



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, April 2, 2024**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the March 5, 2024 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2024-007
Sundara Eco-Spa Comp Plan Amendment

Consider an ordinance to change the future land use for property located southwest of the Lakeshore Drive and Hammock Ridge Road intersection.

Item 2 - Ordinance No. 2024-008
Sundara Eco-Spa PUD Rezoning

Consider an ordinance to change the zoning for property located southwest of the Lakeshore Drive and Hammock Ridge Road intersection.

Item 3 - Ordinance No. 2024-014
LDC Amendment - Density Bonus

Consider removal of section 125-375 from the LDC due to the elimination of the density bonus provision.

**UNFINISHED BUSINESS
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
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 5, 2024

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, March 5, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chairman Krzyminski, Vice-Chair Niemiec, Member Bain, Member Grube, Member Guerrero, and Member Norton

MEMBER ABSENT: Member Colby

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the February 6, 2024 meeting minutes of the Planning and Zoning Commission made by Commissioner Bain, seconded by Commissioner Grube. Motion passed 6-0 with Commissioner Colby absent.

REPORTS FROM THE COMMISSION - *None*

NEW BUSINESS

Item 1 - Resolution No. 2024-008R Waterbrooke Self-Storage CUP

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for a self-storage facility with more than 20,000 square feet of floor space in a Planned Unit Development (Ordinance No. 2017-49), with C-2 General Commercial permitted uses. The subject property is located south of State Road 50 at the intersection of Emil Jahana Road. The future land use designation is Commercial. The Land Development Code, Section 125-337 requires a conditional use permit for any building structure occupying more than 20,000 square feet and to allow for a self-storage facility. The climate-controlled facility is proposing up to 50,000 square feet of floor space. The proposed development will be gated and secured. No outside storage will be allowed. The building shall be designed to comply with the Clermont Architectural Design Standards on all sides of the building.

The PUD, also known as The Shoppes of Waterbrooke, was approved to allow up to 162,000 square feet of mixed use commercial, retail, restaurant, convenience store/gas station and office permitted uses for the overall development. The site was also allowed up to 85 residential dwelling units for future development. The maximum building size may not exceed 45,000 square feet of floor area. The PUD also granted six (6) waivers to the Land Development Codes to allow development flexibility of the property.

Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore,

staff recommends approval of the Conditional Use Permit for a self-storage facility occupying over 20,000 square feet in a Planned Unit Development (PUD) zoning district with the conditions contained in Resolution No. 2024-008R.

Jimmy Crawford, Esq., *Applicant, 702 W. Montrose Street*, discussed the proposed self-storage use, the impact on the community, aesthetics and the traffic studies. He indicated customers will have access from 6am to 10pm with regular office hours. He explained Extra Space Storage has multiple self-storage sites in Florida, which average approximately 30 visitors per day. He compared this use with other various uses that potentially could be placed on this site with a much higher traffic volume.

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

Vice-Chair Niemiec asked about the trip generation manual. He said he likes the project, and asked if there will be outside storage. **Mr. Crawford** stated there will be no outside storage; and further, the big building will be climate-controlled whereas the small buildings will not be.

Commissioner Grube stated he has no issues with this project.

Commissioner Bain stated he appreciates that this use is not being proposed to be directly on SR 50. He asked what the height is of the larger building. **Mr. Crawford** answered 37 feet high.

Commissioner Norton asked staff about the other parcels within the Shoppes of Waterbrooke and what businesses may be going in. He inquired of the pedestrian requirements throughout the site, and whether the Waterbrooke PUD residents will have access to the Shoppes of Waterbrooke. **Senior Planner McGruder** explained staff does not currently know what businesses may go in; however, developers can submit anything within the C-2 General Commercial permitted use. She further explained the Shoppes of Waterbrooke PUD contains requirements for pedestrian movement. **Commissioner Norton** expressed he is concerned with community connectivity between the Shoppes of Waterbrooke and the Waterbrooke PUD.

Chairman Krzyminski inquired about the square footage of the proposed buildings. **Senior Planner McGruder** stated the maximum is 45,000 sf for up to three (3) buildings. **Chairman Krzyminski** asked about the Hooks Street extension. **Mr. Crawford** explained the PUD requires the extension of Hooks Street, which will be built by either the developer or Lake County.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-008R Waterbrooke Self-Storage facility; Moved by Commissioner Grube, Seconded by Vice-Chair Niemiec. Motion passed 5-1 with Commissioner Norton opposing and Commissioner Colby absent.

Item 2 – Ordinance No. 2024-017 151 West State Road 50 Rezoning

Senior Planner McGruder presented as follows:

The applicant, Salvatore, Inc., is requesting to rezone the subject property from Planned Unit Development (PUD) to C-1 Light Commercial district. The site consists of three parcels that are located at the southwest corner of State Road 50 and East Avenue and is approximately 3.04 acres,

with a Commercial Future Land Use Designation. On January 14, 2020, the City Council approved Ordinance No. 2020-01, to change the zoning from C-1 Light Commercial to Planned Unit Development (PUD) to allow for the development of 36 multifamily dwelling units.

The project was never constructed, and the applicant has petitioned to allow for a rezoning change back to the previous C-1 Light Commercial. The applicant has not identified any future development endeavors for the parcels. The application specifies that C-1 Light Commercial is a more appropriate zoning category and will be more consistent with the existing development pattern and character of the neighborhood. Staff has reviewed the application as submitted and finds the request to change the zoning from Planned Unit Development to C-1 Light Commercial is consistent with the intent of the goals, objective and policies for the Commercial land use designation. Therefore, staff recommends approval to rezone the subject property to C-1 Light Commercial with the conditions contained in Ordinance No. 2024-017.

Bret Jones, Esq., *Applicant, 700 Almond Street*, explained the owner would like his property to be more consistent with the neighboring parcels.

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

Commissioner Norton inquired whether the same property owner owns this property and the intent on why it was changed to a PUD. **Mr. Jones** said it is a new owner. **Senior Planner McGruder** explained it was changed to a PUD for a proposed 36 multifamily unit.

Commissioner Bain asked what the surrounding parcels are zoned as. He stated he believes the C-1 aligns better with the surrounding zonings than the PUD.

Commissioner Grube said this makes sense for that parcel, and it should be changed.

Chairman Krzyminski inquired what is meant by “The applicant has not identified any further development endeavors for the parcel.” **Senior Planner McGruder** explained the applicant has only submitted for the rezoning, but not for any development projects. **Chairman Krzyminski** asked if the parcels are currently under contract. **Mr. Jones** indicated he is unaware.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-017 Rezoning of 151 West State Road 50; Moved by **Commissioner Bain**, Seconded by **Commissioner Grube**. Motion passed 6-0 with **Commissioner Colby** absent.

UNFINISHED BUSINESS – None

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT – 7:03 pm

Max Krzyminski, Chair

ATTEST:

Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 2, 2024	
Agenda Item Name	
Ordinance No. 2024-007 <i>Sundara Eco-Spa Comp Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2024-007.	
Staff Report	
The applicant, Jimmy D. Crawford, Esq., is requesting a small scale comprehensive plan amendment for 42 +/- acres located adjacent to the Hammock Ridge Road and Lakeshore Drive intersection. The property is currently in Lake County and has a Future Land Use Designation of Lake County Langley-Interlachen Green Swamp. The applicant is requesting an amendment to change the future land use to the City of Clermont Master Planned Development. The applicant is proposing a specialty spa and hotel on the property. The Master Planned Development Future Land Use will limit the development to the specialty spa and hotel based upon Policy 1.7.2. This land use requires City Council approval for a development that specifies the allowable types and distribution of land uses within a project. The Floor Area Ratio (FAR) in this land use is 0.25, but will be limited to 0.15 for the project via the Planned Unit Development zoning. The proposed project under the Master Planned Development would be a less intense use of the project since the FAR would be limited to 0.15 and the open space of 60% would be retained.	
	
The project is not in conflict with any provision of the City's Comprehensive Plan. The City has the ability to serve the project with applicable City services. The Master Planned Development future land use appears to be in accordance with the existing County's Urban Low and GSACSC Rural County future land use. Staff recommends approval of Ordinance 2024-007.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2024-007 - CPA Sundara Langley Spa	Ord. 2024-007 - CPA Sundara Langley Spa (03.14.2024).pdf	
2. Maps	Maps.pdf	
3. Sundara SP1 Site Plan	Sundara SP1 Site Plan.pdf	
4. PUD STATEMENT - Sundara-Langley	PUD STATEMENT IN SUPPORT - Sundara-Langley.docx	
5. 02_CPA application	02_CPA application.pdf	
6. 2024-007 Sundara CPA Ad	2024-007 Sundara CPA Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-007

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

PARCEL No. 36-22-25-0004-000-00100

ALL THAT PART OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 25 EAST LYING EAST OF THE PALATLAKAHA RIVER.

PARCEL 06-23-26-0002-000-00500 (TRACT 8) / PARCEL No. 13-23-25-0500-008-00000 (TRACT 9, 10, 11, 23) (PART-A)

TRACTS 8, 9, 10, 11, 23 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, FILED 13 FEBRUARY 1914, AND RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE



CITY OF CLERMONT
ORDINANCE NO. 2024-007

COUNTY, FLORIDA.

ALL LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE
AND SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF HAMMOCK
RIDGE ROAD

PARCEL 06-23-26-0002-000-00500 (TRACT 8) WAS ALSO DESCRIBED AS FOLLOWS:
THAT PART OF THE NW¼ OF THE NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 26 EAST, LYING NORTH AND WEST OF TRACT 8 & 9, MONTE VISTA PARK
FARMS.

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-B)
ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE SE¼ OF THE NE¼ OF
SECTION 1 AND THE SE¼ OF THE NE¼ OF THE NE¼, SECTION 1, TOWNSHIP 23
SOUTH, RANGE 25 EAST, LYING EASTERLY AND SOUTHERLY OF THE EASTERN
SHORELINE OF LAKE SUSAN

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-C)
ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE NE¼ OF THE NE¼ OF
SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF
THE EASTERN SHORELINE OF THE PALATLAKA RIVER

AND

PARCEL No. 31-22-26-0003-000-01503 (PART-D)
THAT PART OF THE SW¼ OF THE SW¼ OF SECTION 31, TOWNSHIP 22 SOUTH,
RANGE 26 EAST, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 22 SOUTH,
RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE
SOUTH LINE OF SAID SECTION 31 TO THE SHORE OF LAKE MINNEHAHA; THENCE
NORTH-WESTERLY ALONG SHORELINE TO THE WEST LINE OF SAID SECTION 31;
THENCE SOUTHERLY ALONG SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF THE NE¼ OF NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26
EAST, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST
CORNER OF THE NW¼ OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH
LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE
SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKESHORE DRIVE, THENCE RUN
SOUTH 71°03' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A



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DISTANCE OF 600.16 FEET FOR A POINT OF BEGINNING. (THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.) FROM SAID POINT OF BEGINNING, RUN SOUTH $0^{\circ} 11'$ WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 281.05 FEET; THENCE RUN SOUTH $71^{\circ} 03'$ WEST 192.19 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWEST ALONG A CURVE BEING ALSO THE EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD, HAVING A CHORD BEARING OF $N54^{\circ} 58' 51'' W$, A CHORD LENGTH 189.73 FEET, A RADIUS OF 800.00 FEET, ARC LENGTH OF 190.18 FEET, AND A DELTA ANGLE $13^{\circ} 37' 13''$; THEN LEAVING SAID CURVE $N24^{\circ} 42' 07'' E$ A DISTANCE OF 20.59 FEET; THENCE ON A TANGENT CURVE HAVING A CHORD BEARING OF $N48^{\circ} 14' 02'' E$, A CHORD LENGTH OF 199.63 FEET, A RADIUS OF 250.00 FEET, ARC LENGTH OF 205.35 FEET, AND A DELTA ANGLE $47^{\circ} 03' 49''$; THENCE LEAVING SAID CURVE $N71^{\circ} 03' E$ A DISTANCE OF 115.92 FEET; THENCE $N18^{\circ} 57' W$ A DISTANCE OF 18.9 FEET; THENCE $N71^{\circ} 03' E$ TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

LESS AND EXCEPT THE DRAINAGE POND MORE PARTICULARLY DESCRIBED AS: A PORTION OF TRACTS 9 & 10, MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE RUN SOUTH $89^{\circ} 43' 00''$ EAST ALONG THE SOUTH LINE OF TRACT 9, 482.58 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH $39^{\circ} 25' 42''$ EAST, AND A CHORD DISTANCE OF 70.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $5^{\circ} 32' 26''$, A DISTANCE OF 70.11 FEET; THENCE LEAVING SAID CURVE RUN NORTH $36^{\circ} 12' 17''$ EAST, 79.29 FEET; THENCE NORTH $11^{\circ} 45' 29''$ EAST, 116.92 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF THE SOUTH CLERMONT CONNECTOR; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF SOUTH $80^{\circ} 58' 11''$ EAST, AND A CHORD DISTANCE OF 219.58 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF $18^{\circ} 02' 51''$, A DISTANCE OF 220.49 FEET; THENCE LEAVING SAID RIGHT OF WAY AND SAID CURVE RUN SOUTH $24^{\circ} 26' 29''$ EAST, 49.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF SOUTH $34^{\circ} 20' 08''$ WEST, AND A CHORD DISTANCE OF 280.94 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ} 09' 00''$, A DISTANCE OF 281.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE

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CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 3° 43' 16"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.10 FEET; THENCE LEAVING SAID CURVE RUN NORTH 76° 36' 25" WEST, 214.76 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 34° 02' 16" EAST, AND A CHORD DISTANCE OF 66.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 14' 25", A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

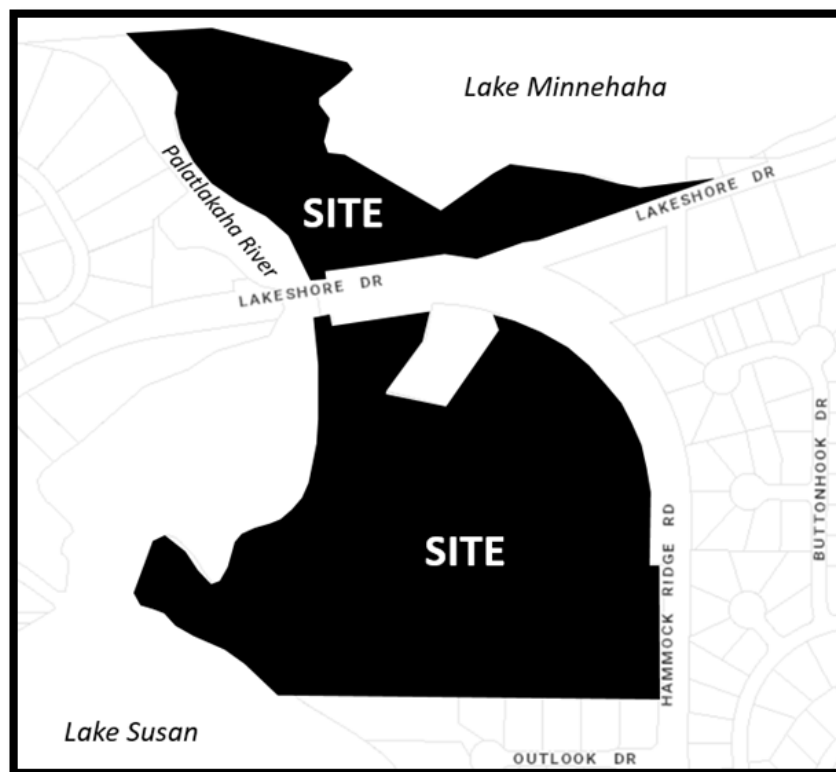
SAID PARCEL CONTAINS 1.71 ACRES, MORE OR LESS.

