00'51"W 16.99'  
L118 N45°26'52"E 26.76'  
L122 S45°26'52"W 26.75'  
L123 S89°59'09"W 24.44'



DETAIL "FF" - 1" = 50'



### LEGEND

AE - ACCESS EASEMENT  
CCR - CERTIFIED CORNER RECORD  
E - CENTERLINE SYMBOL  
CM - CONCRETE MONUMENT  
DE - DRAINAGE EASEMENT  
DIST. ESMT - DISTRIBUTION EASEMENT  
DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT  
① - 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  
■ - 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

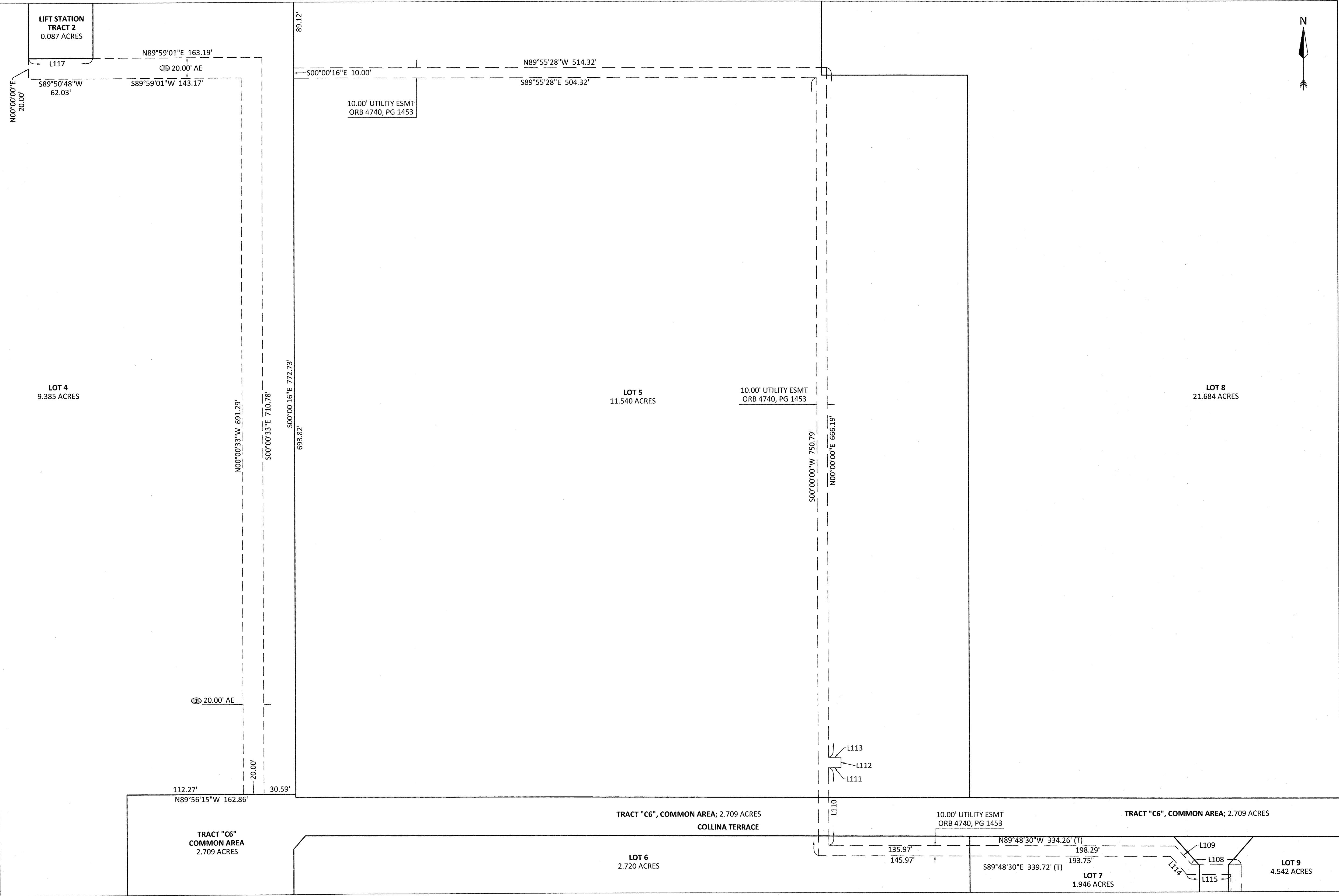
DETAIL "AA" - 1" = 50'

Ⓢ - 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

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- Ⓢ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
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- FND - FOUND
- LB - LICENSED BUSINESS
- LE - LANDSCAPE EASEMENT
- N&D - NAIL & DISK
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- 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.





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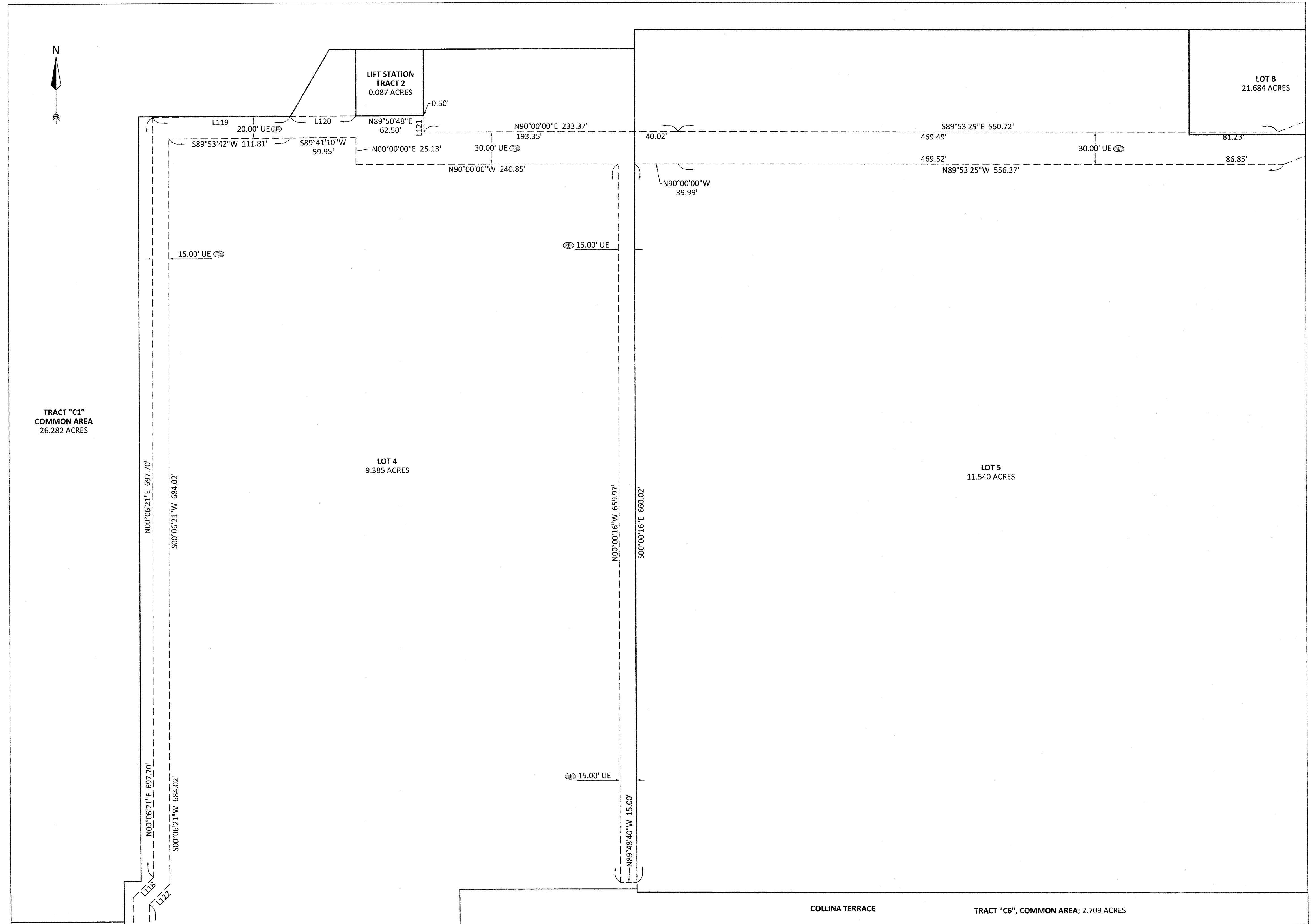
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EASEMENT DETAIL PAGE

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'



LEGEND

- AE - ACCESS EASEMENT
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- DIST. ESMT - DISTRIBUTION EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
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- 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