LESS LAKESHORE DRIVE AND HAMMOCK RIDGE ROAD RIGHT OF WAYS AS THEY CURRENTLY EXIST.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

LOCATION

11500 Lake Louisa Road
Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection
(Alternate Keys 3828571, 1592933, 1587581, and portion of 1663059)
42.70 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2024-007

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY LANGLEY-INTERLACHEN GREEN SWAMP
TO: CITY OF CLERMONT MASTER PLANNED DEVELOPMENT

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

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 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: 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. 2024-007

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of April, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

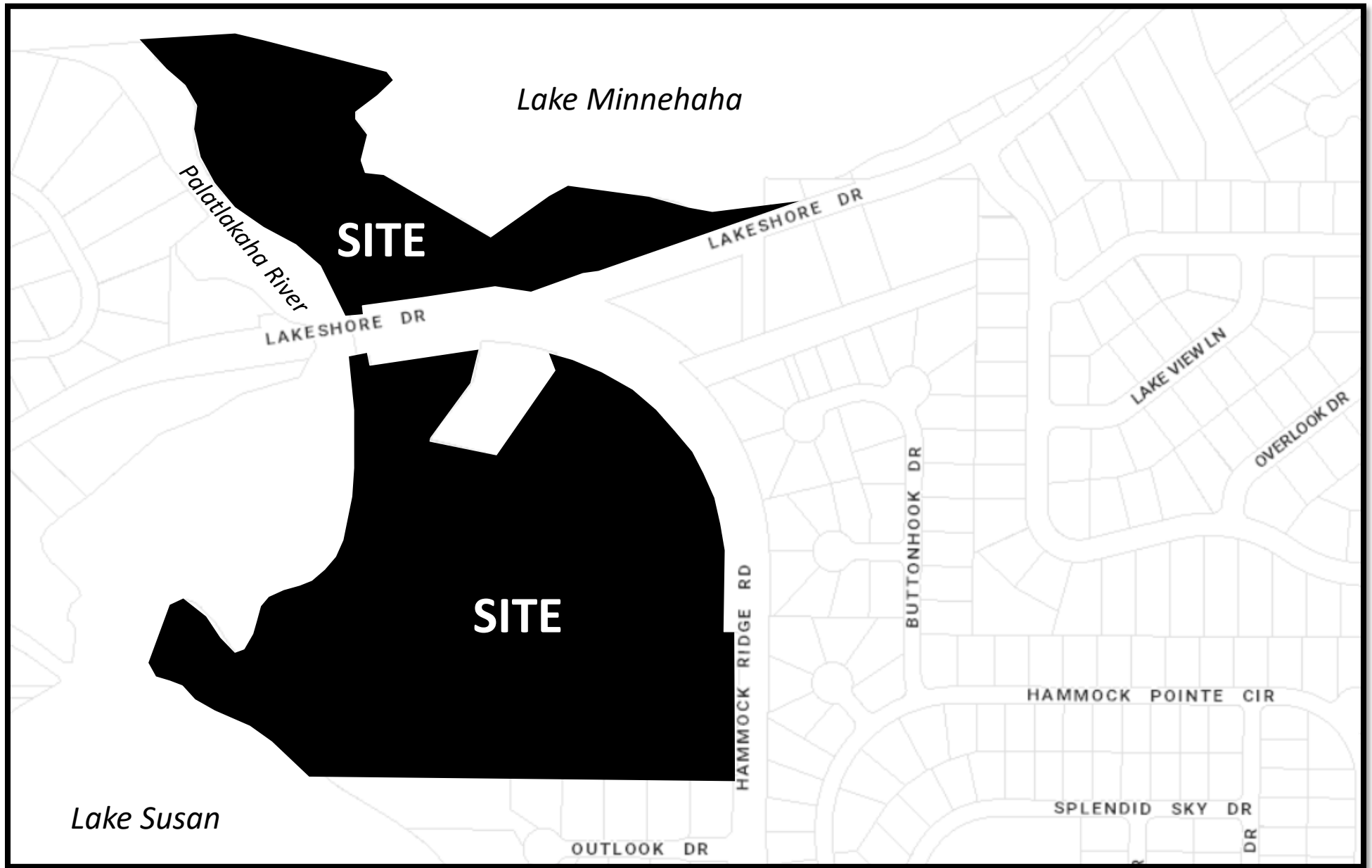
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Sundara Spa – Langley Property

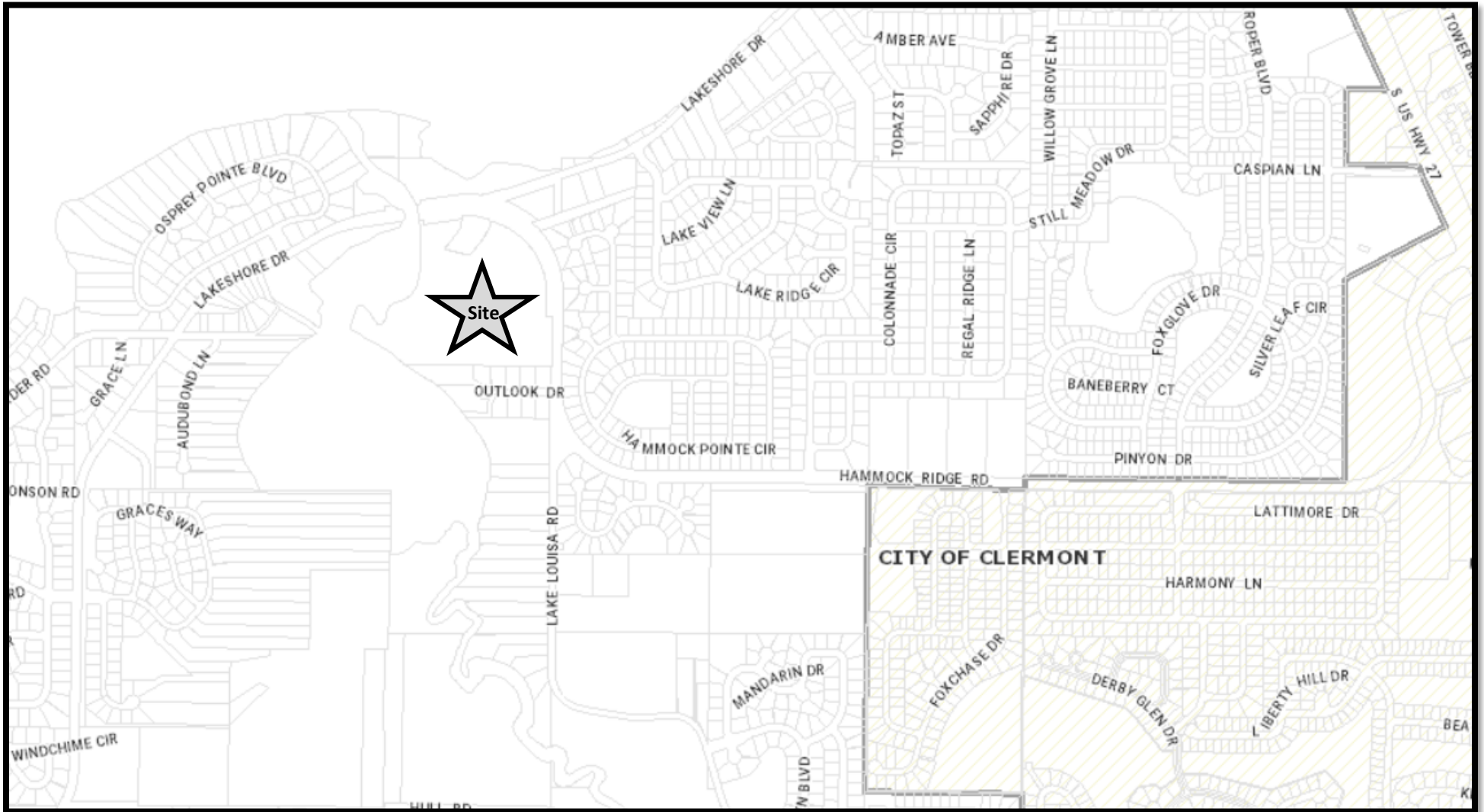


Sundara Spa – Langley Property



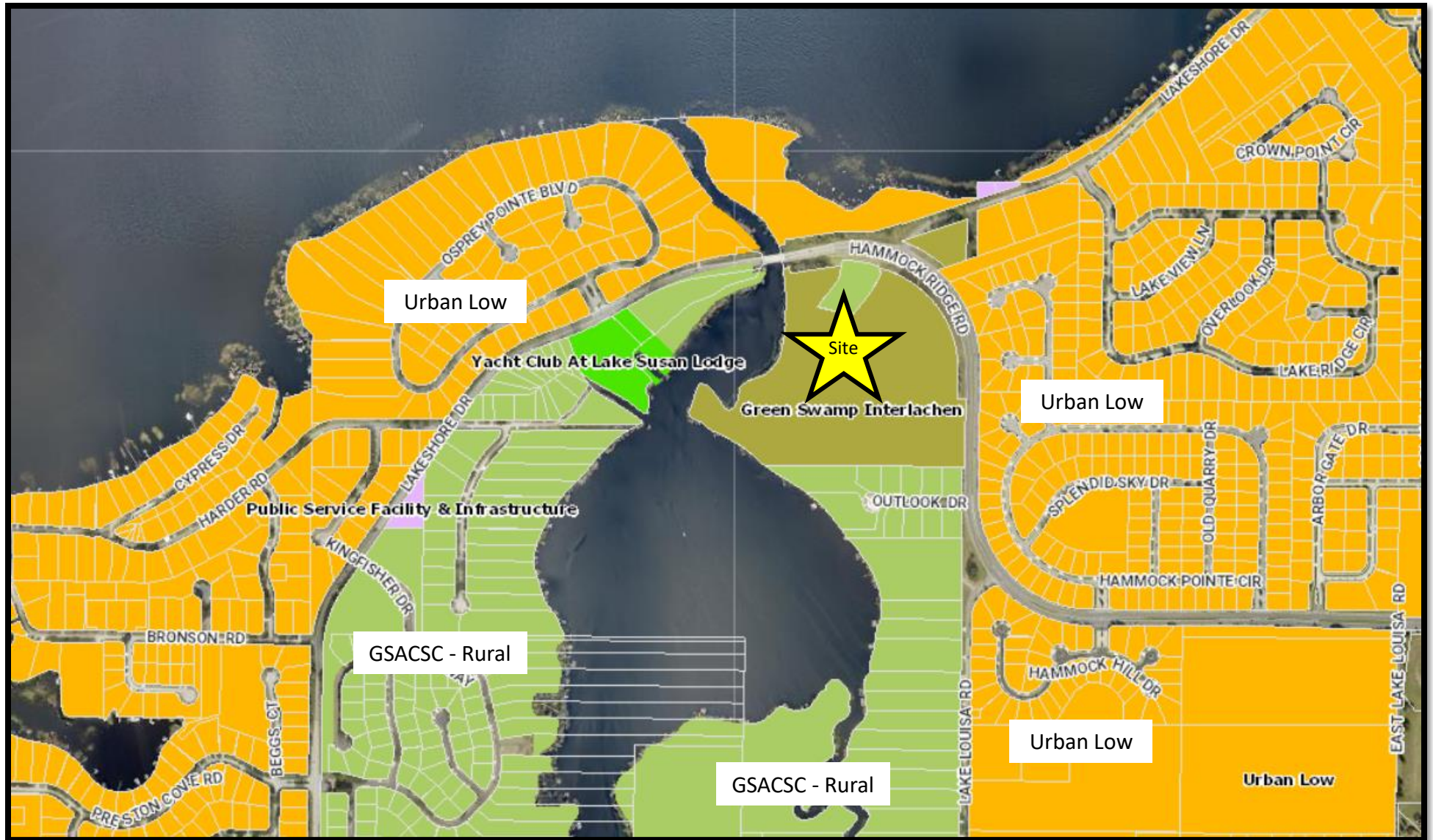
Sundara Spa – Langley Property

City of Clermont City Limits Map



Sundara Spa – Langley Property

Lake County Future Land Use Map



G:\Current Files R-Z\Sundara Spa LLC 2-1122-538 Clermont Pre Development\CAD 2-1122-538A2_CIVIL\Production Drawings\ 2023.1121_Presentation-2-1122-538-0.dwg, 12/4/2023 1:36:28 PM, 1:1

2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
GENERAL ENGINEERING CO.
916 SILVER LAKE DRIVE
PORTAGE, WI 53901
608-742-2169
www.generalengineering.net

TOTAL PROPERTY AREA = 34.33 AC
EXISTING USE = VACANT
TOTAL PROPOSED PARKING STALLS = 185
TOTAL PROPOSED GROSS FLOOR AREA = 190,557 SQ.FT.
PROPOSED FLOOR AREA RATIO = 12.75%
PROPOSED BUILDING AREA % = 3.25

LEGEND

- UNDISTURBED AREAS
- LANDSCAPED AREAS
- PAVED AREAS
- BUILDINGS
- OUTDOOR PATIO
- STORM FEATURE
- WALKING TRAIL w/BENCHES
- WETLAND LINE
- FEMA FLOODPLAIN LINE 99.0

NOTE:
MAINTENANCE OF DRAINAGE BASINS, LANDSCAPING
AND OTHER OUTDOOR AMENITIES SHALL BE THE
RESPONSIBILITY OF SUNDARA SPA.



**STATEMENT IN SUPPORT
PUD LUPA/ZONING APPLICATION**

1. Applicant/ Agent: Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
2. Owners: Mary S. Langley
1831 Bett Mar Lane
Winter Park, Florida 32789
3. Location: See attached legal description; generally, southeast corner of Lakeshore Drive intersection with Hammock Ridge Road (hereafter called the "Property")
4. Description of Change/Zoning Request.

The Property has been the subject of long and sometimes contentious development and property rights issues. These issues culminated in two accomplishments. First, the Langleys reached agreement with Lake County for the ROW for a large part of the construction of Hammock Ridge Road. Second, Lake County and the Florida Department of Commerce (f/k/a Florida Department of Community Affairs) reached agreement to allow a Lake County Planned Unit Development and site-specific land use to allow 33 residential lots on the Property. That approval is still in effect and has been memorialized by an approved preliminary plat in Lake County. The PUD zoning ordinance and plat copy are attached.

While residential lakefront property is in great demand and has great value, the Langleys wish to leave a Lake County legacy other than that of generational citrus farmers and ranchers, and the opportunity to partner with Sundara Spas, which owns and operates several facilities including an eco-spa in Minnesota. Sundara has contracted to purchase the Property and construct and operate a 55-unit eco-spa and resort. The detailed plans for the eco-spa have previously been provided to the City.

Understanding that some utilities will be provided by the City and that Clermont is the beating heart of South Lake County, the owners wish to annex the Property and attain approvals (and pay permit and impact fees) within the City.

5. Waivers Requested in PUD:

None. All of the environmental and land use limitations and requirements in the current lake County PUD zoning, approved by the county and state, are being maintained.

6. STATEMENT OF JUSTIFICATION/NEED/CHANGED CONDITIONS

As South Lake County has grown into a destination for health, wellness and sports, our local businesses and institutions have stepped up to serve, including the South lake Hospital, National Training Center, triathalon activities and groups, and the proposed Olympus campus. However, there is not a wellness spa closer than the Orlando tourist district.

The Property Sundara project offers a unique slice of rural paradise, with planned walking trails, lake access, mindfulness areas, as well as full spa and overnight stay facilities, for fifty-five rooms.

We envision athletes visiting the area for training or competitions to stay at Sundara and take advantage of the extensive workout and wellness amenities. But the spa will also cater to locals and non-athletic-related tourism.

The project is consistent with and furthers Clermont Comprehensive Plan Goal 1 as it provides that the character, magnitude and location of all land uses within the project provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

The project is consistent with and furthers Clermont Comprehensive Plan Policy 1-7.2 by providing for orderly growth through Planned Developments.

The project is consistent with and furthers Policy 1.11.4 by providing a use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

While not a City-owned facility, the project is consistent with and furthers the Recreation and Open Space Element by eliminating 33 homesites, and preserving open space, wildlife habitat, and recreational amenities.

The project is not inconsistent with any provision of the Clermont Comprehensive Plan.

The project will result in an orderly and logical development pattern and is an infill non-residential project along Hammock Ridge Road.

Estimated demand on public facilities has been provided with other applications. The City will provide sewer, trash, emergency services. Water will be provided by private utility.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 04.17.2023

FEE: _____

Project Name (if applicable): Sundara/Langley Spa

Applicant: Jimmy D. Crawford, Esq.

Contact Person: Jimmy D. Crawford, Esq.

Address: 702 West Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352 432 8644 Fax: 352 432 8699

E-Mail: jcrawford@cmhlawyers.com & atitus@cmhlawyers.com

OWNER: A.E. Langley and Mary Langley

Address: 1831 Bett Mar Lane

City: Winter Park State: Florida Zip: 32789

Phone: _____ Fax: _____

E-Mail: jcrawford@cmhlawyers.com & atitus@cmhlawyers.com

General Location: 1150 Lake Louisa Road; AKN's 3828571, 1592933, 1587581, 1663059,

Legal Description (include copy of survey): See Attached Survey and Deed

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage 46.2 (no) _____

Existing (Actual) Land Use: Langley-Interlachen, Green Swamp

Existing Zoning: PUD

Existing Future Land Use: Langley-Interlachen Green Swamp (Lake County)

Proposed Future Land Use: Planned Development

Type of development proposed: Eco-Spa Resort



Proposed density (dwelling units/acre) or intensity: 0 Dwelling Units. Max ISR .30

Proposed Zoning District: PUD

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

See attached Statement of Justification and PUD Plan

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jimmy D. Crawford, Esq., 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 _____ to _____ 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.

Jimmy D. Crawford, Esq.

Affiant - Applicant Name (print)

X

[Signature]
Affiant - Applicant Name (signature)

Type text here

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of April, 2023.



X

Cynthia K Papi
Notary Public, State of Florida at Large

My Commission Expires:

4/27/2026



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Mary S. Langley, 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 Langley-Interlachen Green Swamp to Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Jimmy D. Crawford 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.

Mary S. Langley

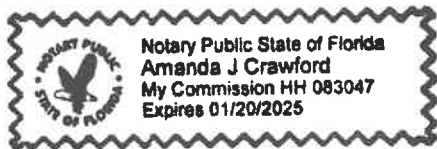
Affiant - Applicant Name (print)

X

Mary S. Langley
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of April, 2023.