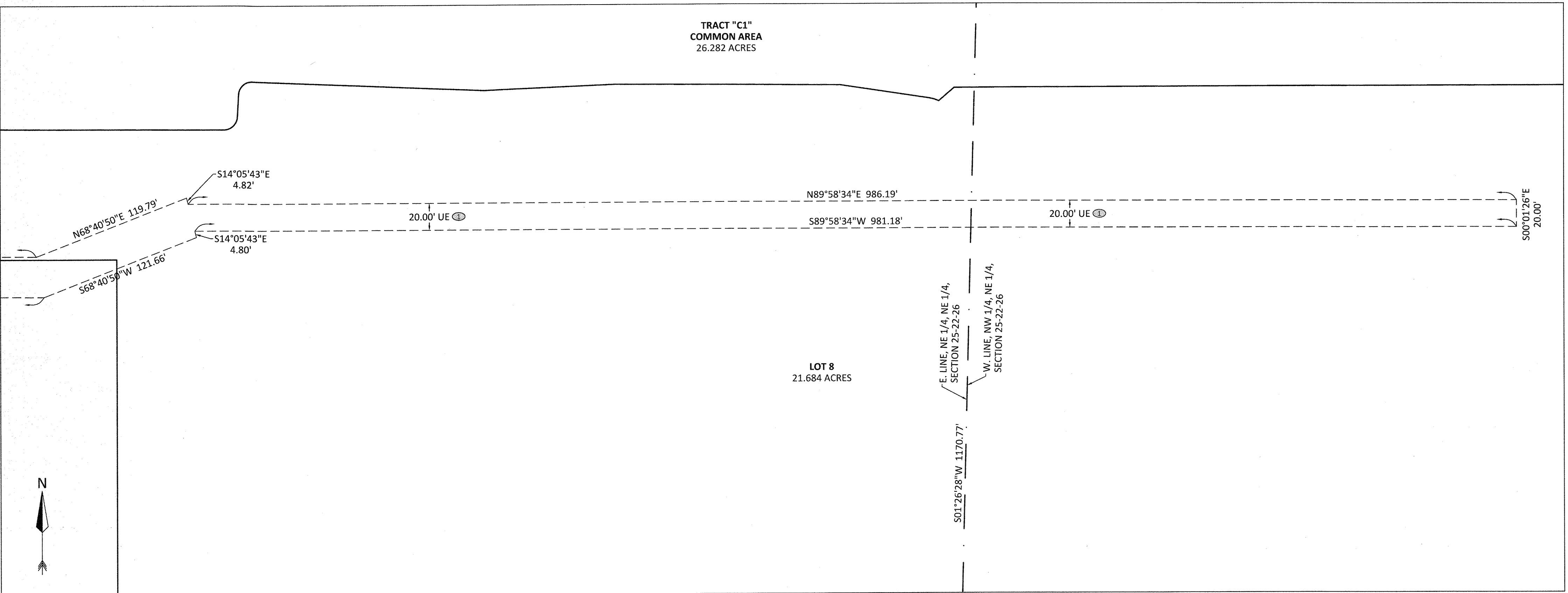
PLAT BOOK 76 PAGE 73

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

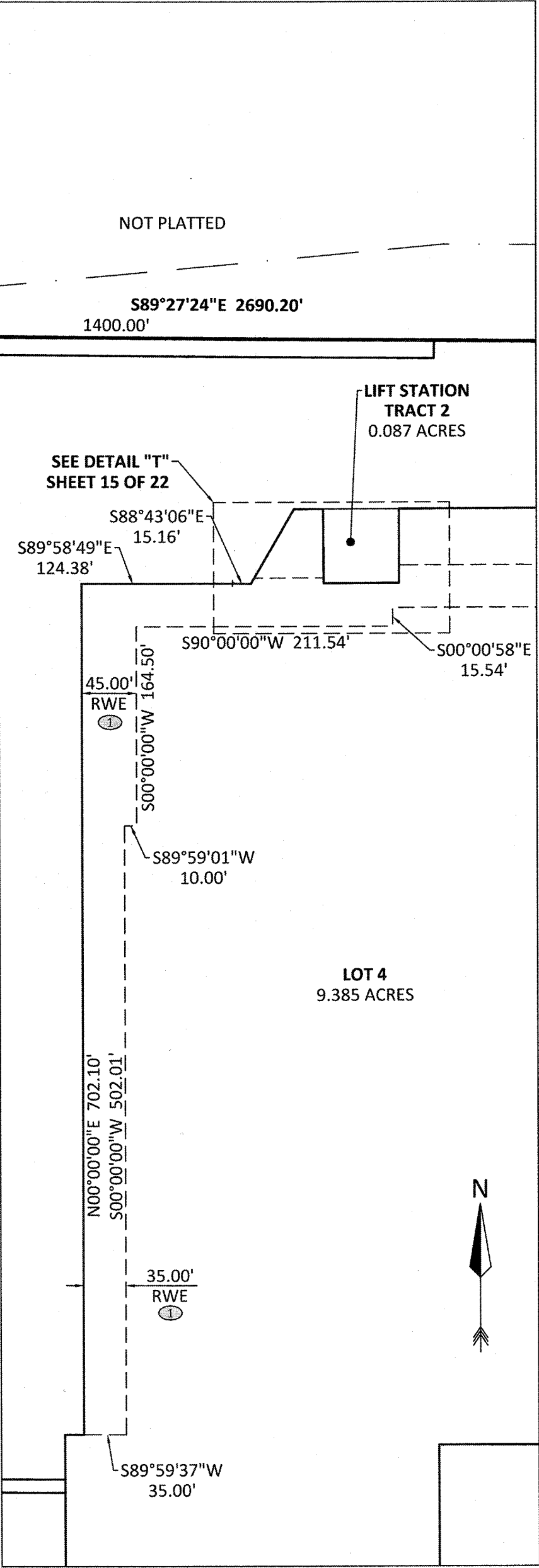
## EASEMENT DETAIL PAGE

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

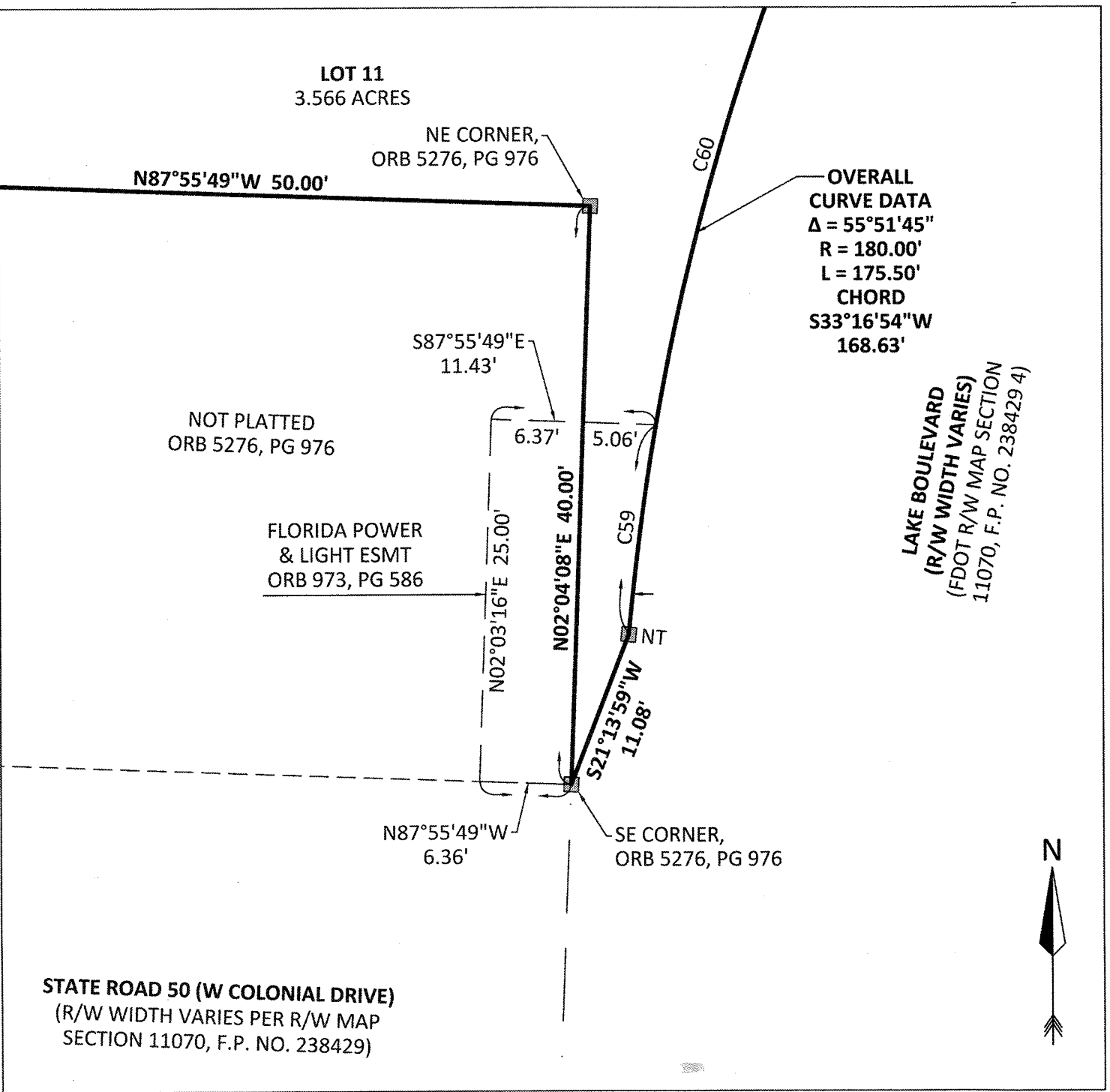
DETAIL "HH" - 1" = 50'



DETAIL "KK" - 1" = 100'



DETAIL "JJ" - 1" = 10'



### LEGEND

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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.



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# 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.

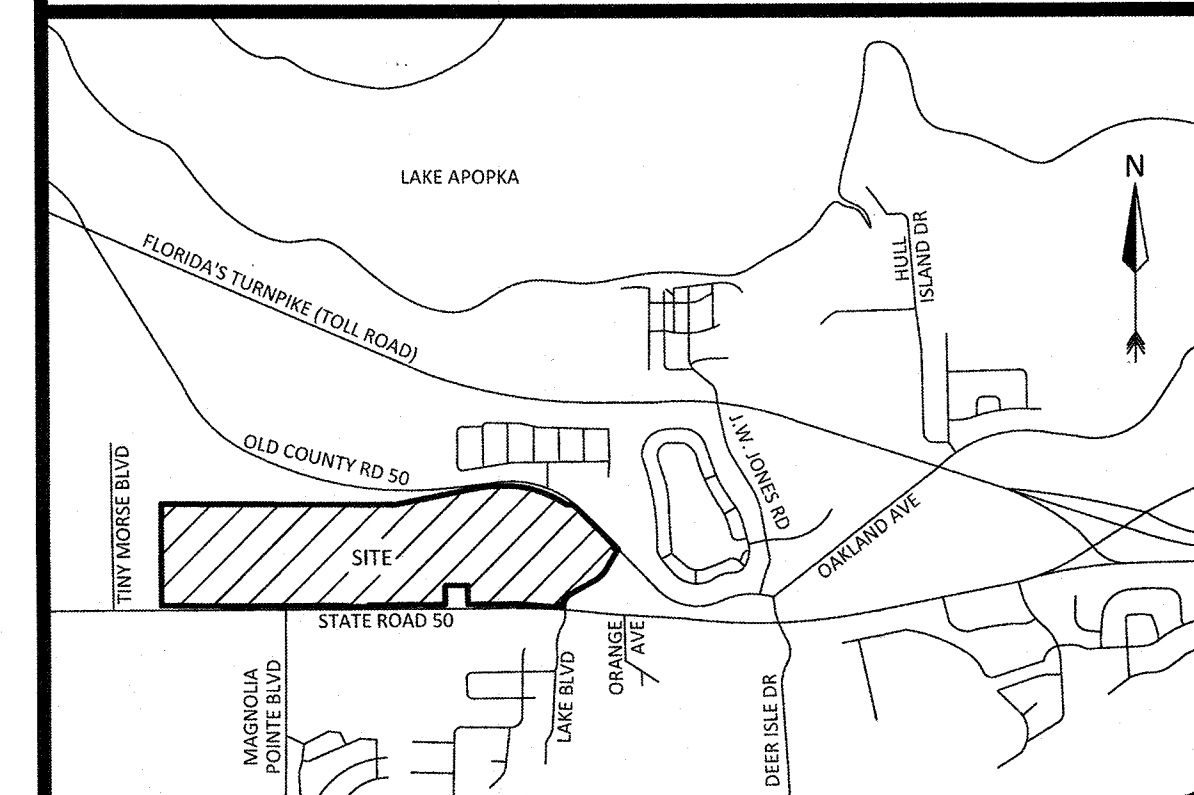
39. MORTGAGE OF REAL ESTATE, SECURITY AGREEMENT AND FIXTURE FILING (COLLATERAL INCLUDES FIXTURES) EXECUTED BY CFCW PROPCO CLERMONT, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF TRUIST BANK RECORDED AUGUST 26, 2021 IN OFFICIAL RECORDS BOOK 5780, PAGE 2478, TOGETHER WITH ASSIGNMENT OF LEASES AND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