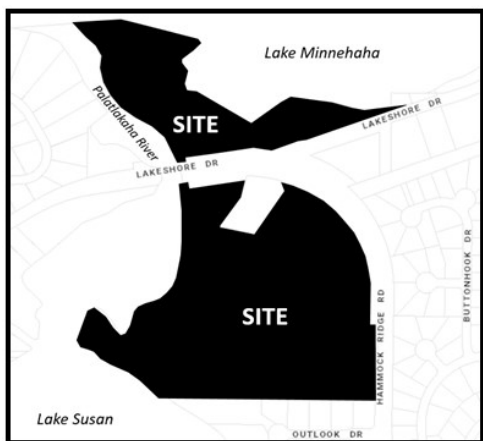
X

Amanda J Crawford
Notary Public, State of Florida at Large

My Commission Expires: 01-20-2025

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small-Scale Comprehensive Plan Amendment
ORDINANCE NO. 2024-007

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, April 2, 2024 at 6:30 p.m., and a public hearing will be held before the Clermont City Council on Tuesday, April 23, 2024 at 6:30 p.m. 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 42.70 +/- acre parcel below from Lake County Langley-Interlachen Green Swamp to City of Clermont Master Planned Development.



LOCATION
11500 Lake Louisa Road
Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection
(Alternate Keys 3828571, 1592933, 1587581, and portion of
1663059)
42.70 +/- Acres

ORDINANCE NO. 2024-007

AN ORDINANCE OF THE CITY OF CLERMONT, 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. All interested parties shall be given an opportunity to express their views on this matter.

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

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

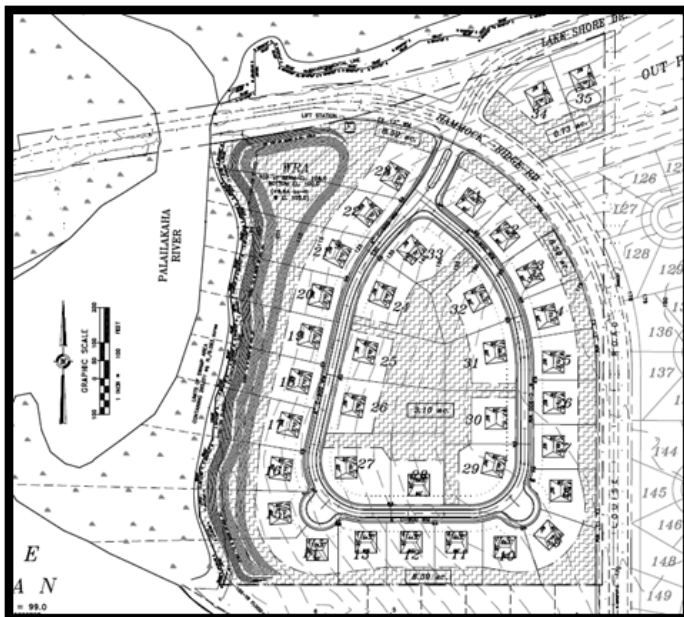
Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, April 2, 2024	
Agenda Item Name	
Ordinance No. 2024-008 <i>Sundara Eco-Spa PUD Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2024-008.	
Staff Report	

The applicant, Jimmy D. Crawford, Esq., is requesting a rezoning to a Planned Unit Development (PUD) for 42 +/- acres located adjacent to the Hammock Ridge Road and Lakeshore Drive intersection. The property is currently in Lake County and has a Planned Unit Development zoning, Ordinance 2017-59, in place that permits up to thirty-five (35) single family residences (see preliminary plat below). Upon annexation, the applicant is requesting a PUD rezoning to allow a specialty spa and hotel on the property. This use will require central water and sewer in order to develop the property in this manner.



The proposed operator of the spa and hotel will be Sundara Inn and Spa. The project will be modeled after the facility that currently exists in Wisconsin Dells, Wisconsin. The proposal includes a full wellness spa facility, outdoor patios, and overnight accommodations consisting of fifty-five rooms. The project will also include walking trails with benches and large areas within the property that will remain undisturbed in the natural state. The preliminary development plan has the buildings centered in the interior of the project with one access point. The main access point is located at the Lakeshore Drive and Hammock Ridge Road intersection. Lake County is currently in design of a roundabout to replace this intersection. There is an existing concrete driveway apron at this location. An emergency only ingress/egress access will also be provided on the site. The total square footage of all the buildings onsite shall not exceed 200,000 square feet. This Floor Area Ratio (FAR) is less than 12% for the project and will be capped at no more than 0.15 (15%) for the site. The current Lake County PUD allows a 0.35 FAR.

The applicant has provided a traffic impact statement (TIS) for the proposed spa facility. The results indicate that the project would generate less than 100 net new peak hour trips; and therefore, would be considered “de minimis” under Lake Sumter MPO guidelines (section 3.1). The City’s Traffic Engineer has reviewed the submittal and concurred with the results. The proposed spa facility would not have any impact on the school system, unlike the thirty-five homes may have, and would not be subject to a school concurrency review. The 60% open space requirement in the Lake County PUD will be a requirement in the City’s PUD. The applicant is proposing to keep a majority of the open space in an undisturbed state and the property fronting Lake Minnehaha, north of Lakeshore Drive, will also remain undisturbed. The applicant is proposing a 100-foot landscape and soil berm at the southeast corner of the site. This would provide buffering to the adjacent residential development and Hammock Ridge Road. In addition, there will be a minimum 100-foot natural buffer that will continue along the southern edge of the property, adjacent to the existing residential development. The topography in this area descends from the southeast corner to the west and northwest. With the addition of the landscaped berm, large areas of undisturbed areas with mature trees, and the buildings centered on the interior of the property, visibility of the structures should be greatly reduced from the public right-of-ways. The project will be required to install exterior lighting fixtures that will be certified Dark Sky, which will minimize glare and reduce overhead skyglow.



Staff has reviewed the application and proposed project in regard to Section 125-486 Review Criteria for a Planned Unit Development. The proposed project will be accessed from Hammock Ridge Road, which is a County Urban Collector roadway and capacity is available. The project’s traffic impact is considered “de minimis” under Lake Sumter MPO guidelines. The City’s sewer service will be required in order to develop the property, and capacity will be available at the time of completion of the project. The project has been designed around the existing topography and native vegetation. The placement of the buildings in the interior of the site with extensive buffers and setbacks will minimize any impact on adjoining properties. Sixty percent (60%) of the site will be retained in open space and majority of it undisturbed. The applicant has requested to maintain the current Lake County entitlements under Ordinance 2017-59 be retained in the event the spa facility is not constructed. This has been captured as a condition in the proposed PUD. Thirty-three homes within the project boundary shall be allowed, as depicted on Attachment B within the ordinance, in the event the spa facility is not constructed. Staff is able to support the specialty spa and hotel request and recommends approval of Ordinance 2024-008.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord. 2024-008 Sundara PUD Final PZ	Ord. 2024-008 Sundara PUD Final PZ.pdf
2.	Maps	Maps.pdf
3.	PUD Prelim Dev Plan	01.25.2024 PUD Prelim Dev Plan-2-1122-538-0 FLATTENED.pdf
4.	Perspective drawings	Perspective drawings.pdf
5.	PUD STATEMENT- Sundara-Langley	PUD STATEMENT IN SUPPORT - Sundara-Langley.docx
6.	Sundara Spa Tier-1 TIS Letter	23113 Sundara Spa Tier-1 Exemption Letter v1.1 111423.pdf
7.	Recorded PUD Ordinance	Recorded PUD Ordinance.pdf

8.	03_Rezoning application	03_Rezoning application.pdf
9.	REZ Legal Ad	REZ Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-008

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL No. 36-22-25-0004-000-00100

ALL THAT PART OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 25 EAST LYING EAST OF THE PALATLAKAHA RIVER.

PARCEL 06-23-26-0002-000-00500 (TRACT 8) / PARCEL No. 13-23-25-0500-008-00000 (TRACT 9, 10, 11, 23) (PART-A)

TRACTS 8, 9, 10, 11, 23 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, FILED 13 FEBRUARY 1914, AND RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE AND SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD PARCEL 06-23-26-0002-000-00500 (TRACT 8) WAS ALSO DESCRIBED AS FOLLOWS:

THAT PART OF THE NW¼ OF THE NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING NORTH AND WEST OF TRACT 8 & 9, MONTE VISTA PARK FARMS.

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-B)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE SE¼ OF THE NE¼ OF SECTION 1 AND THE SE¼ OF THE NE¼ OF THE NE¼, SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING EASTERLY AND SOUTHERLY OF THE EASTERN SHORELINE OF LAKE SUSAN

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-C)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE NE¼ OF THE NE¼ OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF THE EASTERN SHORELINE OF THE PALATLAKAHA RIVER

AND



CITY OF CLERMONT
ORDINANCE NO. 2024-008

PARCEL No. 31-22-26-0003-000-01503 (PART-D)

THAT PART OF THE SW¼ OF THE SW¼ OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SHORE OF LAKE MINNEHAHA; THENCE NORTH-WESTERLY ALONG SHORELINE TO THE WEST LINE OF SAID SECTION 31; THENCE SOUTHERLY ALONG SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF THE NE¼ OF NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NW¼ OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKESHORE DRIVE, THENCE RUN SOUTH 71°03' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 600.16 FEET FOR A POINT OF BEGINNING. (THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.) FROM SAID POINT OF BEGINNING, RUN SOUTH 0° 11' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 281.05 FEET; THENCE RUN SOUTH 71°03' WEST 192.19 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWEST ALONG A CURVE BEING ALSO THE EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD, HAVING A CHORD BEARING OF N54°58'51"W, A CHORD LENGTH 189.73 FEET, A RADIUS OF 800.00 FEET, ARC LENGTH OF 190.18 FEET, AND A DELTA ANGLE 13°37'13"; THEN LEAVING SAID CURVE N24°42'07"E A DISTANCE OF 20.59 FEET; THENCE ON A TANGENT CURVE HAVING A CHORD BEARING OF N48°14'02"E, A CHORD LENGTH OF 199.63 FEET, A RADIUS OF 250.00 FEET, ARC LENGTH OF 205.35 FEET, AND A DELTA ANGLE 47°03'49"; THENCE LEAVING SAID CURVE N71°03'E A DISTANCE OF 115.92 FEET; THENCE N18°57'W A DISTANCE OF 18.9 FEET; THENCE N71°03'E TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

LESS AND EXCEPT THE DRAINAGE POND MORE PARTICULARLY DESCRIBED AS: A PORTION OF TRACTS 9 & 10, MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE RUN SOUTH 89° 43' 00" EAST ALONG THE SOUTH LINE OF TRACT 9, 482.58 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 39° 25' 42" EAST, AND A CHORD DISTANCE OF 70.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 32' 26", A DISTANCE OF 70.11 FEET; THENCE LEAVING SAID CURVE RUN NORTH 36° 12' 17" EAST, 79.29 FEET; THENCE NORTH 11° 45' 29" EAST, 116.92 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF THE SOUTH CLERMONT CONNECTOR; SAID

CITY OF CLERMONT
ORDINANCE NO. 2024-008

POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF SOUTH 80° 58' 11" EAST, AND A CHORD DISTANCE OF 219.58 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 18° 02' 51", A DISTANCE OF 220.49 FEET; THENCE LEAVING SAID RIGHT OF WAY AND SAID CURVE RUN SOUTH 24° 26' 29" EAST, 49.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF SOUTH 34° 20' 08" WEST, AND A CHORD DISTANCE OF 280.94 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 09' 00", A DISTANCE OF 281.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 3° 43' 16"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.10 FEET; THENCE LEAVING SAID CURVE RUN NORTH 76° 36' 25" WEST, 214.76 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 34° 02' 16" EAST, AND A CHORD DISTANCE OF 66.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 14' 25", A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.71 ACRES, MORE OR LESS.

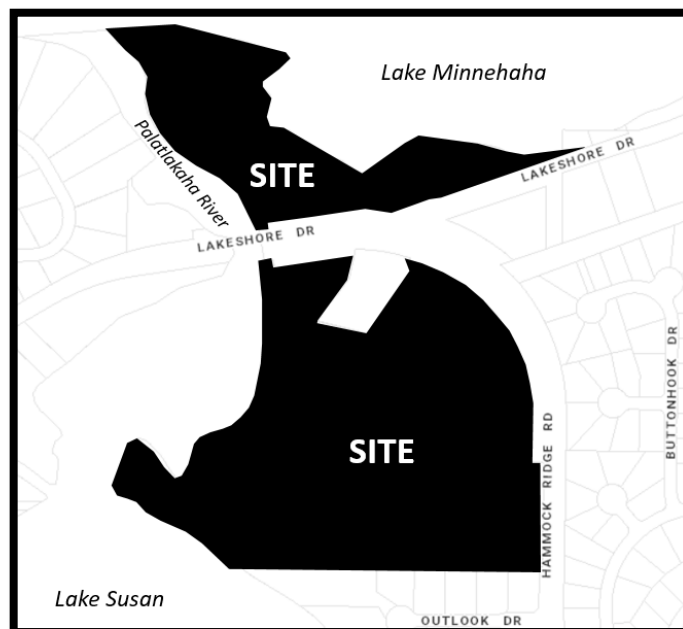
LESS LAKESHORE DRIVE AND HAMMOCK RIDGE ROAD RIGHT OF WAYS AS THEY CURRENTLY EXIST.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

LOCATION

11500 Lake Louisa Road

Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection
(Alternate Keys 3828571, 1592933, 1587581, and portion of 1663059)
42.70 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2024-008

PROPERTY REZONING

From: Lake County Planned Unit Development (PUD)

To: City of Clermont Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a specialty spa and resort consisting up to a 55-room hotel with restaurant and other amenities on the property described above (hereinafter the “Property”); be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The Property shall be developed in substantial accordance with Attachment A: PUD Preliminary Development Plan, prepared by GEC with a latest issue date of December 04, 2023, or the preliminary plat document attached as Attachment B. 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.



CITY OF CLERMONT
ORDINANCE NO. 2024-008

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development to allow for a specialty spa and resort consisting up to a 55-room hotel with restaurant and other amenities be granted subject to the following conditions:

1. The property shall be developed to allow for a 55-room hotel with specialty spa services, restaurant, outdoor pool and patio, walking trails and pier. The overall project floor area shall be limited up to 200,000 square feet for all the buildings within the project. The project shall be developed in substantial accordance with the Preliminary Development Plan, prepared by GEC with a latest issue date of December 04, 2023, Attachment A. The buildings 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. Any other use of the property will require approval of an amendment to this Ordinance by the City Council.
2. A minimum of 60% of the overall site shall remain in open space. The open space shall consist of undisturbed areas of the site along with elevated landscaping berms along Hammock Ridge Road and the adjoining residential development to the south, as indicated on the Preliminary Development Plan.
3. The maximum building height will be 55 feet.
4. All building setbacks shall be a minimum of 100 feet from the property line and the Jurisdictional Wetland Line.
5. In the alternative, the property may be developed as a 33-unit subdivision substantially in accordance with the preliminary plat previously approved by Lake County, copy attached as Attachment B. However, notwithstanding anything in Attachment B or the previous county approvals, the property shall connect to central water and sewer, if available.
6. The Maximum Floor Area Ratio (FAR) shall be limited to 0.15 of the site.
7. Recognizing that the property lies within the Green Swamp Area of Critical State Concern, all development within the project shall be subject to and must comply with the Principles for Guiding Development contained within Rule 28-26.003, Florida Administrative Code, except as specifically stated herein.
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 shall be developed in accordance with the City of Clermont Utility Standards.
10. The development will be served with a primary connection point at Lakeshore Drive and Hammock Ridge Road. An emergency ingress/egress only access point with a Fire Department approved entry system shall be installed. The final location shall be at the discretion of the City's Fire Chief or designee.



CITY OF CLERMONT
ORDINANCE NO. 2024-008

11. The Developer shall coordinate and dedicate at no cost right-of-way for the construction of the proposed roundabout at the intersection of Lakeshore Drive and Hammock Ridge Road.
12. 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.
13. The maintenance of the drainage basins, landscaping and other outdoor amenities shall be the responsibility of the Owner/Operator of the spa.
14. In order to minimize glare and reduce light trespass and overhead skyglow, all lighting fixtures within the project shall be certified by the International Dark Sky Association's Fixture Seal of Approval program.
15. This Planned Unit Development shall expire as to the spa and resort approval in the event that significant continuous development actions authorized or required hereunder do not occur for a period of five (5) years after the date that this Planned Unit Development is approved by the City Council and becomes legally effective.

SECTION 4: PUBLIC SERVICES

1. The Developer shall connect to the existing City sanitary sewer system at connection point or points approved by the City.
2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
3. Any proposed City-maintained utilities that are not located within a 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 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. No Certificate of Occupancy shall be issued until the City's Wastewater Treatment Plant expansion is complete in the last quarter of 2025 and all sewer extensions required for the project have been completed and accepted by the City.
7. The Developer shall reimburse the City for all costs related to review of hydraulic modeling related to the project.
8. The City shall provide sewer service for the Property for utility flow/demand of 37,000 gpd for sewer.