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

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/11/2023 |
| <b>Order Number:</b>      | 9621996    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 50.0000 |
| <b>Height in Inches:</b> | 0.0000  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |
| LEE dailycommercial.com | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |

|                                  |                |
|----------------------------------|----------------|
| <b>Order Confirmation Amount</b> | <b>\$89.00</b> |
|----------------------------------|----------------|

## Ad Preview

### LEGAL NOTICE

On Thursday, January 4, 2024 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 internal driveway aisles and to allow shared internal landscape buffers to be a minimum of five feet, but not less than 10 feet between the parcels for Pods F and H, within a Planned Unit Development. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, January 9, 2024 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

#9621996 12/20/2023



## AGENDA ITEM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Resolution No. 2023-042R<br>7th Street Commercial CUP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Recommend approval of Resolution No. 2023-042R.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <p>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.</p>  <p>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.</p> <p>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.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| 1. 2023-042R (12.04.2023)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2023-042R (12.04.2023).pdf         |                                |
| 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 (2).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 January 4, 2024, 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 7<sup>th</sup> 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 to allow for a commercial and restaurant building up to 5,500 square feet in the Central Business District (CBD) and in substantial accordance with the Conceptual Site/Building Plans prepared by Craft of Architecture, Exhibit A. The building shall be designed to comply with Clermont Architectural Design Standards. 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 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**

3. 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.
4. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
5. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.
6. 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 9th day of January, 2024.

CITY OF CLERMONT

---

Tim Murry, Mayor

ATTEST:

---

Tracy Ackroyd Howe, MMC  
City Clerk

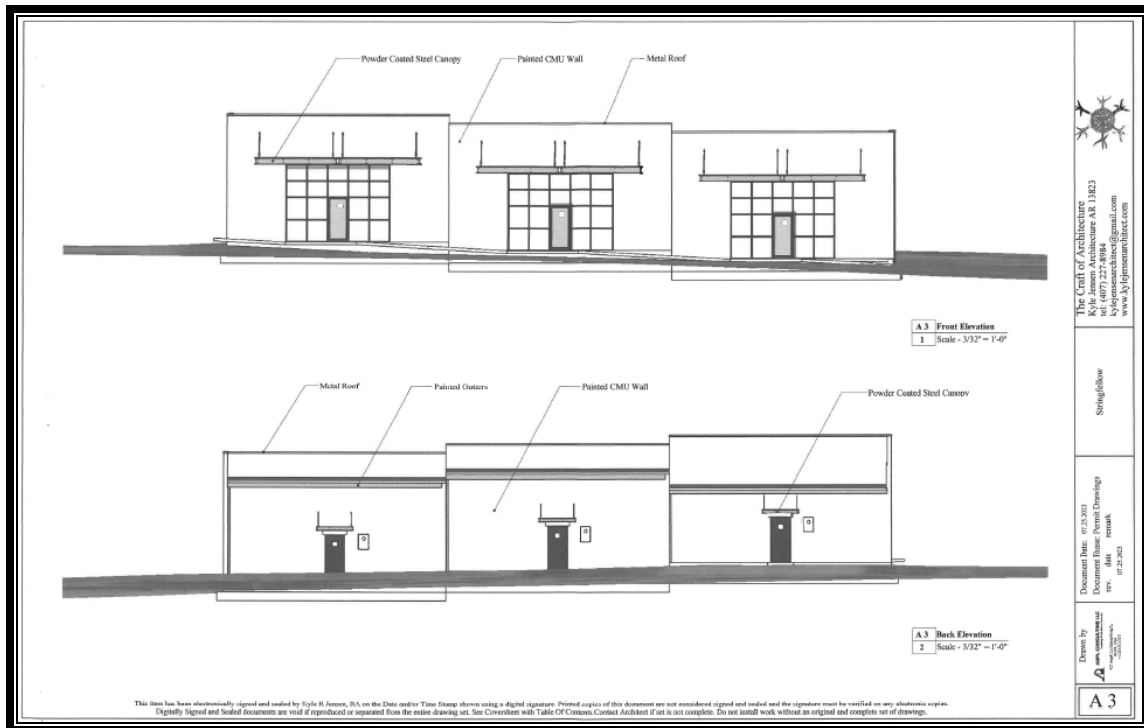
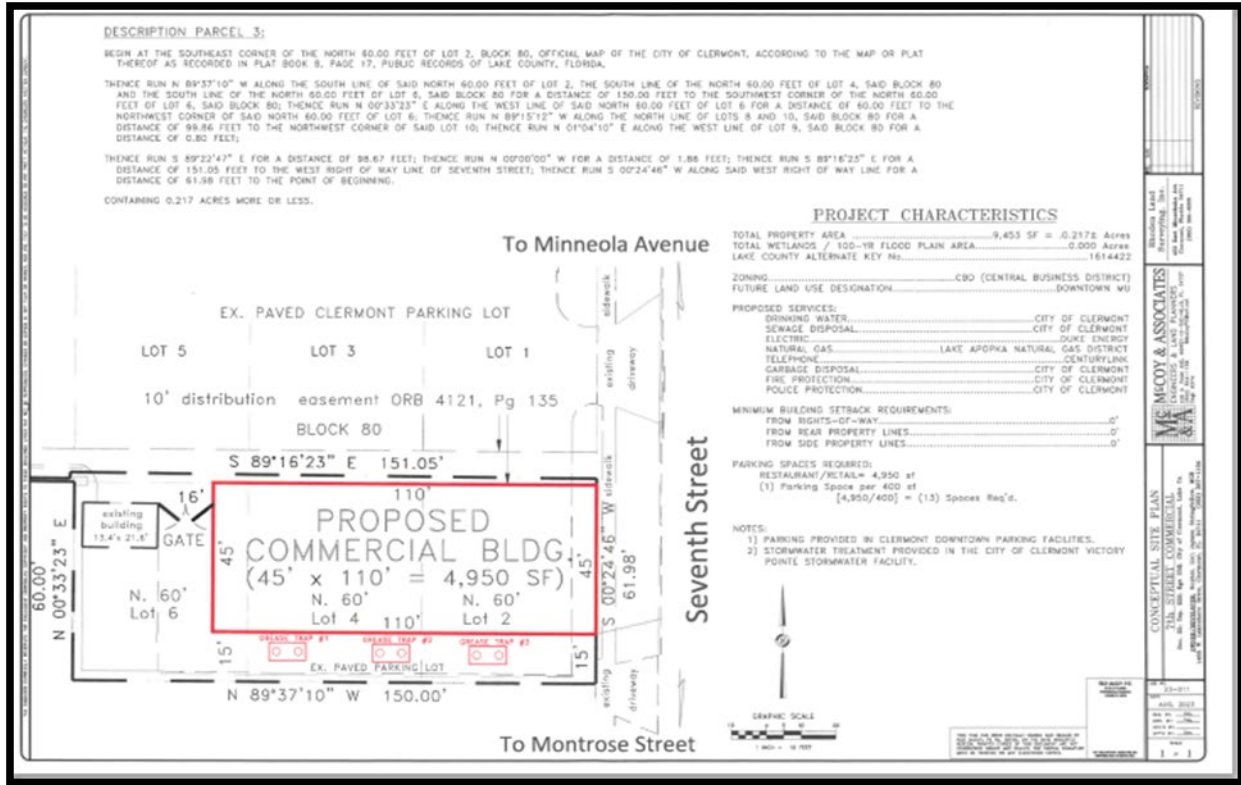
Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