CITY OF CLERMONT
ORDINANCE NO. 2024-008

9. In the event the City chooses to oversize the lines or appurtenances, the City shall provide to the Owner the specifications regarding sizes to be included in the final improvement plans. The City shall be responsible for the difference in cost of materials to oversize the line if the City chooses to oversize based on plans and cost estimates provided by Owner to City, and approved in advance by the City. Reimbursement to Owner for the cost hereunder shall be in the form of water and/or sewer impact fee credits or cash reimbursement. The Owner shall provide to the City a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractor's bid as certified by Owner's project engineer. The City shall review and either approve or reject the costs within thirty (30) days from the date the Owner provides to the City. Prior to the commencement of construction, Owner and City shall agree on the cost difference, which will be eligible for reimbursement as set forth herein.
10. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
11. Garbage and recycling collection shall be with a private company. The City will not provide this service to a commercial complex.

SECTION 5: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

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

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-008

PASSED AND ADOPTED by the City Council of the City of Clermont,
Lake County, Florida on this 23rd day of April 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

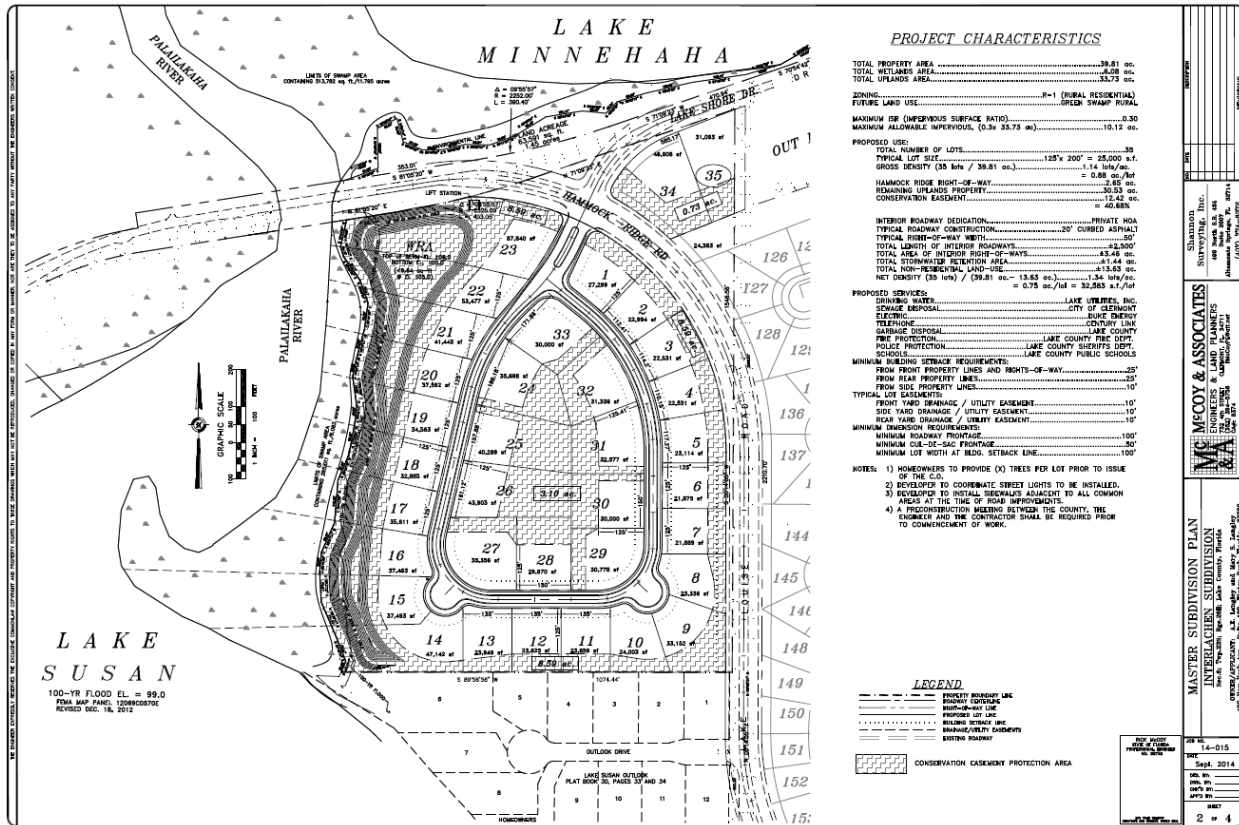
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2024-008

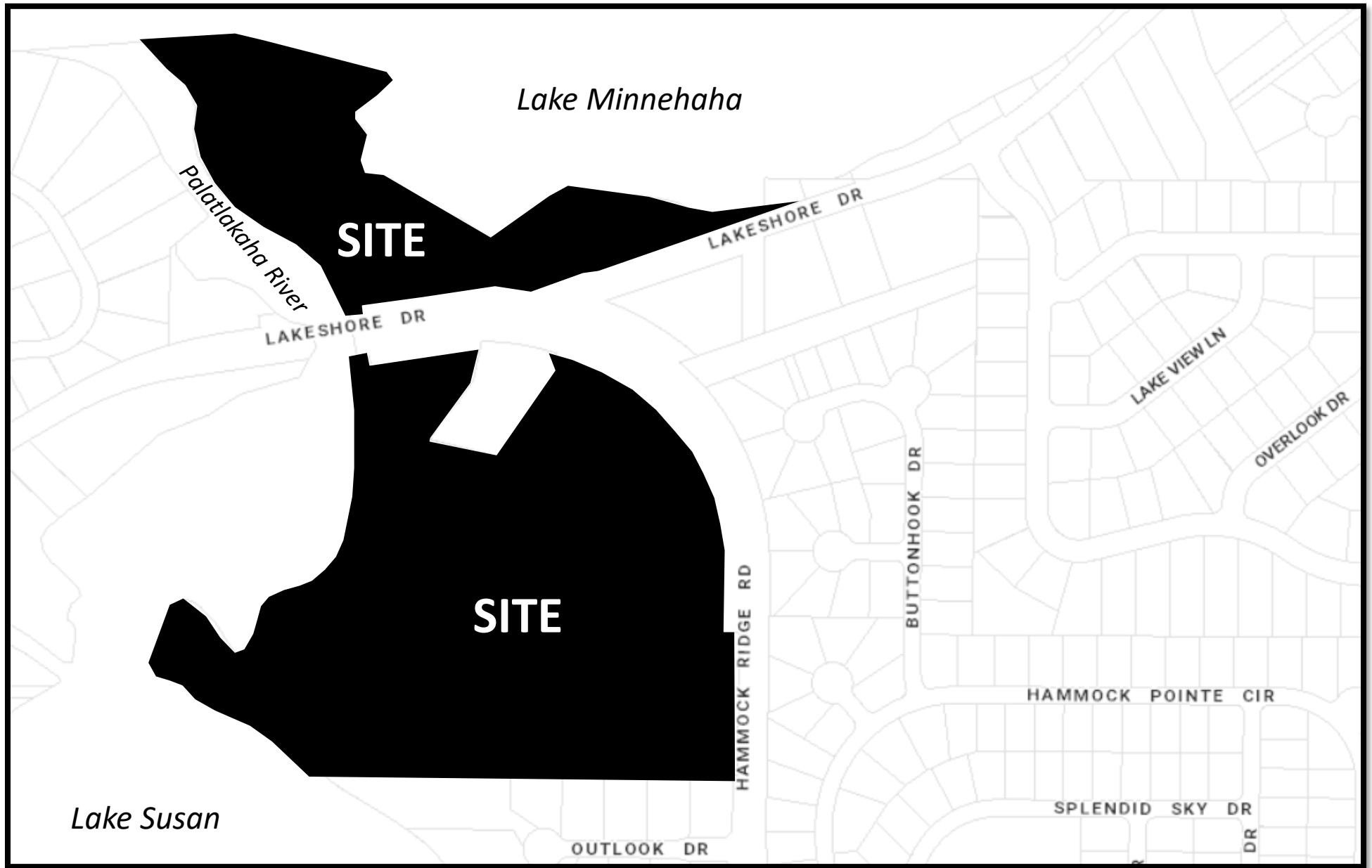
Attachment B:
Preliminary Plat



Sundara Spa – Langley Property

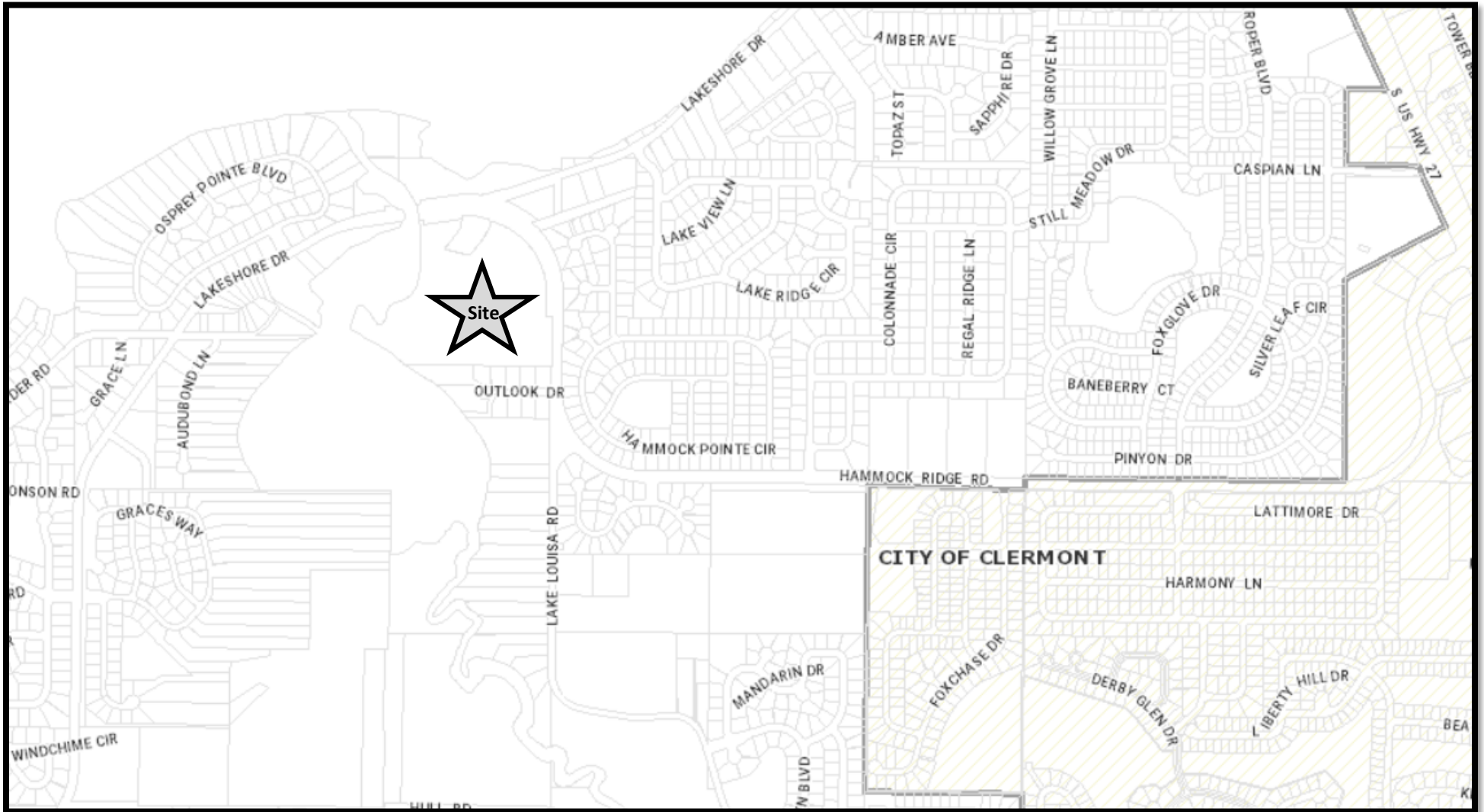


Sundara Spa – Langley Property



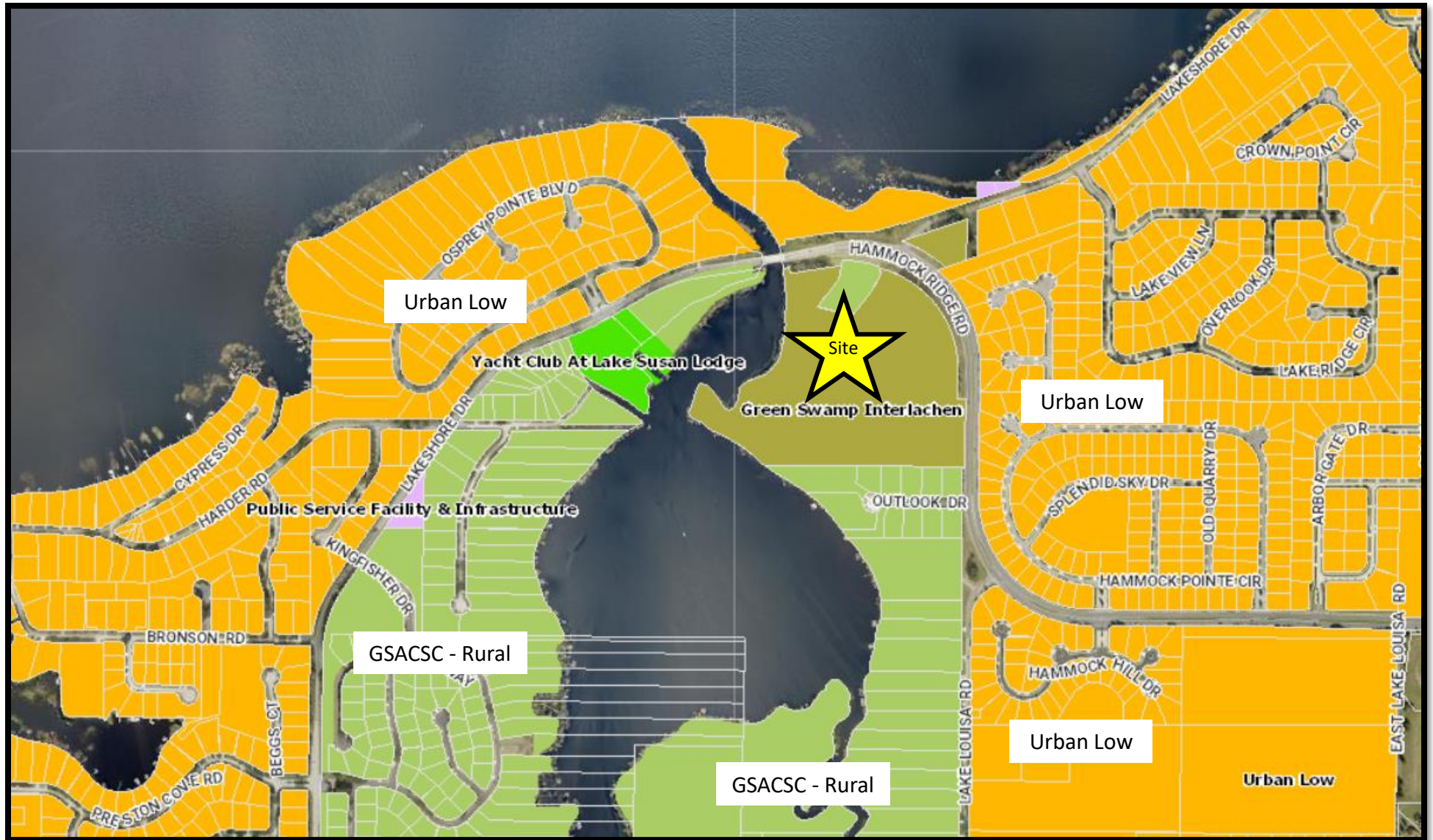
Sundara Spa – Langley Property

City of Clermont City Limits Map



Sundara Spa – Langley Property

Lake County Future Land Use Map



G:\Current Files R-Z\Sundara Spa LLC 2-1122-538 Clermont Pre Development\CAD 2-1122-538A2_CIVIL\Production Drawings\ 2023.1121_Presentation-2-1122-538-0.dwg, 12/4/2023 1:36:28 PM, 1:1

2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
GENERAL ENGINEERING CO.
916 SILVER LAKE DRIVE
PORTAGE, WI 53901
608-742-2169
www.generalengineering.net

TOTAL PROPERTY AREA = 34.33 AC
EXISTING USE = VACANT
TOTAL PROPOSED PARKING STALLS = 185
TOTAL PROPOSED GROSS FLOOR AREA = 190,557 SQ.FT.
PROPOSED FLOOR AREA RATIO = 12.75%
PROPOSED BUILDING AREA % = 3.25

LEGEND

- UNDISTURBED AREAS
- LANDSCAPED AREAS
- PAVED AREAS
- BUILDINGS
- OUTDOOR PATIO
- STORM FEATURE
- WALKING TRAIL w/BENCHES
- WETLAND LINE
- FEMA FLOODPLAIN LINE 99.0

NOTE:
MAINTENANCE OF DRAINAGE BASINS, LANDSCAPING
AND OTHER OUTDOOR AMENITIES SHALL BE THE
RESPONSIBILITY OF SUNDARA SPA.



G:\Current Files R-Z\Sundara Spa LLC 2-1122-538 Clermont Pre Development\CAD 2-1122-538A2_CIVIL\Production Drawings\ 2023.1121_Presentation-2-1122-538-0.dwg, 12/4/2023 1:37:14 PM, 1:1

2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
GENERAL ENGINEERING CO.
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LEGEND

UNDISTURBED AREAS

LANDSCAPED AREAS

PAVED AREAS

BUILDINGS

OUTDOOR PATIO

STORM FEATURE

WALKING TRAIL w/BENCHES

WETLAND LINE

FEMA FLOODPLAIN LINE 99.0

NOTE:

MAINTENANCE OF DRAINAGE BASINS, LANDSCAPING
AND OTHER OUTDOOR AMENITIES SHALL BE THE
RESPONSIBILITY OF SUNDARA SPA.

The site plan illustrates the proposed development for Sundara Spa, LLC, situated between Lakeshore Dr to the north and Lake Susan to the south. The plan includes a central building complex consisting of a SPA, an OUTDOOR PATIO, and a HOTEL. Surrounding these buildings are two DRAINAGE BASINS, several WALKING TRAIL w/BENCHES, and various LANDSCAPED AREAS. The site is bordered by UNDISTURBED AREAS, with a 100' NATURAL BUFFER MINIMUM indicated along the southern edge. Environmental features include WETLAND LINE and FEMA FLOODPLAIN LINE 99.0. The plan also shows a MAIN ENTRANCE, a SIGN, and a RETAINING WALL, TYP. The surrounding area includes LAKESHORE DR, HAMMOCK RIDGE RD, and OUTLOOK DR. The site is zoned R-1 and R-3. A 100' NATURAL BUFFER MINIMUM is indicated along the southern edge of the property. The plan also shows a 100' NATURAL BUFFER MINIMUM along the southern edge of the property. The plan also shows a 100' NATURAL BUFFER MINIMUM along the southern edge of the property.

A north arrow pointing towards the top right of the page, with a scale bar indicating 0 to 200 feet.

PUD PRELIMINARY DEVELOPMENT PLAN

SUNDARA SPA, LLC

SP2

608.742.2169 | 916 Silver Lake Dr. | Portage, WI 53901

www.generalengineering.net

12/04/2023

CITY OF CLERMONT, LAKE COUNTY, FL

Page 43

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2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

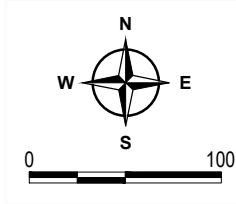
PLANNER/ENGINEER:
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916 SILVER LAKE DRIVE
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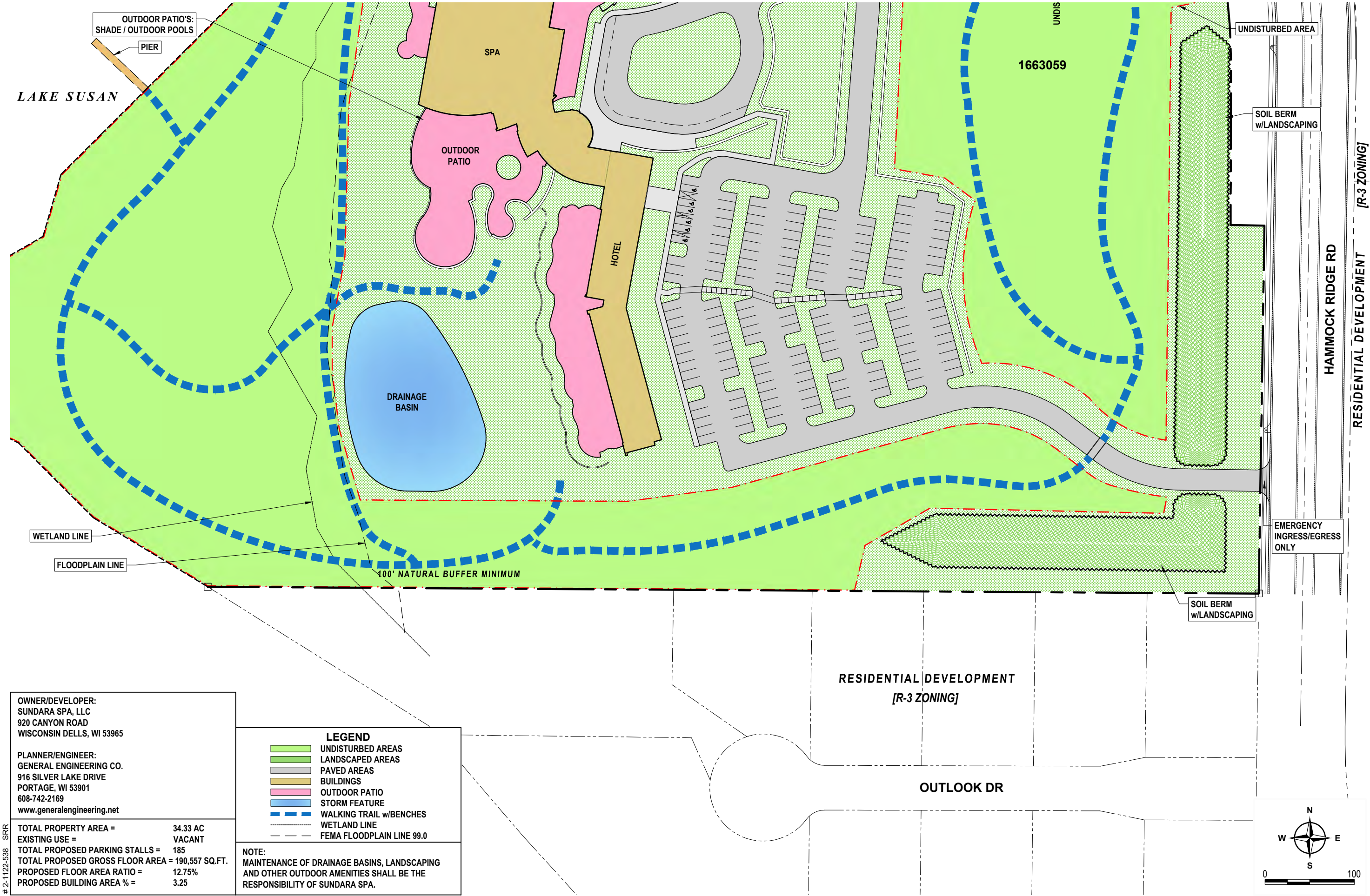
LEGEND

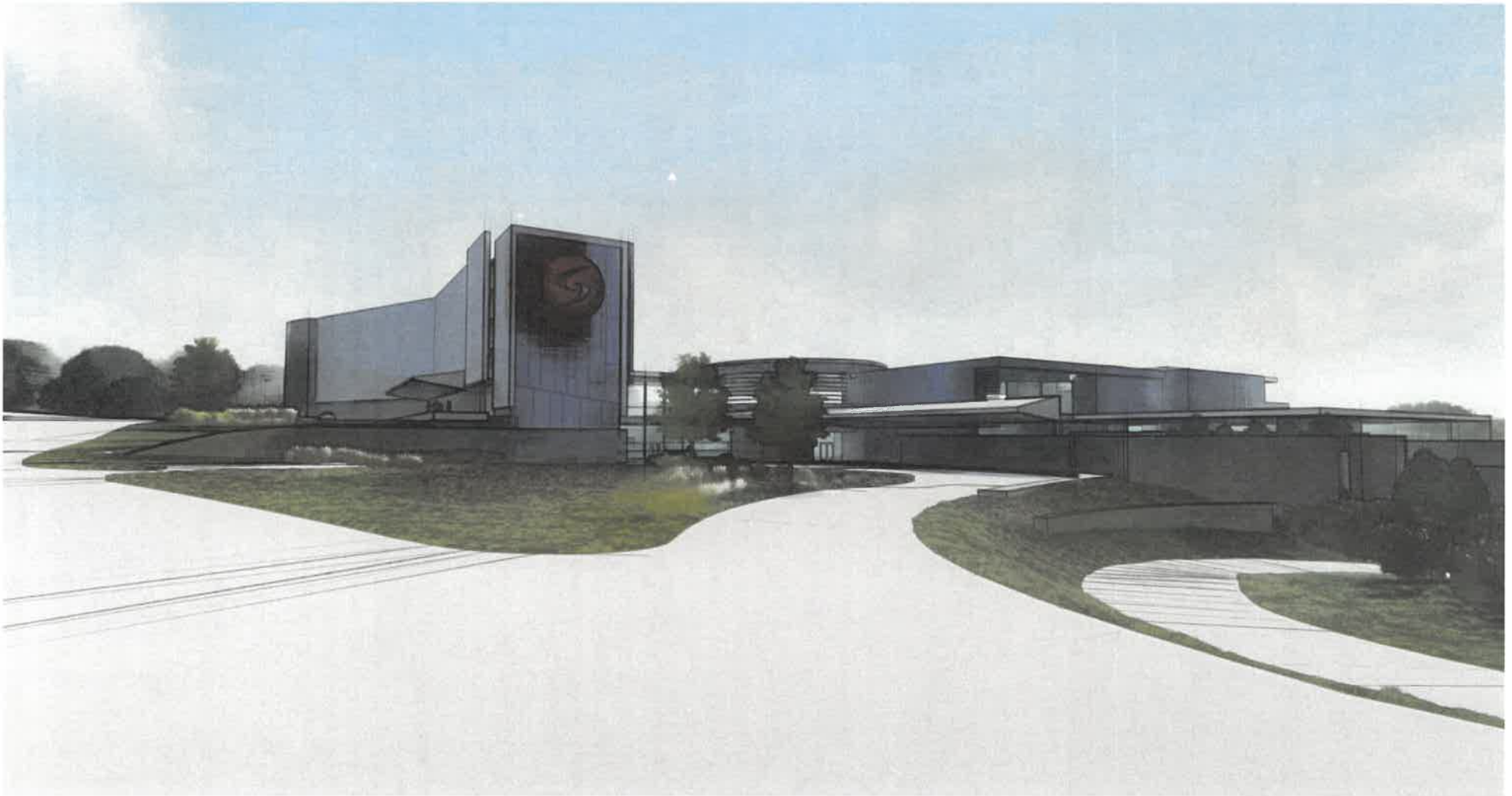
- UNDISTURBED AREAS
- LANDSCAPED AREAS
- PAVED AREAS
- BUILDINGS
- OUTDOOR PATIO
- STORM FEATURE
- WALKING TRAIL w/BENCHES
- WETLAND LINE
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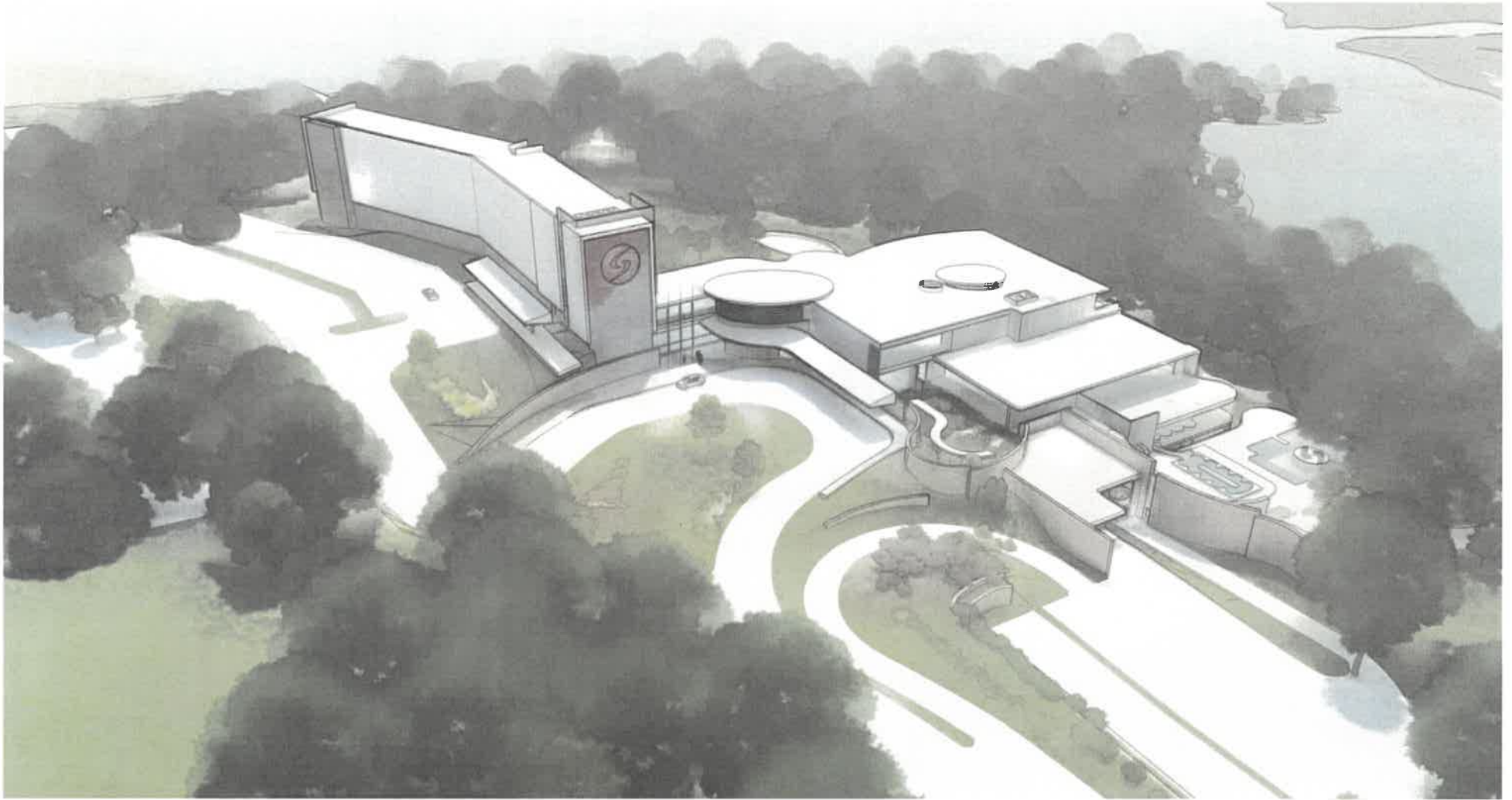
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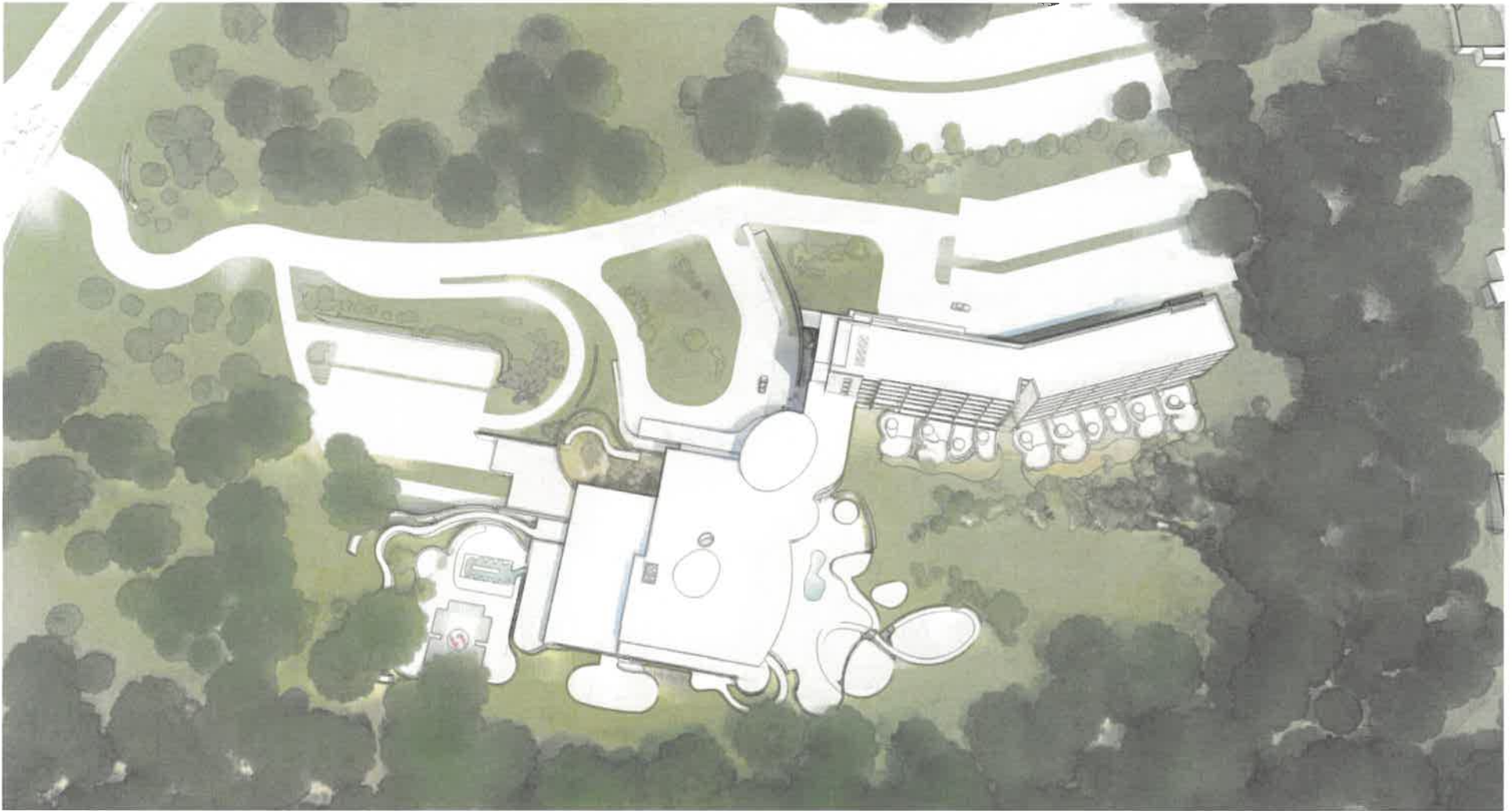