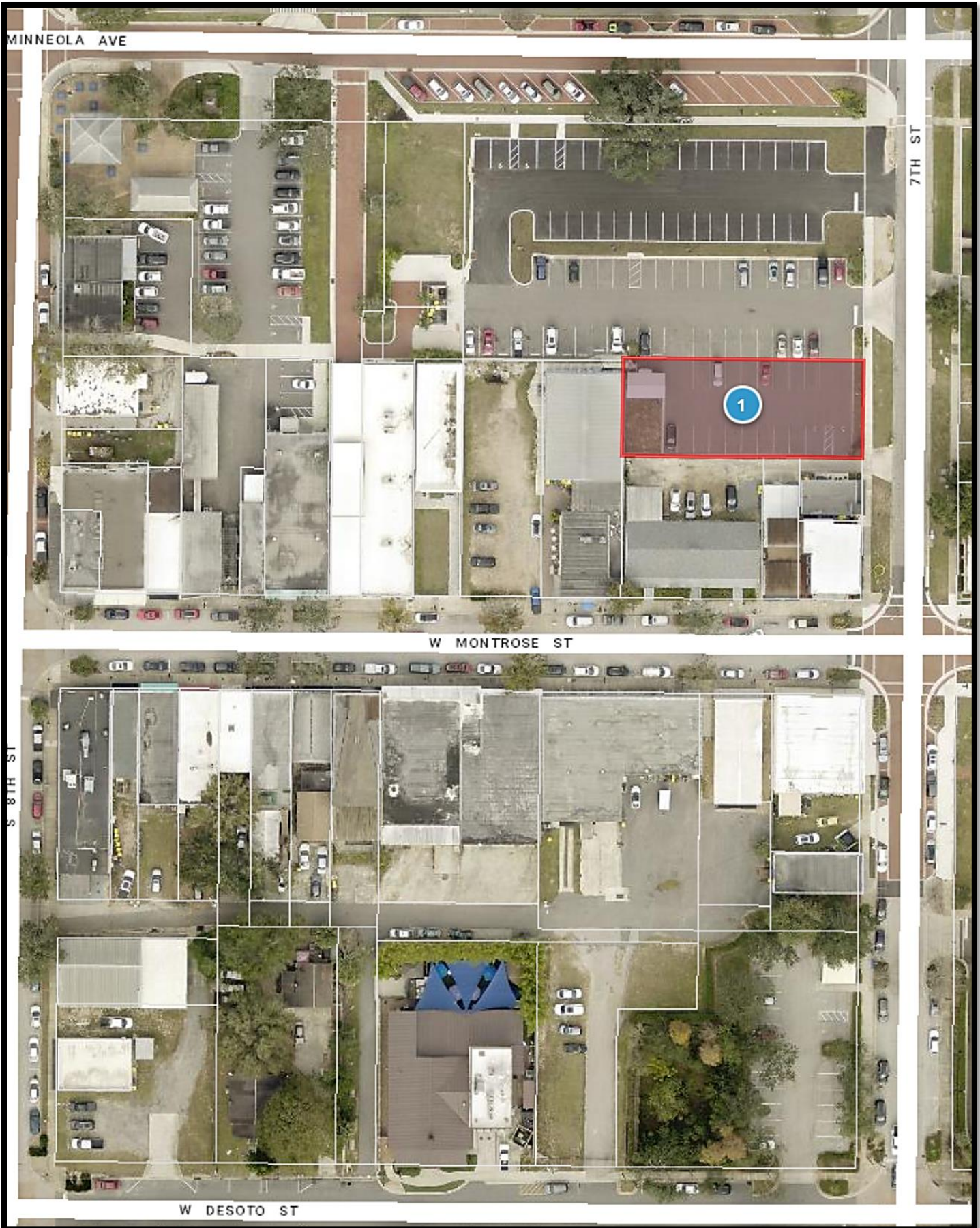
**CITY OF CLERMONT**  
**RESOLUTION NO. 2023-042R**