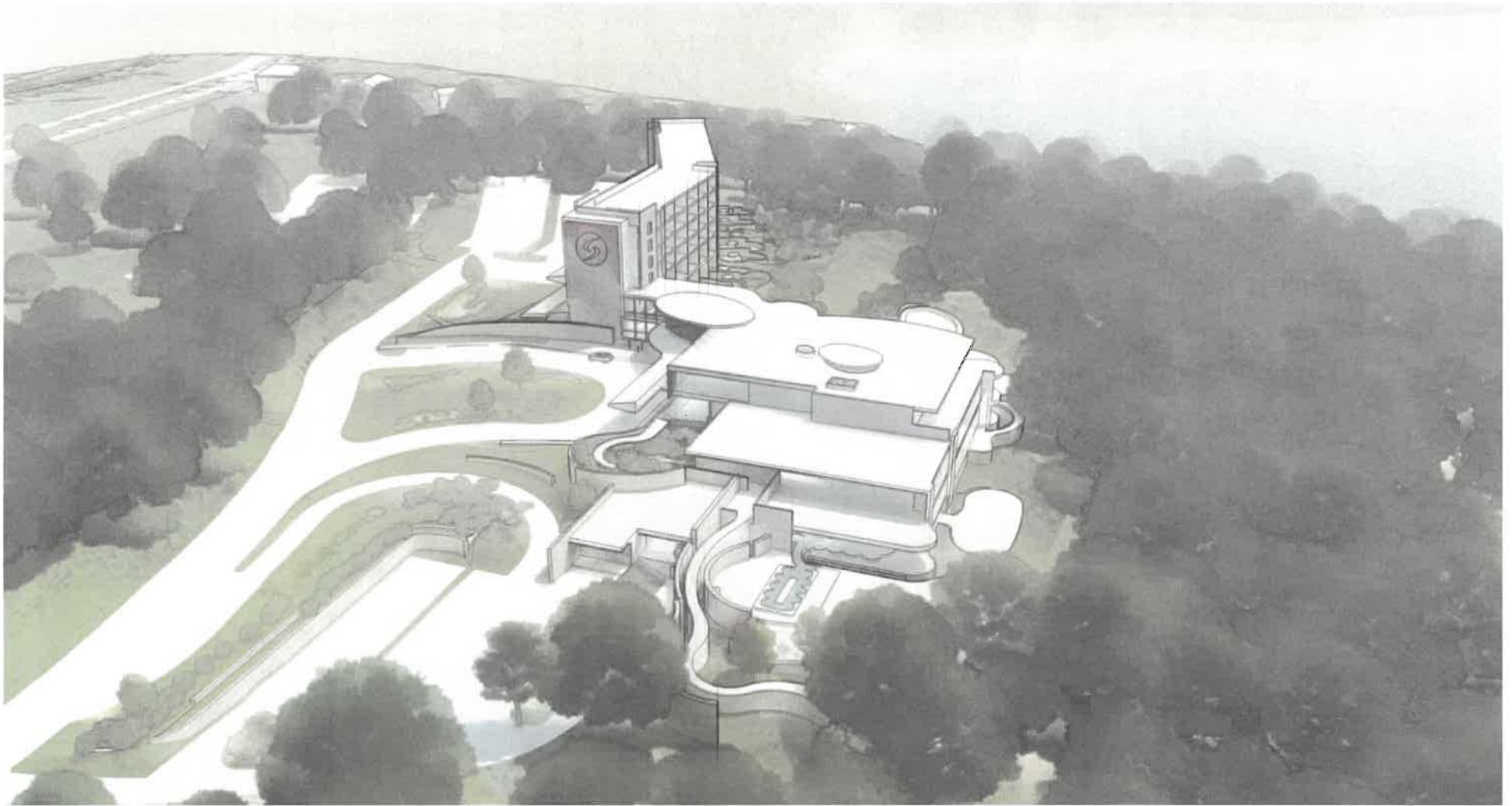
G:\Current Files R-Z\Sundara Spa LLC 2-1122-538 Clermont Pre Development\CAD 2-1122-538A2_CIVIL\Production Drawings\ 2023.1121_Presentation-2-1122-538-0.dwg, 12/4/2023 1:38:18 PM, 1:1









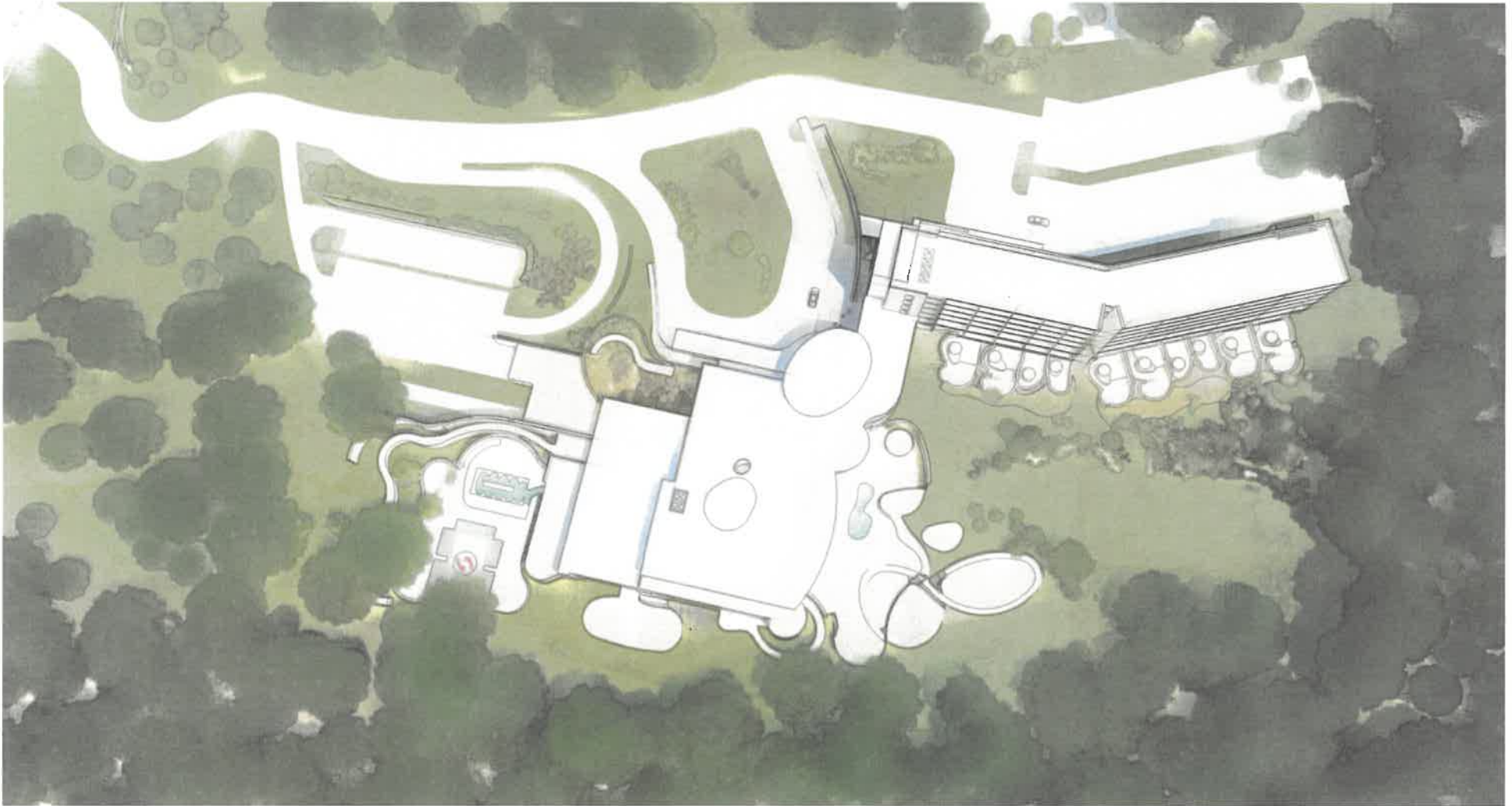


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Sundera
Sundera Spa and Resort, Florida

Perspective 4

22 064
04.24.2023



**STATEMENT IN SUPPORT
PUD LUPA/ZONING APPLICATION**

1. Applicant/ Agent: Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
2. Owners: Mary S. Langley
1831 Bett Mar Lane
Winter Park, Florida 32789
3. Location: See attached legal description; generally, southeast corner of Lakeshore Drive intersection with Hammock Ridge Road (hereafter called the "Property")
4. Description of Change/Zoning Request.

The Property has been the subject of long and sometimes contentious development and property rights issues. These issues culminated in two accomplishments. First, the Langleys reached agreement with Lake County for the ROW for a large part of the construction of Hammock Ridge Road. Second, Lake County and the Florida Department of Commerce (f/k/a Florida Department of Community Affairs) reached agreement to allow a Lake County Planned Unit Development and site-specific land use to allow 33 residential lots on the Property. That approval is still in effect and has been memorialized by an approved preliminary plat in Lake County. The PUD zoning ordinance and plat copy are attached.

While residential lakefront property is in great demand and has great value, the Langleys wish to leave a Lake County legacy other than that of generational citrus farmers and ranchers, and the opportunity to partner with Sundara Spas, which owns and operates several facilities including an eco-spa in Minnesota. Sundara has contracted to purchase the Property and construct and operate a 55-unit eco-spa and resort. The detailed plans for the eco-spa have previously been provided to the City.

Understanding that some utilities will be provided by the City and that Clermont is the beating heart of South Lake County, the owners wish to annex the Property and attain approvals (and pay permit and impact fees) within the City.

5. Waivers Requested in PUD:

None. All of the environmental and land use limitations and requirements in the current lake County PUD zoning, approved by the county and state, are being maintained.

6. STATEMENT OF JUSTIFICATION/NEED/CHANGED CONDITIONS

As South Lake County has grown into a destination for health, wellness and sports, our local businesses and institutions have stepped up to serve, including the South lake Hospital, National Training Center, triathalon activities and groups, and the proposed Olympus campus. However, there is not a wellness spa closer than the Orlando tourist district.

The Property Sundara project offers a unique slice of rural paradise, with planned walking trails, lake access, mindfulness areas, as well as full spa and overnight stay facilities, for fifty-five rooms.

We envision athletes visiting the area for training or competitions to stay at Sundara and take advantage of the extensive workout and wellness amenities. But the spa will also cater to locals and non-athletic-related tourism.

The project is consistent with and furthers Clermont Comprehensive Plan Goal 1 as it provides that the character, magnitude and location of all land uses within the project provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

The project is consistent with and furthers Clermont Comprehensive Plan Policy 1-7.2 by providing for orderly growth through Planned Developments.

The project is consistent with and furthers Policy 1.11.4 by providing a use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

While not a City-owned facility, the project is consistent with and furthers the Recreation and Open Space Element by eliminating 33 homesites, and preserving open space, wildlife habitat, and recreational amenities.

The project is not inconsistent with any provision of the Clermont Comprehensive Plan.

The project will result in an orderly and logical development pattern and is an infill non-residential project along Hammock Ridge Road.

Estimated demand on public facilities has been provided with other applications. The City will provide sewer, trash, emergency services. Water will be provided by private utility.



MEMORANDUM

November 14, 2023

Re: Sundara Spa Clermont
Tier-1 TIA Request for Exemption Letter
City of Clermont, Florida
Project № 23113, v1.1

This Request for an Exemption Letter for the Sundara Spa facility was prepared in accordance with the requirements of City of Clermont and the Lake~Sumter Metropolitan Planning Organization (LSMPO) for a Tier 1 Traffic Impact Analysis (TIA).

Project Description

The proposed development includes a 26,400 square-foot specialty spa facility with a 55-room ancillary hotel use. The ±39.8-acre site consists of parcel 13-23-25-0500-008-00000.

Project Location

The project site is located in the southwest quadrant of the intersection of Lakeshore Drive and Hammock Ridge Road in the City of Groveland, Florida. The site location and surrounding transportation network are illustrated in **Figure 1**. Access to the site is proposed via the 4th leg of the existing T-intersection of Lakeshore Drive and Hammock Ridge Road.

Trip Generation

Since the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition does not include a land use for a specialty spa like the proposed project, a trip generation study was conducted using 24-hour traffic counts collected at the driveway of an existing Sundara Spa facility located at 920 Canyon Road, Wisconsin Dells, WI 53965. The existing facility is 14,800 sq. ft. in size and has 42 hotel rooms. The proposed Sundara Spa in Clermont will be 26,920 sq. ft. in size with 55 hotel rooms. The driveway counts were used to calculate the daily, AM and PM peak hour trip generation rates based on the building area of the existing spa facility. The calculated rates were then used to estimate the trip generation for the proposed Sundara Spa in Clermont.

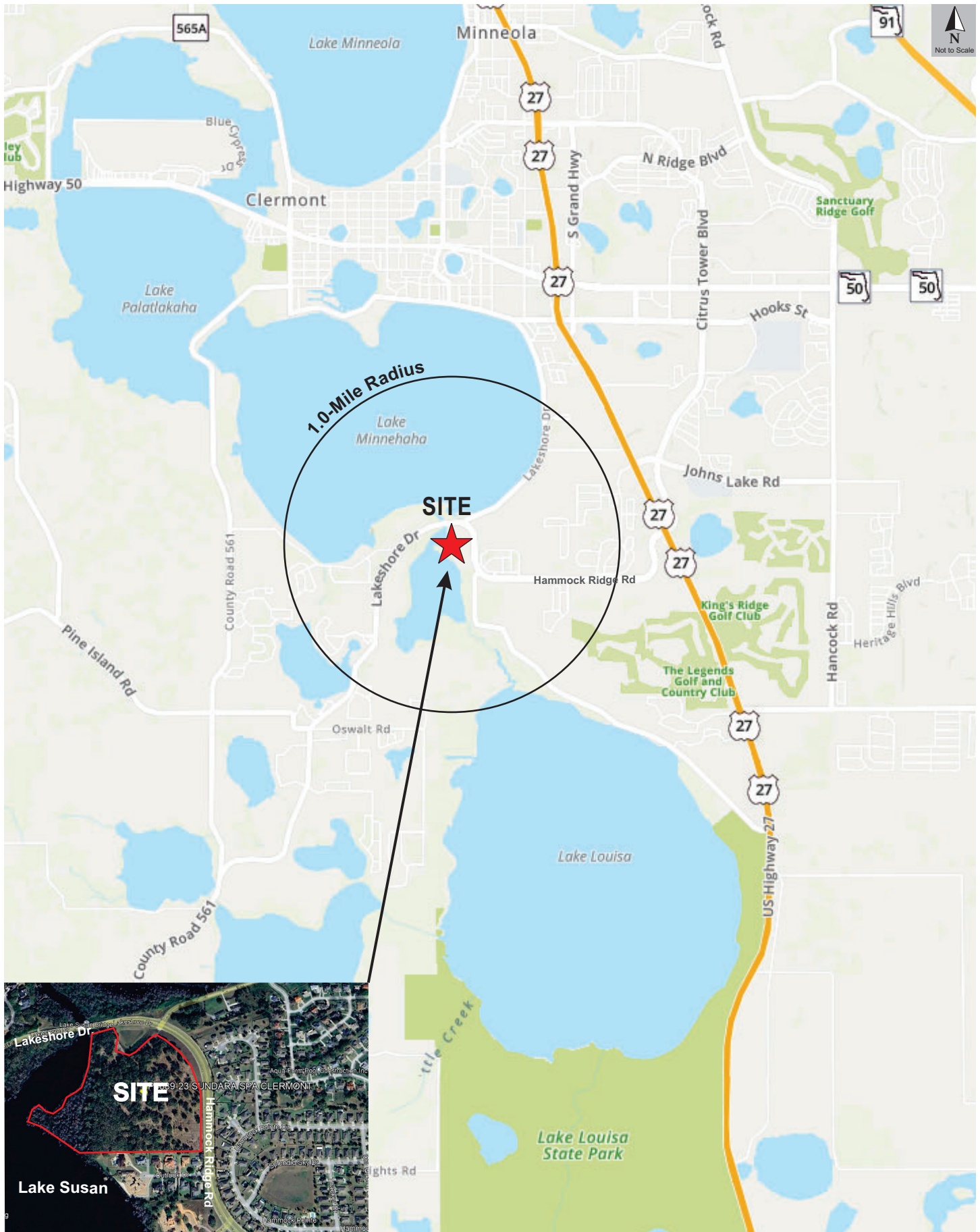


Table 1 summarizes the resulting trip generation analysis. The 24-hour driveway counts at the existing Sundara spa facility in Wisconsin are included in the **Attachments**.

Table 1
Trip Generation

Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
Specialty Spa	26.920 KSF	27.64	744	3.38	91	75	16	3.31	89	28	61

The proposed development is projected to generate 744 new daily trips of which 91 trips occur during the AM peak hour and 89 trips occur during the PM peak hour.

Trip Distribution and Assignment

The project trip distribution was estimated based on the existing traffic counts, existing travel patterns, and the locations of trip attractions and productions relative to the site. **Figure 2** presents the trip distribution within the project's influence network.

Significance Test

The proposed development is projected to consume less than 5% of the roadway directional peak hour generalized service volume within a 1-mile radius, as shown in **Table 2**. Therefore, the development's impact on the surrounding roadway network is insignificant. Excerpts of the Lake County 2022 *Concurrency Management Program (CMP) Database* are included in the **Attachments**.

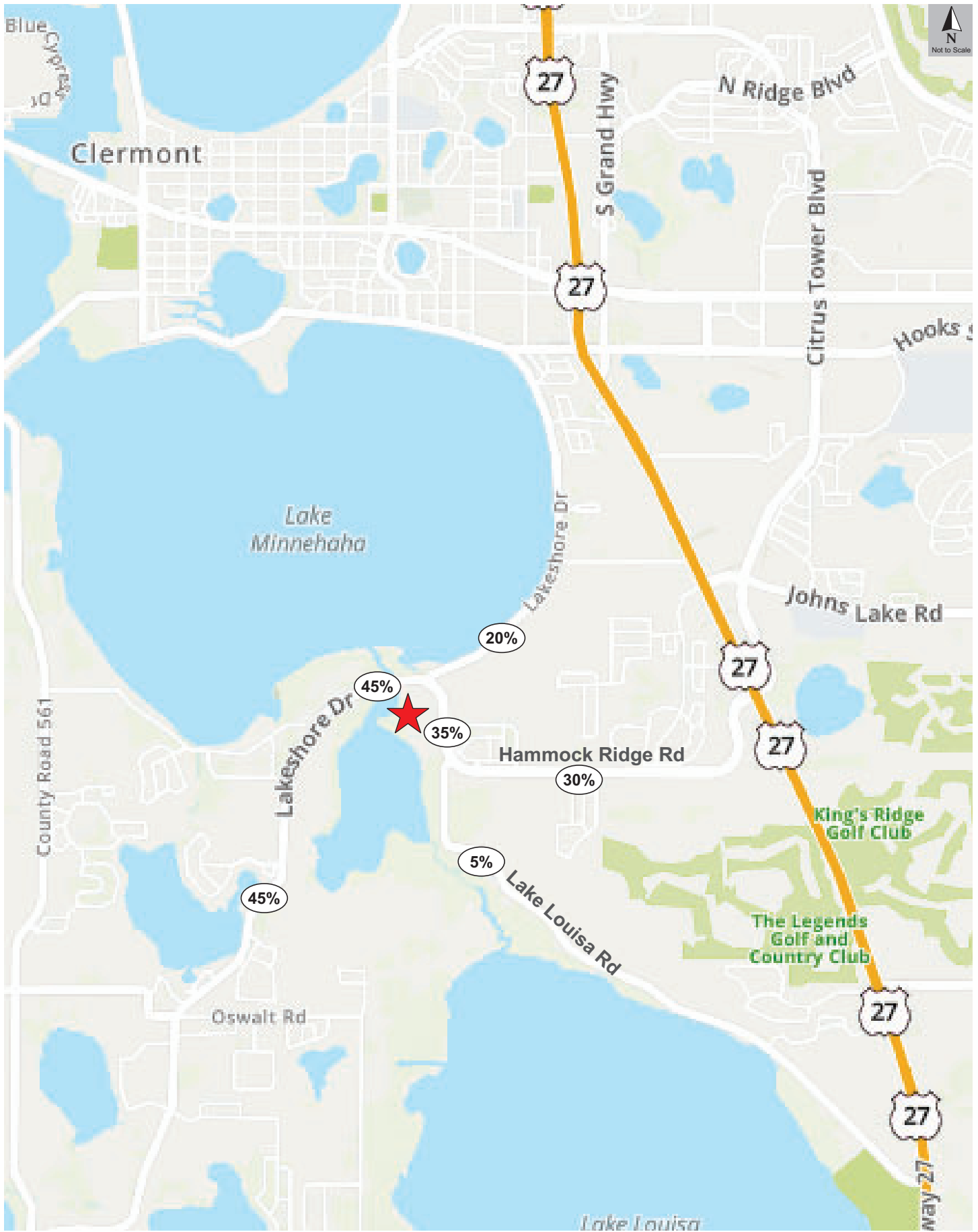


Table 2
Significance Test

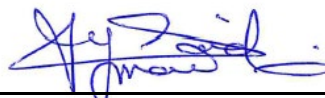
Roadway Segment	Seg ID	Median Type	Area Type	# of Lns	Speed Limit	LOS Std	Pk Dir Cap	Dir	Project		% of Cap	Signif?
									Dist	Trips		
Hammock Ridge Rd												
From Lakeshore Dr to US 27	2050	Divided	Urban	4	35	D	2,950	NB/EB SB/WB	35%	21 10	0.7% 0.3%	NO NO
Lake Louisa Rd												
From Lakeshore Dr to Vista De Lago Blvd	2280	Undivided	Urban	2	40	D	1,080	NB/EB SB/WB	5%	1 3	0.1% 0.3%	NO NO
From Vista De Lago Blvd to US 27	2290	Undivided	Urban	2	35	D	1,080	NB/EB SB/WB	5%	1 3	0.1% 0.3%	NO NO
Lakeshore Dr												
From Oswalt Rd to Harder Rd	2340	Undivided	Transition	2	45	D	760	NB/EB SB/WB	40%	11 24	1.4% 3.2%	NO NO
From Harder Rd to Lake Louisa Rd	2350	Undivided	Urban	2	40	D	840	NB/EB SB/WB	40%	11 24	1.3% 2.9%	NO NO
From Lake Louisa Rd to Anderson Hill Rd	2354	Undivided	Urban	2	35	D	680	NB/EB SB/WB	25%	15 7	2.2% 1.0%	NO NO

Source: 2022 Lake County Congestion Management Process (CMP) Database

De Minimis Impact

The development is projected to generate less than 100 net new peak hour trips and therefore is categorized as de minimis (Tier 1 TIA) per LSMPO. The development is anticipated to create insignificant impacts on the surrounding roadway network since the project trip will be less than 5% of the adopted roadway capacities. Therefore, the project should be exempt from a Tier 1 TIA.

Regards,



Ayman H. As-Saidi, P.E.
Florida P.E. No. 56849
November 14, 2023

ATTACHMENTS

SUNDARA SPA- WISCONSIN TRAFFIC COUNT (08/10/2023)

TIME		IN	OUT	TOTAL
7:00 AM	7:15 AM	1	2	3
7:16 AM	7:30 AM	2	2	4
7:31 AM	7:45 AM	6	1	7
7:46 AM	8:00 AM	11	2	13
8:01 AM	8:15 AM	14	3	17
8:16 AM	8:30 AM	10	3	13
8:31 AM	8:45 AM	5	1	6
8:46 AM	9:00 AM	3	1	4
9:01 AM	9:15 AM	5	3	8
9:16 AM	9:30 AM	3	0	3
9:31 AM	9:45 AM	10	2	12
9:46 AM	10:00 AM	12	1	13
10:01 AM	10:15 AM	7	5	12
10:16 AM	10:30 AM	4	2	6
10:31 AM	10:45 AM	4	1	5
10:46 AM	11:00 AM	4	3	7
11:01 AM	11:15 AM	9	3	12
11:16 AM	11:30 AM	2	3	5
11:31 AM	11:45 AM	3	5	8
11:46 AM	12:00 PM	2	1	3
12:01 PM	12:15 PM	1	3	4
12:16 PM	12:30 PM	3	3	6
12:31 PM	12:45 PM	5	1	6
12:46 PM	1:00 PM	3	5	8
1:01 PM	1:15 PM	6	5	11
1:16 PM	1:30 PM	5	4	9
1:31 PM	1:45 PM	4	0	4
1:46 PM	2:00 PM	3	7	10
2:01 PM	2:15 PM	6	6	12
2:16 PM	2:30 PM	2	2	4
2:31 PM	2:45 PM	1	4	5
2:46 PM	3:00 PM	3	9	12
3:01 PM	3:15 PM	1	8	9
3:16 PM	3:30 PM	3	6	9
3:31 PM	3:45 PM	2	7	9
3:46 PM	4:00 PM	5	10	15
4:01 PM	4:15 PM	4	8	12
4:16 PM	4:30 PM	4	9	13
4:31 PM	4:45 PM	6	2	8
4:46 PM	5:00 PM	1	6	7
5:01 PM	5:15 PM	3	7	10
5:16 PM	5:30 PM	2	4	6
5:31 PM	5:45 PM	1	6	7
5:46 PM	6:00 PM		2	2
6:01 PM	6:15 PM	3	5	8
6:16 PM	6:30 PM	6	3	9
6:31 PM	6:45 PM	1	6	7
6:46 PM	7:00 PM		7	7
7:01 PM	7:15 PM	3	3	6
7:16 PM	7:30 PM	3	2	5
7:31 PM	7:45 PM	1	3	4
7:46 PM	8:00 PM	1	3	4
Total		209	200	409

Segment_ID	Posted_Speed	Seg_Length	ROAD_NAME	FROM	TO	LANES_2022	LANES_2027	AREA_TYPE	LOS_CODE_2021	LOS_CODE_2026	JURISDICTION	FUNCTIONAL_CLASS	LOS_STD	Raw_Pk_LOS_B	Raw_Pk_LOS_C	Raw_Pk_LOS_D	Raw_Pk_LOS_E	Adj_Pk_LOS_B	Adj_Pk_LOS_C	Adj_Pk_LOS_D	Adj_Pk_LOS_E	Adopted_Pk_MSV	2022_Pk_NBEB	2022_Pk_SBWB	2022_Pk_VC	2022_Pk_LOS
2280	40	2.57	LAKE LOUISA ROAD	LAKESHORE DRIVE	VISTA DEL LAGO BOULEVARD	2	2	U	U-2U-x	U-2U-x	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	580	890	1,200	1,610	520	800	1,080	1,450	1,080	266	545	0.50	C
2290	35	1.13	LAKE LOUISA ROAD	VISTA DEL LAGO BOULEVARD	US 27	2	2	U	U-2U-2	U-2U-2	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	0	370	750	800	0	350	710	760	710	512	271	0.72	D
2340	45	1.62	LAKESHORE DRIVE (CLER)	OSWALT ROAD	HARDER ROAD	2	2	T	T-2U-1	T-2U-1	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	0	710	800	800	0	670	760	760	760	390	622	0.82	C
2350	40	0.67	LAKESHORE DRIVE (CLER)	HARDER ROAD	LAKE LOUISA ROAD	2	2	U	U-2U-1	U-2U-1	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	0	830	880	880	0	790	840	840	840	514	932	1.11	F
2354	30	0.75	LAKESHORE DRIVE (CLER)	LAKE LOUISA ROAD	ANDERSON HILL ROAD	2	2	U	U-2U-2	U-2U-2	UNINCORPORATED LAKE COUNTY	MAJOR COLLECTOR	D	0	370	750	800	0	330	680	720	680	433	206	0.64	D

Ordinance 2017-59
Interlachen Planned Unit Development (PUD)
RZ-17-02-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy D. Crawford, Esq. (the "Applicant"), on behalf of A.E. Langley and Mary S. Langley (the "Owners") has made a request to establish a Planned Unit Development (PUD) zoning district; and

WHEREAS, the subject property consists of 32.91 +/- acres and is located southeast of the intersection of Hammock Ridge Road and Lakeshore Drive in the Clermont area, within Section 06, Township 23 South, Range 26 East, and is more particularly described in Exhibit A; and

WHEREAS, the subject property is located within the Interlachen Future Land Use Category in accordance with Ordinance Number 2017-57; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition RZ-17-02-2 on November 1, 2017, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on November 21, 2017; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above described property have been duly approved; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

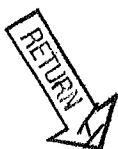
Section 1. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show the Planned Unit Development (PUD) zoning district in accordance with Exhibit "A" of this Ordinance. All uses specified must be generally consistent with the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are conflicts between the Concept Plan and this Ordinance, the Ordinance will take precedence.

A. Permitted Land Uses.

1. A maximum of thirty-five (35) single family residences can be developed on the subject property.
2. Accessory uses may be approved by the County Manager or designee.
3. Any other use of the property will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.

1. The Maximum Building height will be forty (40) feet.



PLANNING & ZONING DEPARTMENT
315 WEST MAIN STREET
ROOM 510
TAVARES FL 32778

INSTRUMENT #2018006503
OR BK 5055 PG 1 - 7 (7 PGS)
DATE: 1/18/2018 10:26:59 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$61.00

2. A minimum of sixty percent (60%) of the subject property acreage must be designated as open space, as defined in the Lake County Comprehensive Plan Policy I-4.2.6, *Green Swamp Interlachen Future Land Use Category*. Wetlands may count towards the Open Space requirement.
3. There must be no wetland impact or alteration, including stormwater ponds and systems. However, any residential lot separated from water by a stormwater pond, open space, or conservation easement will be allowed to construct water-dependent structures such as piers, docks, and boathouses, consistent and in compliance with all rules and requirements of any jurisdictional governmental agency.
4. The maximum Floor Area Ratio (FAR) will be 0.35.
5. The maximum Impervious Surface Ratio (ISR) will be 0.45 for the overall developmet. The preliminary plat must calculate the maximum ISR allowed on each platted lot.
6. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

C. Minimum Lot Dimensions. Each Single Family Lot must conform to the lot dimensions provided below.

Minimum Roadway Frontage	Fifty feet (50')
Minimum Cul-de-sac Frontage	Twenty-five feet (25')
Minimum Lot Width at Building Setback Line	Fifty feet (50')

D. Setbacks. The minimum setback for residential development will be as follows:

Development	Front	Side	Rear	Multiple Frontage
Single Family Residence	Twenty-five (25) feet	Seven and one-half (7.5) feet	Fifteen (15) feet	Fifteen (15) feet

1. All setbacks detailed in the chart above must be measured from the property line.
2. Accessory structures must be located behind the principal structure and must adhere to the setbacks established for the single family residences.
3. With the exception of water dependent structures, all development must be setback a minimum of fifty (50) feet from the jurisdictional wetland line.
4. Any setback not specified must be in accordance with the Lake County Land Development Regulations, as amended.

E. Parking Requirements. Off-street parking must be provided in accordance with the Lake County Land Development Regulations, as amended.

F. Landscaping, Buffering, and Screening. All new development must provide landscaping in accordance with the Lake County Land Development Regulations, as amended.

G. Environmental Requirements.

1. Prior to any future development, a current environmental assessment must be submitted to identify potential negative impacts to wetlands, habitat, wildlife corridors, flora, and fauna.
2. All wetlands within the property must be placed into a conservation easement that will run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at Lake County's discretion. The conservation easement must require that all wetlands and wetland buffers be maintained in their natural and unaltered state. Any such easement must allow access to water dependent structures such as docks and walkways.
3. Upland buffers adjacent to wetlands must be included within the conservation easement.

H. Noise: Compliance must be in accordance with the Lake County Land Development Regulations, as amended.

I. Transportation Improvements.

1. All access management must be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. Additional right-of-way will be required for future intersection improvements at Hammock Ridge Rd and Lakeshore Drive.
3. A joint or shared driveway is required for the lots fronting on Lakeshore Drive.
4. A gated subdivision may be constructed. Should the development be gated, the internal roads will be privately maintained by the Homeowners' Association.

J. Utilities:

1. Central Water and Sewer must be provided in accordance with the Comprehensive Plan, as amended.
2. Subdivision utilities may cross open space, excluding wetlands, with minimum impact to the natural system.

K. Stormwater Management. The stormwater management system must be designed in accordance with all applicable Lake County and St. Johns River Water Management District requirements.

L. Floodplain Management. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the Lake County Land Development Regulations. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

- M. Lighting:** Exterior lighting must be in accordance with the Lake County Land Development Regulations, as amended, and consistent with Dark-Sky Principles.
- N. Signage:** All signage must be in accordance with the Lake County Land Development Regulations, as amended.
- O. Concurrency Management Requirements.** Any development must comply with the Lake County Concurrency Management System, as amended.
- P. Development Review and Approval.** Prior to the issuance of any permits, the Owners must submit a site plan application for review and approval in accordance with the Comprehensive Plan and Lake County Land Development Regulations, as amended.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Lake County Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to each and every condition set out in this Ordinance.
- D.** The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures contained in the Land Development Regulations, as amended.
- E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

Section 5. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 21st day of November, 2017.

FILED with the Secretary of State December 11, 2017.