**Exhibit A**





# 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.

## 1 DF 1 J

[illegible]

**Rhoden Land  
Surveying, Inc.**  
420 East Minnehaha Ave.,  
Clermont, Florida 34711  
(352) 394-0255

**Mc  
& A**  
**McCoy & Associates**  
ENGINEERS & LAND PLANNERS  
106 S. PALM AVE., HOWEY-IN-THE-HILLS, FL. 34737  
(352) 324-1136  
RMCoyPE@att.net  
CA# : 8374

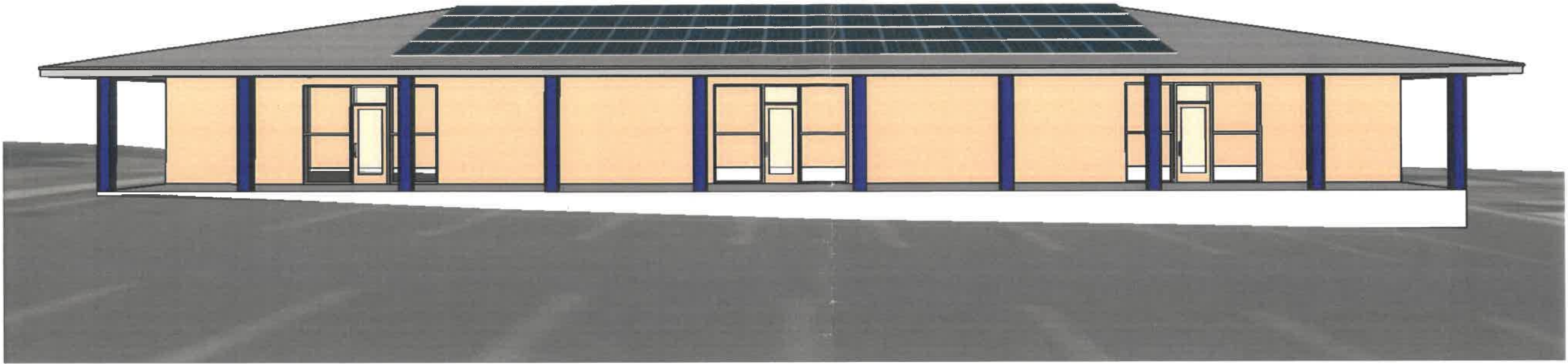
CONCEPTUAL SITE PLAN  
7th STREET COMMERCIAL  
25; Tep. 22S; Rge 25E; City of Clermont, Lake

**OWNER/DEVELOPER:** Nexbiz, LLC; Jayson Stringfellow, MGR  
1455 W. Lakeshore Drive, Clermont, FL 34711 (352) 287-1104

## To Minneola Avenue

# Seventh Street

To Montrose Street



|     |                    |
|-----|--------------------|
| 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      |        |

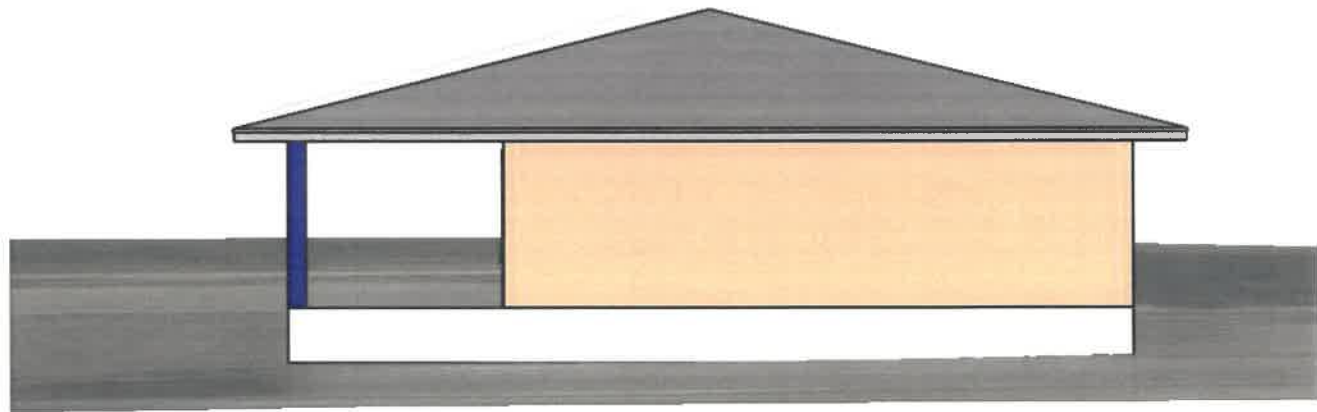
Drawn by  
ADPL CONSULTING LLC  
423 Arroyo Es. Schaumburg IL  
60194 USA  
+1-224-421-7871