EFFECTIVE November 21,, 2017.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


TIMOTHY I. SULLIVAN, CHAIRMAN

ATTEST:


NEIL KELLY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY

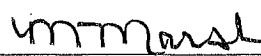

MELANIE MARSH, COUNTY ATTORNEY

Exhibit A. Legal Description.

Tracts 8, 9, 10, 11, and 23 in Section 6, Township 23 South, Range 26 East, according to the plat of monte vista park farms, filed 13 February 1914, and recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida.

LESS:

A portion of Tracts 9 & 10, Monte Vista Park Farms, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Section 6, Township 23 South, Range 26 East, Lake County, Florida, Said parcel being more particularly described as follows:

Commence at the Southwest corner of said Tract 9; thence run South 89°43' 00" East along the South line of Tract 9, 482.58 feet to the Point of Beginning; said point being on a non-tangent curve concave Southeasterly, having a radius of 725.00 feet, a chord bearing of North 39° 25' 42" East, and a chord distance of 70.08 feet; thence run Northeasterly along the arc of said curve through a central angle of 5° 32' 26", a distance of 70.11 feet; thence leaving said curve run North 36° 12' 17" East, 79.29 feet; thence North 11° 45' 29" East, 116.92 feet to the proposed South right of way of the South Clermont Connector; said point being on a non-tangent curve concave Southerly, having a radius of 700.00 feet, a chord bearing of South 80° 58' 11" East, and a chord distance of 219.58 feet; thence run Easterly along said curve and said right of way through a central angle of 18° 02' 51", a distance of 220.49 feet; thence leaving said right of way and said curve run South 24° 26' 29" East, 49.33 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, a chord bearing of South 34° 20' 08" West, and a chord distance of 280.94 feet; thence run Southwesterly along the arc of said curve through a central angle of 16° 09' 00", a distance of 281.87 feet to the point of reverse curvature of a curve concave Southeasterly, having a radius of 525.00 feet and a central angle of 3° 43' 16"; thence run Southwesterly along the arc of said curve a distance of 34.10 feet; thence leaving said curve run North 76° 36' 25" West, 214.76 feet; to a point on a non-tangent curve concave Southeasterly, having a radius of 725.00 feet, a chord bearing of North 34° 02' 16" East, and a chord distance of 66.29 feet; thence run Northeasterly along the arc of said curve through a central angle of 5° 14' 25", a distance of 66.31 feet to the Point of Beginning. Said parcel contains 1.71 acres, more or less.

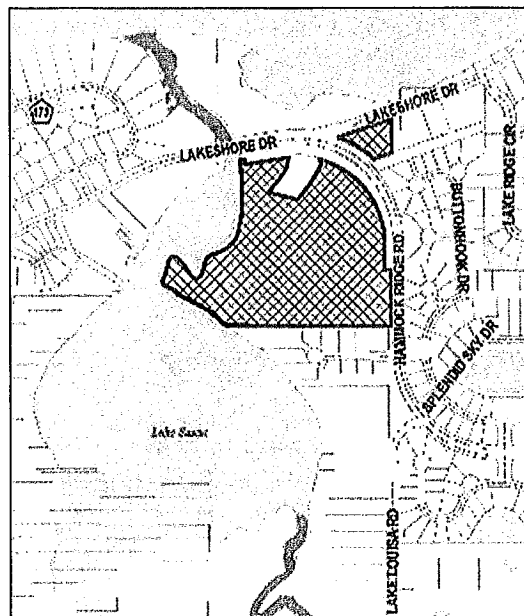
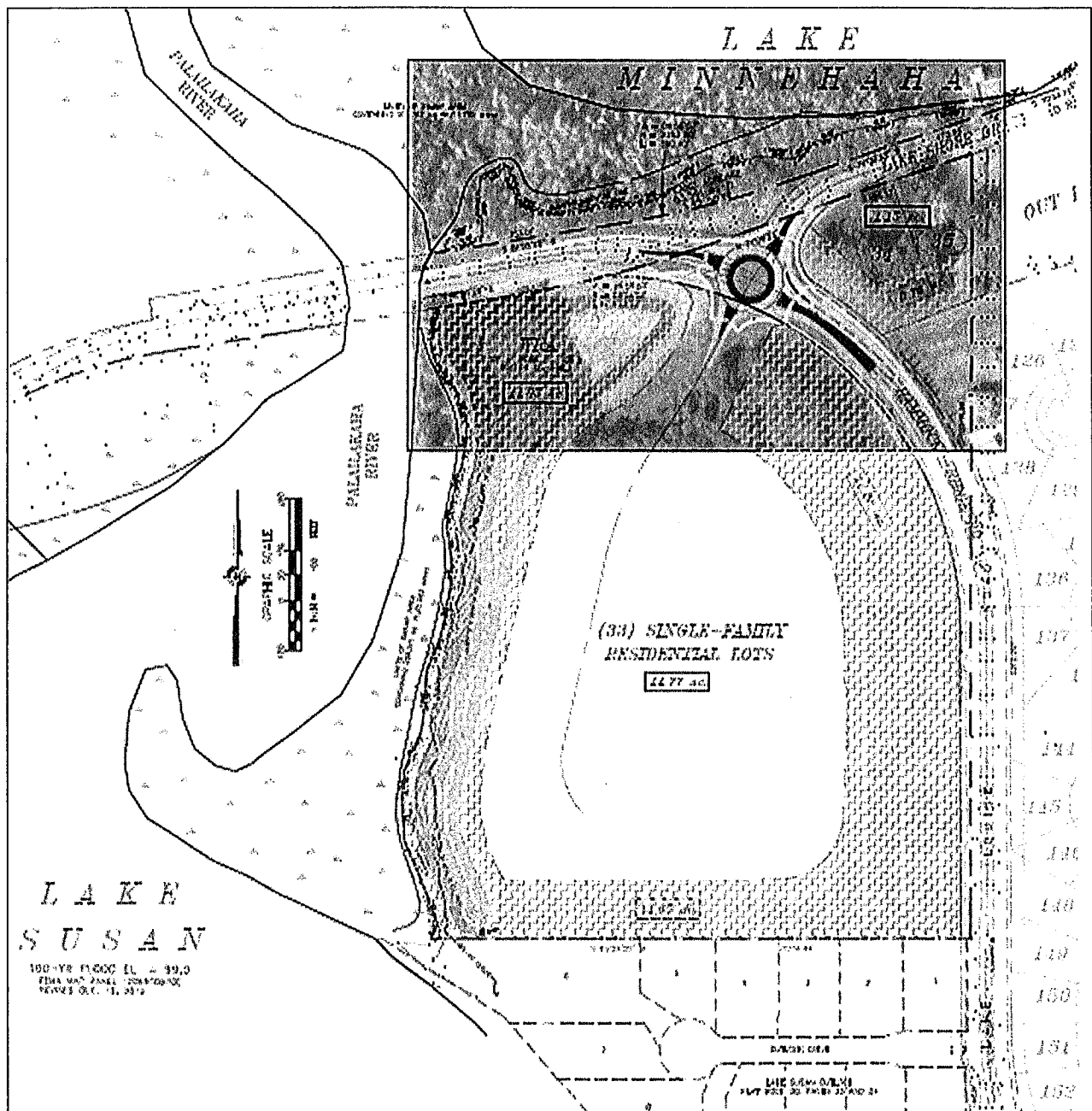


Exhibit B. Concept Plan.





CITY OF CLERMONT REZONING APPLICATION

DATE March 15, 2023		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Sundara/Langley Spa			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy D. Crawford, Esq.			
Address 702 West Montrost Street	City Clermont	State FL	Zip 34711
Telephone 352.432.8644	Fax 352.432.8699		
Email jcrawford@cmhlawyers.com & atitus@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name A.E. Langley and Mary Langley			
Owner Address 1831 Bett Mar Lane	City Winter Park	State FL	Zip 32789
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 1150 Lake Louisa Road; AKN's 3828571, 1592933, 1587581, 1663059,	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See Attached			
Acreage 46.2	Land Use (City verification required) Langley-Interlachen, Green Swamp		
Present Zoning (City verification required) Lake County PUD	Proposed Zoning PUD		



CITY OF CLERMONT REZONING APPLICATION

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

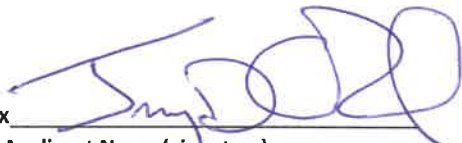
What are you proposing to do that would require a rezoning?

To obtain city services for eco-spa resort See Attached draft PUD Plan and Statement in Support

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

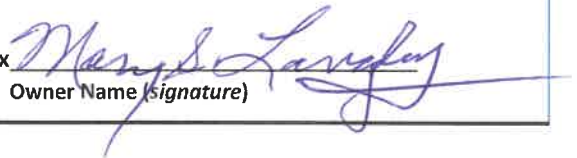
Jimmy D. Crawford, Esq.

Applicant Name (print)

x 
Applicant Name (signature)

Mary S. Langley

Owner Name (print)

x 
Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

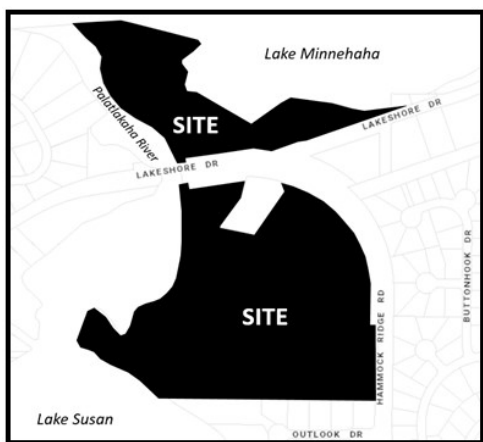
On Tuesday, April 2, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, April 23, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2024-008

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

**11500 Lake Louisa Road
Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection
(Alternate Keys 3828571, 1592933, 1587581, and portion of 1663059)
42.70 +/- Acres**



LEGAL DESCRIPTION

PARCEL NO. 36-22-25-0004-000-00100

ALL THAT PART OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 25 EAST LYING EAST OF THE PALATLAHA RIVER.

PARCEL 06-23-26-0002-000-00500 (TRACT 8) / PARCEL No. 13-23-25-0500-008-00000 (TRACT 9, 10, 11, 23) (PART-A)

TRACTS 8, 9, 10, 11, 23 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, FILED 13 FEBRUARY 1914, AND RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE AND SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD

PARCEL 06-23-26-0002-000-00500 (TRACT 8) WAS ALSO DESCRIBED AS FOLLOWS:

THAT PART OF THE NW¼ OF THE NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING NORTH AND WEST OF TRACT 8 & 9, MONTE VISTA PARK FARMS.

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-B)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE SE¼ OF THE NE¼ OF SECTION 1 AND THE SE¼ OF THE NE¼ OF THE NE¼, SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING EASTERLY AND SOUTHERLY OF THE EASTERN SHORELINE OF LAKE SUSAN

AND

PARCEL No. 13-23-25-0500-008-00000 (PART-C)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE NE¼ OF THE NE¼ OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF THE EASTERN SHORELINE OF THE PALATLAHA RIVER

AND

PARCEL No. 31-22-26-0003-000-01503 (PART-D)

THAT PART OF THE SW¼ OF THE SW¼ OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SHORE OF LAKE MINNEHAHA; THENCE NORTH-WESTERLY ALONG SHORELINE TO THE WEST LINE OF SAID SECTION 31; THENCE SOUTHERLY ALONG SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF THE NE¼ OF NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NW¼ OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKESHORE DRIVE, THENCE RUN SOUTH 71°03' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 600.16 FEET FOR A POINT OF BEGINNING. (THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.) FROM SAID POINT OF BEGINNING, RUN SOUTH 0° 11' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 281.05 FEET; THENCE RUN SOUTH 71°03' WEST 192.19 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWEST ALONG A CURVE BEING ALSO THE EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD, HAVING A CHORD BEARING OF N54°58'51"W, A CHORD LENGTH 189.73 FEET, A RADIUS OF 800.00 FEET, ARC LENGTH OF 190.18 FEET, AND A DELTA ANGLE 13°37'13"; THEN LEAVING SAID CURVE N24°42'07"E A DISTANCE OF 20.59 FEET; THENCE ON A TANGENT CURVE HAVING A CHORD BEARING OF N48°14'02"E, A CHORD LENGTH OF 199.63 FEET, A RADIUS OF 250.00 FEET, ARC LENGTH OF 205.35 FEET, AND A DELTA ANGLE 47°03'49"; THENCE LEAVING SAID CURVE N71°03'E A DISTANCE OF 115.92 FEET; THENCE N18°57'W A DISTANCE OF 18.9 FEET; THENCE N71°03'E TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

LESS AND EXCEPT THE DRAINAGE POND MORE PARTICULARLY DESCRIBED AS:

A PORTION OF TRACTS 9 & 10, MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE RUN SOUTH 89° 43' 00" EAST ALONG THE SOUTH LINE OF TRACT 9, 482.58 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 39° 25' 42" EAST, AND A CHORD DISTANCE OF 70.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 32' 26", A DISTANCE OF 70.11 FEET; THENCE LEAVING SAID CURVE RUN NORTH 36° 12' 17" EAST, 79.29 FEET; THENCE NORTH 11° 45' 29" EAST, 116.92 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF THE SOUTH CLERMONT CONNECTOR; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF SOUTH 80° 58' 11" EAST, AND A CHORD DISTANCE OF 219.58 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 18° 02' 51", A DISTANCE OF 220.49 FEET; THENCE LEAVING SAID RIGHT OF WAY AND SAID CURVE RUN SOUTH 24° 26' 29" EAST, 49.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF SOUTH 34° 20' 08" WEST, AND A CHORD DISTANCE OF 280.94 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 09' 00", A DISTANCE OF 281.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 3° 43' 16"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.10 FEET; THENCE LEAVING SAID CURVE RUN NORTH 76° 36' 25" WEST, 214.76 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 34° 02' 16" EAST, AND A CHORD DISTANCE OF 66.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 14' 25", A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.71 ACRES, MORE OR LESS.

LESS LAKESHORE DRIVE AND HAMMOCK RIDGE ROAD RIGHT OF WAYS AS THEY CURRENTLY EXIST.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD

PROPERTY REZONING

From: Lake County PUD

To: City of Clermont Planned Unit Development PUD

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 2, 2024		
Agenda Item Name		
Ordinance No. 2024-014 <i>LDC Amendment - Density Bonus</i>		
Requested Action		
Recommend approval of Ordinance 2024-014.		
Staff Report		
This is a staff initiated amendment to remove language within the Land Development Code that deals with the density bonus provision allocated within the Central Business District within the Downtown Mixed-Use Future Land Use. This amendment is the companion to the Comprehensive Plan text amendment that reduces density from 40 dwelling units per acre to 16 dwelling units per acre. With the adoption of repealing Section 125-375, there will be no provision for a density bonus in the Central Business District. The amendment will make the Land Development Code consistent with the City's Comprehensive Plan. Staff recommends approval of Ordinance 2024-014.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2024-014 - Density LDC 125-375 Repeal (03.21.2024)	Ord. 2024-014 - Density LDC 125-375 Repeal (03.21.2024).pdf	
2. Legal Ad - 2024-014	Legal Ad - 2024-014.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-014

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 125 ZONING; REPEALING SECTION 125-375 DENSITY; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, in order to encourage density in specific areas of the City, the City Council approved Ordinance 2016-40 to allow an increase in density through a density bonus program in the Central Business District Zoning within the Downtown Mixed-Use District Future Land Use; and

WHEREAS, this density bonus program, through a Community Benefit Agreement, could potentially allow up to 40 dwelling units per acre for residential projects; and

WHEREAS, the City recently amended portions of the Future Land Use Element of the City's Comprehensive Plan with the adoption of Ordinance 2024-013; and

WHEREAS, this amendment decreased the density from 40 dwelling units to 16 dwelling units per acre with no Community Benefit Agreement; and

WHEREAS, with this change, the necessity for the density bonus language under Section 125-375 has been eliminated; and

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 April 9, 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

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 125 Zoning of the Clermont Code of Ordinances, Section 125-375 Density, be repealed.

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.



CITY OF CLERMONT
ORDINANCE NO. 2024-014

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

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 4: CODIFICATION

The repeal of Section 125-375 within this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 5: 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 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. 2024-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 23rd day of April, 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

Order Confirmation

Not an Invoice

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

Date:	03/01/2024
Order Number:	9922153
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	53.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	03/18/2024 - 04/08/2024	Govt Public Notices
LEE dailycommercial.com	2	03/18/2024 - 04/08/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$164.76
Service Fee 3.99%	\$6.57
Cash/Check/ACH Discount	-\$6.57
Payment Amount by Cash/Check/ACH	\$164.76
Payment Amount by Credit Card	\$171.33

Order Confirmation Amount	\$164.76
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Ad Preview

LEGAL NOTICE

On Tuesday, April 2, 2024 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to amend the code of ordinances. The final enactment of the ordinance will be heard by the City Council on Tuesday, April 23, 2024 at 6:30 PM.

ORDINANCE NO. 2024-014

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 125 ZONING; REPEALING SECTION 125-375 DENSITY; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, 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
9740849 3/18, 4/8/2024