A 1

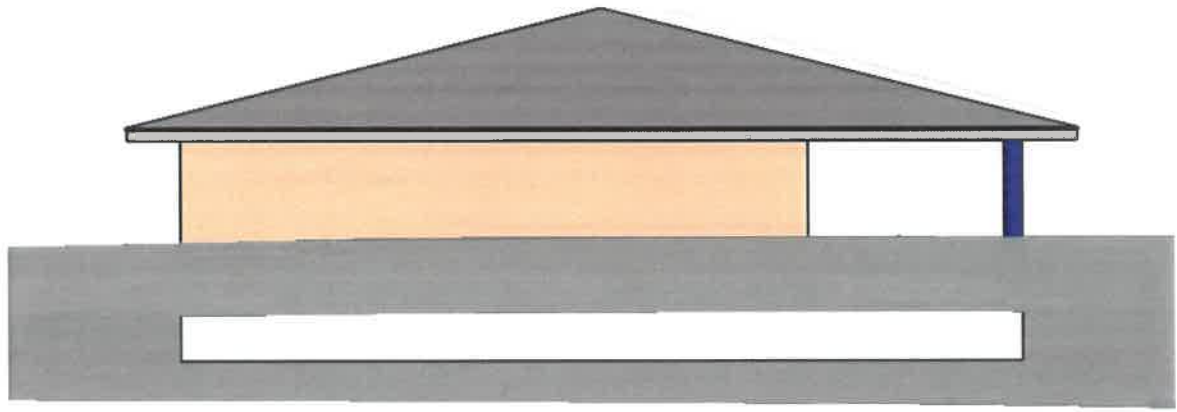




|     |                       |
|-----|-----------------------|
| A 2 | Front Elevation       |
| 1   | Scale - 3/32" = 1'-0" |



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



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

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  
403 Apple Ln Schaumburg IL  
60194, USA  
+1-224-421-7671

A 1



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                                                                                                                                                                                                                            |  |                                                                            |                               |
| <b>OWNER INFORMATION</b> <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)                                                                                                                                |  |                                                                            |                               |
| Owner's Name                                                                                                                                                                                                                                      |  |                                                                            |                               |
| Owner Address                                                                                                                                                                                                                                     |  | City                                                                       | State Zip                     |
| Telephone                                                                                                                                                                                                                                         |  | Fax                                                                        |                               |
| <b>PROPERTY INFORMATION</b>                                                                                                                                                                                                                       |  |                                                                            |                               |
| Address of Subject Property<br>To be assigned                                                                                                                                                                                                     |  | City<br>Clermont                                                           | State<br>Florida Zip<br>34711 |
| General Location<br>Mid - 7th St between Montrose and Minneola Ave                                                                                                                                                                                |  |                                                                            |                               |
| Legal Description & Alternate Key (include copy of survey)<br>Legal is to long for this application space but is attached in the survey/ plot plan and futher emailed in word to planning deparatetment for use in advertising. Alt Key: 1614422. |  |                                                                            |                               |
| Land Use (City verification required)<br>Downtown MU                                                                                                                                                                                              |  |                                                                            |                               |
| Zoning (City verification required)<br>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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NEXBIZ LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Alternate Key:</b>                     | 1614422                                                                                   |
| <b>Mailing Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1455 W LAKESHORE DR<br>CLERMONT, FL 34711<br><a href="#">Update Mailing Address</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Parcel Number:</b>                     | 24-22-25-0100-080-00100                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Millage Group and City:</b>            | 00C1 Clermont                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>2022 Total Certified Millage Rate:</b> | 17.3628                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Trash/Recycling/Water/Info:</b>        | <a href="#">My Public Services Map</a>                                                    |
| <b>Property Location:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 705 W MINNEOLA AVE<br>CLERMONT FL, 34715                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Property Name:</b>                     | <a href="#">Submit Property Name</a>                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>School Information:</b>                | <a href="#">School Locator &amp; Bus Stop Map</a><br><a href="#">School Boundary Maps</a> |
| <b>Property Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 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 |                                           |                                                                                           |
| <p>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.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                                                                           |

## 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

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/11/2023 |
| <b>Order Number:</b>      | 9622624    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 46.0000 |
| <b>Height in Inches:</b> | 3.8200  |

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |
| LEE dailycommercial.com | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |

Order Confirmation Amount

\$82.68

LEGAL NOTICE

On Thursday, January 4, 2024 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, January 9, 2024 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

Daily Commercial

December 20, 2023

9622624 12/20/23



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Thursday, January 4, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Ordinance No. 2023-032<br><i>Land Development Code Amendment - Tree Removal &amp; Replacement</i>                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Recommend approval of Ordinance 2023-032                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <p>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.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| 1. Ord. 2023-032                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ord. 2023-032 .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 January 4, 2024, 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.

*CITY OF CLERMONT*  
**ORDINANCE NO. 2023-032**

- (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:
- (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



*CITY OF CLERMONT*  
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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 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.





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**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 9th day of January, 2024.

CITY OF CLERMONT

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Tim Murry, Mayor

ATTEST:

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

## Order Confirmation

Not an Invoice

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

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/11/2023 |
| <b>Order Number:</b>      | 9621993    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

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

### Print

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |
| LEE dailycommercial.com | 1           | 12/20/2023 - 12/20/2023 | Govt Public Notices |

|                                  |                 |
|----------------------------------|-----------------|
| <b>Order Confirmation Amount</b> | <b>\$111.12</b> |
|----------------------------------|-----------------|



# Ad Preview

## LEGAL NOTICE

On Thursday, January 4, 2024 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 the City Council on Tuesday, January 9, 2024 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

#9621993 12/20/23